

STRATEGIC IMPLEMENTATION PANEL SUBMISSION



GREATER GEELONG PLANNING SCHEME

AMENDMENT C444ggee - Southeast Lara Residential Growth Area

AMENDMENT C453ggee - Lara Industrial Business Park

PART A Submission to the Independent Panel

Panel: Michael Ballock (Chair)

Kate Partenio

Date: 30 March 2026

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on behalf of the City of Greater Geelong

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INTRODUCTION

1. This submission is made by the City of Greater Geelong (**Council**).
2. Council is the Planning Authority for Amendment C444ggee (**C444ggee**) and Amendment C453ggee (**C453ggee**) (or the **Amendments**) to the Greater Geelong Planning Scheme. The Amendments have been prepared by Council at the request of Lara Farms Pty Ltd (**Lara Farms**), the proponent and majority landowner in the area affected by the Amendments.
3. Lara Farms is submitter #13 to C444ggee and submitter #9 to C453ggee.
4. C444ggee applies to the land at 76-156 Canterbury Road East, 785-805 Princes Highway and 705-765 Princes Highway, all in Lara VIC 3212.
5. C453ggee applies to the land at 76-156 Canterbury Road East, 785-805 Princes Highway, 705-765 Princes Highway and 610 Rennie Street, all in Lara VIC 3212.
6. **Attachment A** shows a property address/ proposed zones map of the Amendments land.
7. The purpose of the Amendments are to:
 - 7.1. C444ggee: rezone the land from the Farming Zone to General Residential Zone Schedule 1, apply the Development Plan Overlay Schedule 48 (**DPO48**) to the land, and apply an Environmental Audit Overlay (**EAO**) to part of the land.
 - 7.2. C453ggee: rezone the land from the Farming Zone to Industrial 1 Zone and Industrial 3 Zone and apply the Design and Development Overlay Schedule 55 (**DDO55**) to the land.
8. Together, these changes seek to facilitate residential (South East Lara Residential Growth Area) and industrial (Lara Business Park) growth and development in accordance with Council's strategic plans.
9. On 25 March 2025, Council resolved to request authorisation from the Minister for Planning (**Minister**) to prepare and exhibit the Amendments.
10. On 28 August 2025, the Minister's delegate authorised the preparation of the Amendments subject to conditions.
11. The Amendments were placed on exhibition from 9 October 2025 to 17 November 2025. In response to exhibition, Council received 25 submissions to C444ggee and 17 submissions to C453ggee.

12. On 28 January 2026, Council decided (under delegation) to request the Minister to appoint a Planning Panel and refer all submissions to the Panel.
13. On 14 February 2026, a Planning Panel was appointed.
14. In summary, Council supports the Amendments in their exhibited form, subject to the recommended changes described in this Part A submission and to be shown in the 'Day 1" version of the Amendments documentation which will be circulated by 12 noon on Monday, 13 April 2026.
15. The Amendments are necessary to facilitate the appropriate growth and development of land in Lara.

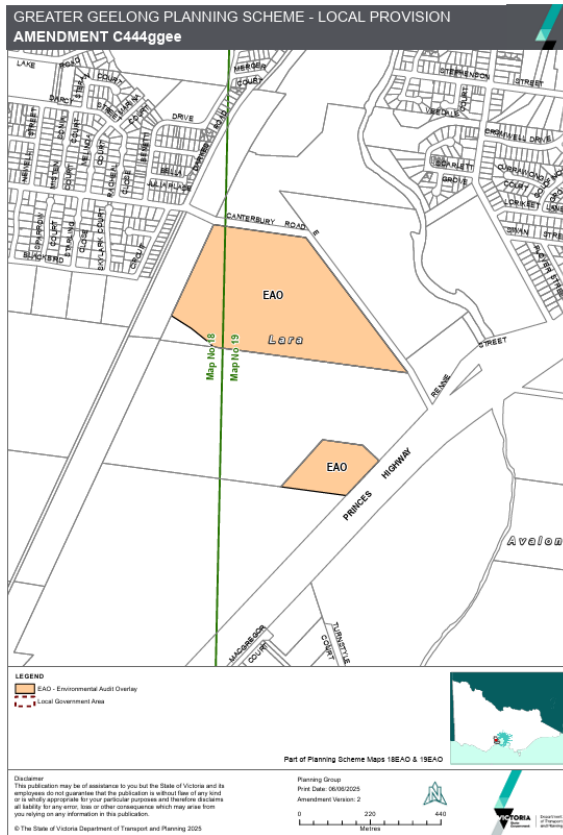
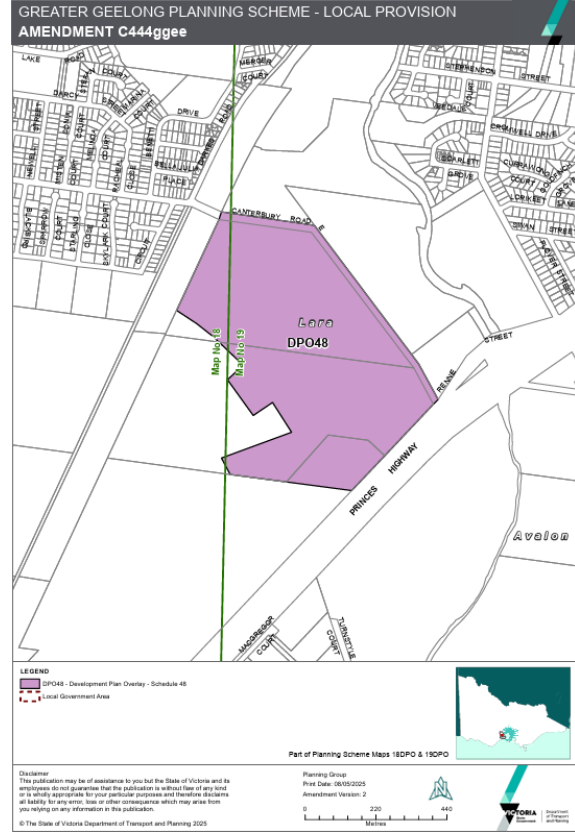
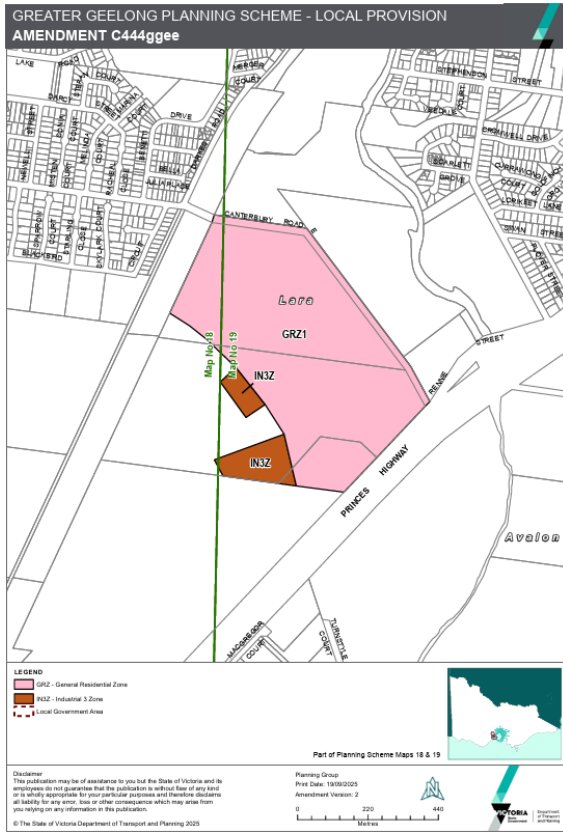
SUMMARY OF AMENDMENT

Exhibited Amendment

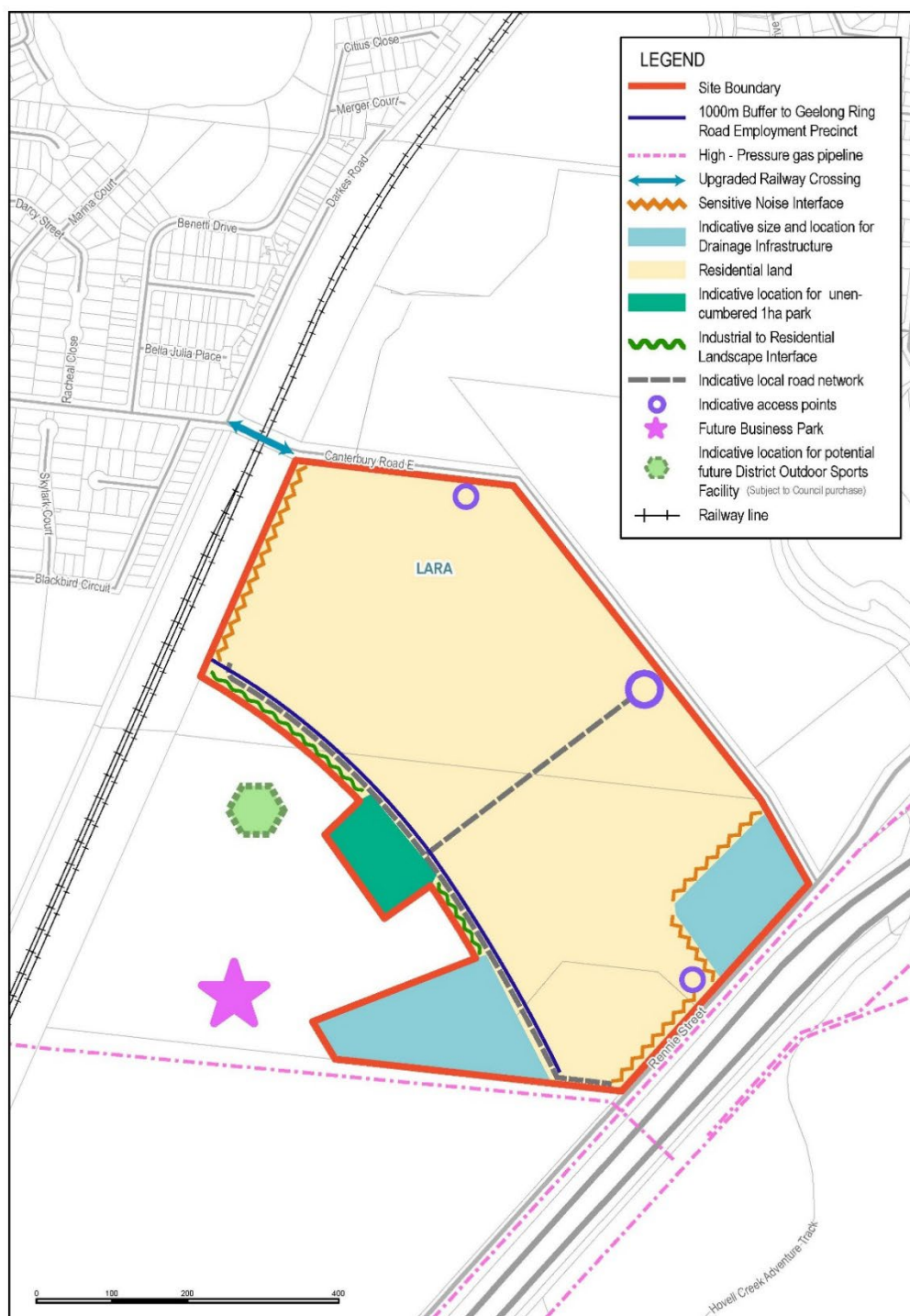
16. The Amendments seek to facilitate urban development in accordance with the *Lara Structure Plan* (adopted April 2011). More specifically, the Amendments (as exhibited) seek to:

C444ggee

- 16.1. Amend planning scheme map nos. 18 and 19 to rezone land at 76-156 Canterbury Road East, 705-765 Princess Highway and 785-805 Princes Highway, Lara from Farming Zone (FZ) to General Residential Zone Schedule 1 (GRZ1).
- 16.2. Amend planning scheme maps nos. 18 and 19 to rezone land at 785-805 Princes Highway from Farming Zone (FZ) to Industrial 3 Zone (IN3Z) to reserve land for open space and drainage.
- 16.3. Amend planning scheme map no. 18EAO and insert planning scheme map 19EAO to apply the Environmental Audit Overlay (EAO) to 76-156 Canterbury Road East and 705-765 Princes Highway, Lara.
- 16.4. Amend planning scheme map no. 18DPO and insert planning scheme map 19DPO to apply the Development Plan Overlay Schedule 48 (DPO48) to 76-156 Canterbury Road East, 705-765 Princess Highway and 785-805 Princes Highway, Lara.
- 16.5. Insert planning scheme map no. 18DPO and insert planning scheme map 19DPO to apply the Development Plan Overlay Schedule 48 (DPO48) to 76-156 Canterbury Road East, 705-765 Princess Highway and 785-805 Princes Highway, Lara.



16.6. Insert Schedule 48 to Clause 43.04 Development Plan Overlay. DPO48 contains the *South East Lara Residential Growth Area* at Figure 1, which provides the framework for the development envisioned by C444ggee, as follows:

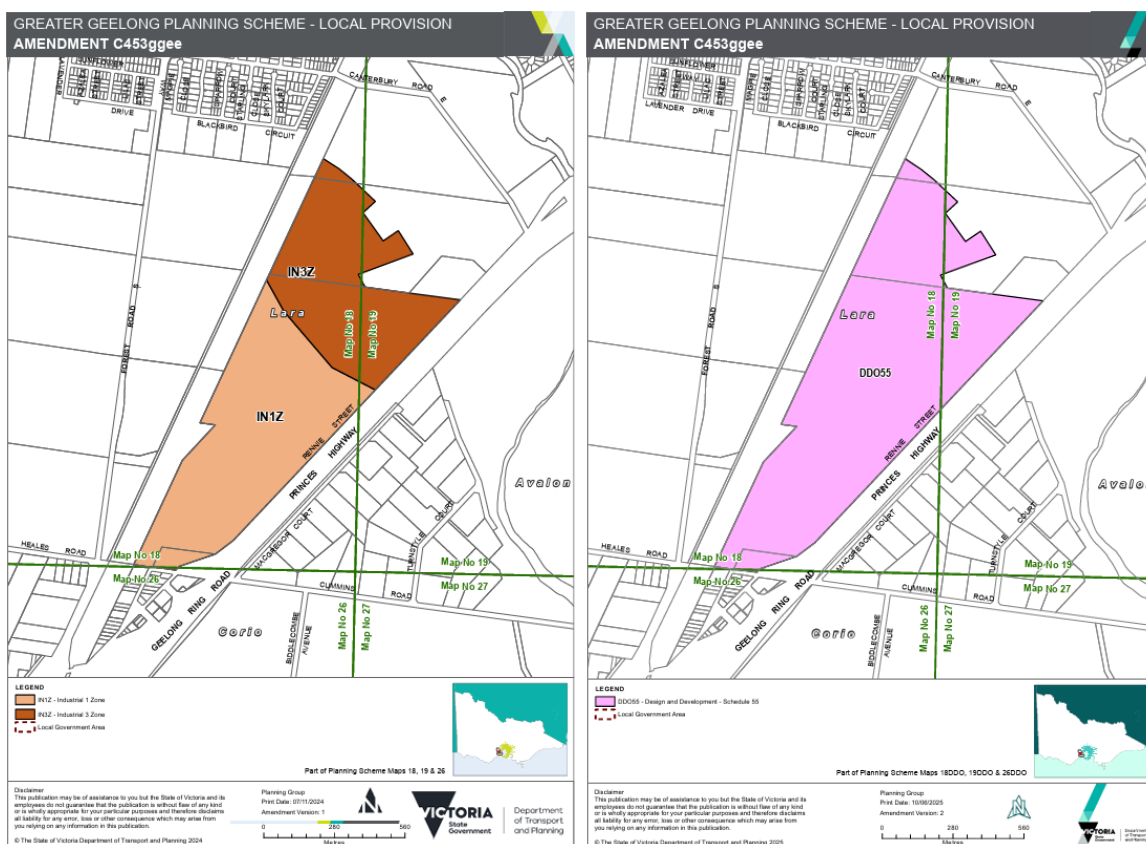


16.7. Amend the Schedule to Clause 72.03 to include maps 19EAO and 19DPO in the Greater Geelong Planning Scheme.

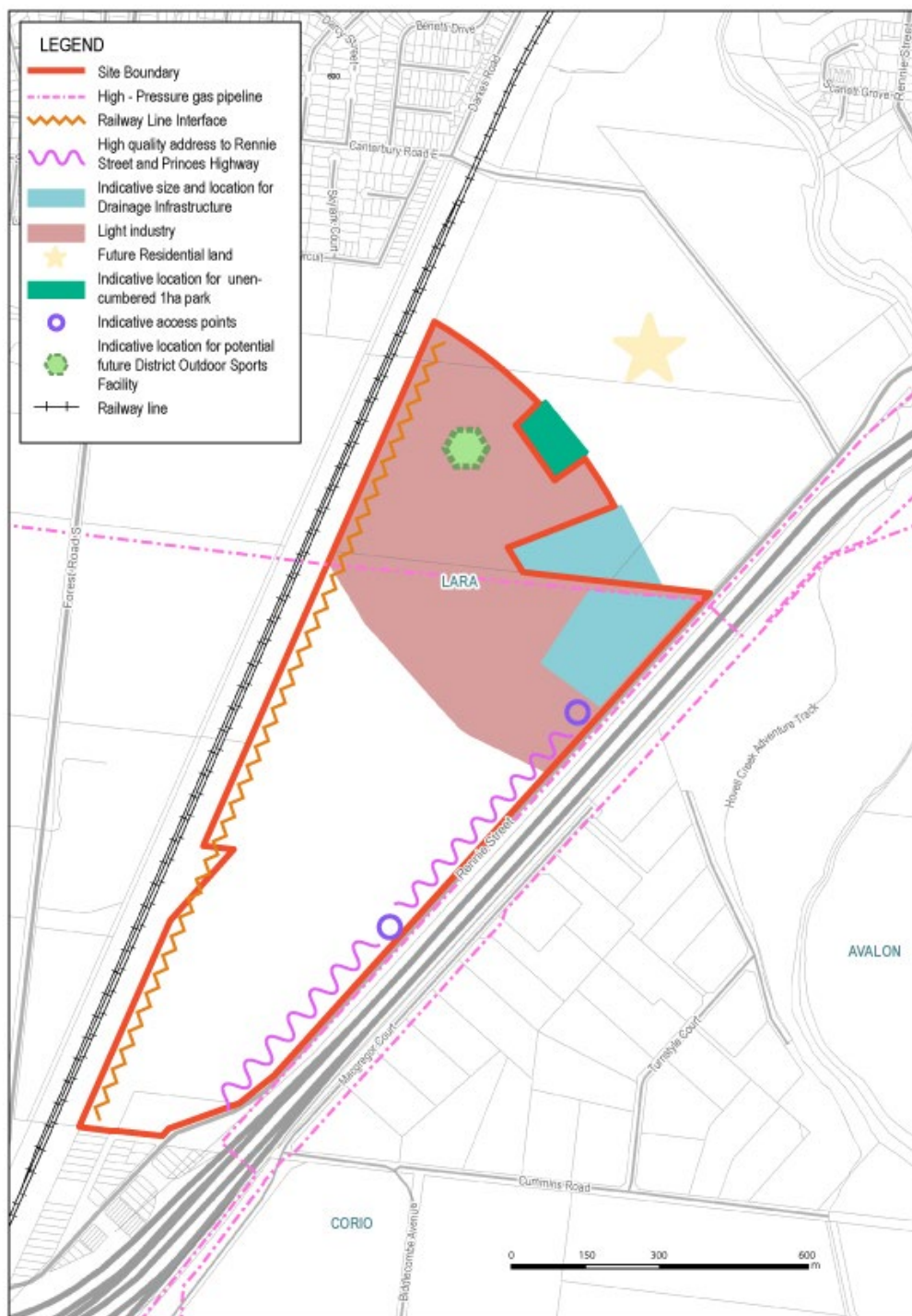
C453ggee

16.8. Amend Planning Scheme Map Nos. 18, 19 and 26 to rezone land at 76-156 Canterbury Road East, 785-805 Princes Highway, 705-765 Princes Highway and 610 Rennie Street, Lara from the Farming Zone to Industrial 3 Zone (IN3Z) and Industrial 1 Zone (IN1Z).

16.9. Amend Planning Scheme Map Nos. 18DDO, 19DDO and 26DDO to apply the Design and Development Overlay Schedule 55 (DDO55) to 76-156 Canterbury Road East, 785-805 Princes Highway, 705-765 Princes Highway (part) and 610 Rennie Street, Lara.



16.10. Insert Schedule 55 to Clause 43.02 Design and Development Overlay. DDO55 contains the *Lara Business Park Outline Development Plan* at Map 1, which provides the framework for the development envisioned by C453ggee, as follows:



Section 173 Agreements

17. In preparing C444ggee, Council and Lara Farms agreed to make provision for the voluntary payment of community infrastructure levy (CIL) for each residential lot created by a plan of subdivision, or where there is no subdivision, for each dwelling. A draft Section 173 Agreement was prepared and exhibited with C444ggee.

18. A separate Agreement for an affordable housing contribution between Council and Lara Farms is currently under preparation. The Agreement will be finalised prior to Council adopting C444ggee.
19. In preparing C453ggee, Council and the owner of 610 Rennie Steet, Lara agreed to enter into a Section 173 Agreement stating the land must not be used as a Childcare centre or a Caretaker's house in the absence of a Certificate of Environmental Audit or Statement. The Agreement will be signed and registered on Title prior to the adoption of C453ggee.

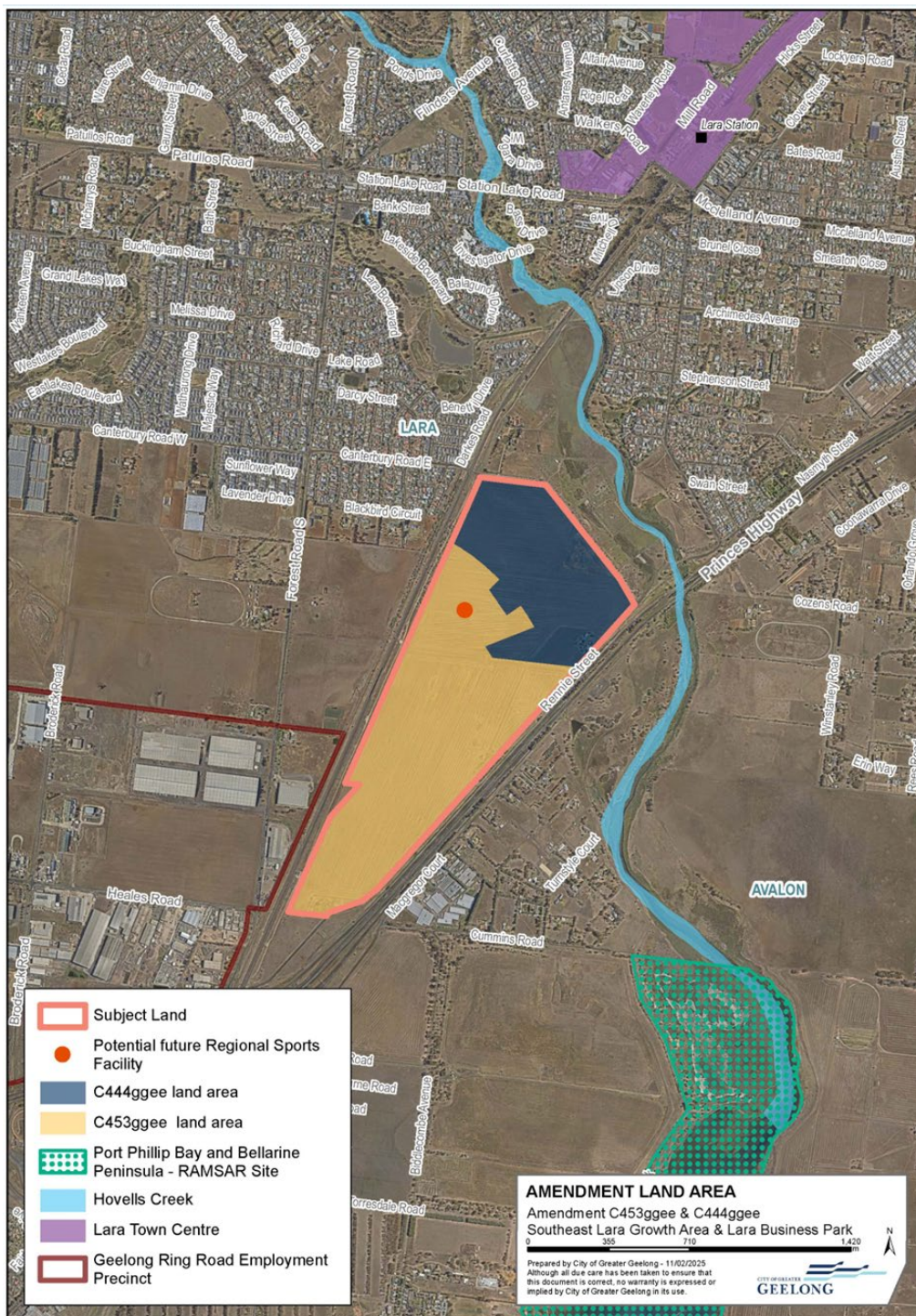
PANEL DIRECTIONS

20. This Part A submission responds to direction #6 of the Panel's Directions (**Panel Directions**) issued on 3 March 2026.
21. The Part A submissions arranged under the following headings to address the Panel Directions:
 - 21.1. a summary of the physical context of the subject land and surrounds (responds to direction #6a);
 - 21.2. background to the Amendments including chronology of events (responds to direction #6b);
 - 21.3. a summary of the conditions of authorisation and how they have been met (responds to direction #6c);
 - 21.4. a summary of the strategic context, including relevant planning policies and other recently approved or upcoming amendments that might impact on the Amendments (responds to directions #6d)(i) and #6d)(ii);
 - 21.5. a summary of any permit applications or recently granted permits that might impact on the Amendments;
 - 21.6. a summary of the issues raised in submissions, including an explanation of which (if any) of those issues have now been resolved.
22. In accordance with direction #11 of the Panel Directions, on Monday 13 April 2026 Council will be circulating its Part B submission and its 'Day 1' version of the Amendments documentation. The Part B submission will address, as appropriate, the remaining directions of the Panel.

PHYSICAL SITE AND SURROUNDS

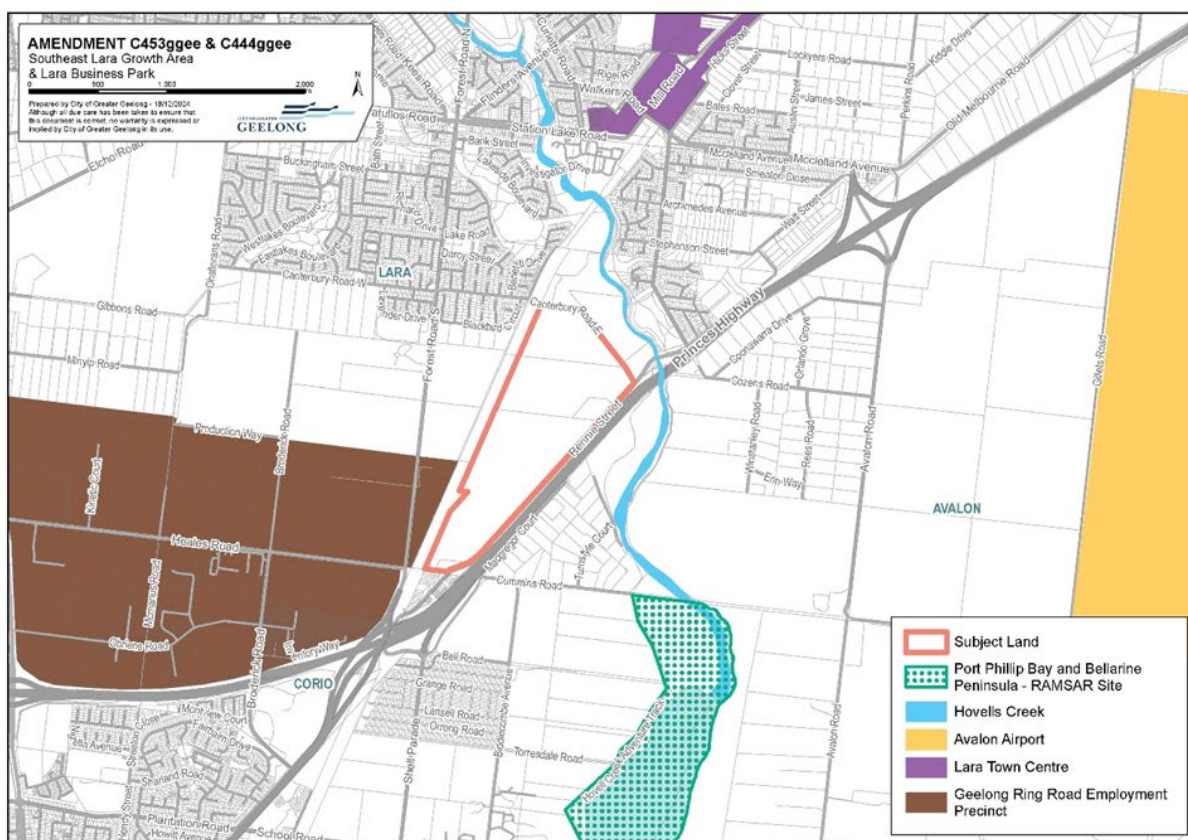
Local context

23. The Amendments land is comprised of approximately 115 hectares of open farmland located 1.5km south of the Lara Town Centre and Lara Train Station. It is bounded by Canterbury Road East to the north, Princes Highway (and Rennie Street) to the east and south and the Melbourne to Geelong railway corridor to the west. An aerial map is provided below.

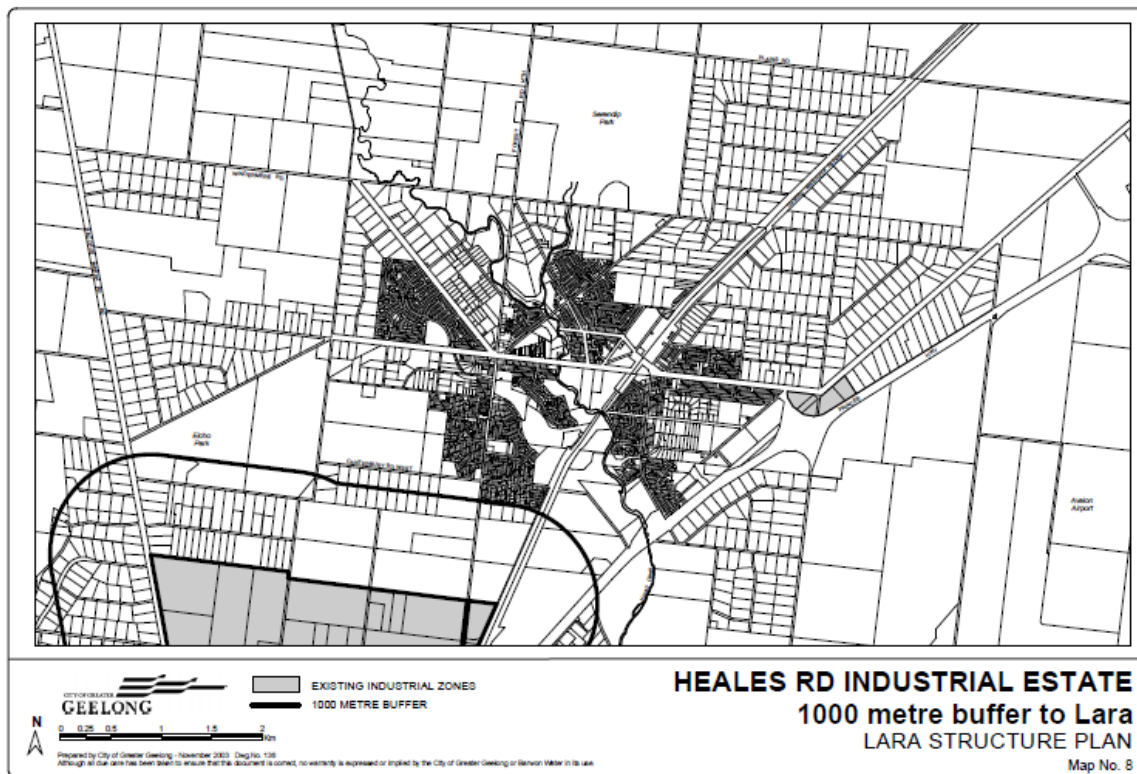


24. The land ranges in elevation from a site low point of 5.6m AHD at the easternmost corner, to approximately 21.7m AHD in the south-westernmost corner. An existing watercourse is present, though when cross referenced against the Corangamite CMA Designated Waterways Map, it has been determined that the watercourse is not a catchment authority waterway, and that the CMA waterway commences downstream of the Princess Highway.
25. Two existing distinct catchment areas, the 'northern' and 'southern' catchments, are separated by a natural ridgeline that runs east to west across the site. This ridgeline becomes less pronounced through the central and western part of the Amendments land with the top of the ridge forming a large plateau of very flat ground. The Loetis SWMS provides a detailed assessment of the existing stormwater conditions.
26. Areas of flooding on the site are a result of flows generated from rainfall falling directly on the site and not from flows external to the site running onto the site. There are adjacent Flood Overlays along Hovells Creek, however they do not extend to the Amendments land.
27. A VicTrack reserve exists along the western boundary. No development works are explicitly required within the rail reserve; however Barwon Water has identified that the sewer rising main for the Amendments land will need to traverse the rail corridor to the south of the site. Barwon Water advise that there are no nearby sewer assets on the eastern side of the railway corridor or south of Hovells Creek and servicing by new sewer pump station(s) would be necessary. Barwon Water also confirm that potable water is available in nearby connections via infrastructure upgrades.
28. Road access related features and profile will be addressed in Council's Part B submission.
29. Site vegetation is overwhelmingly degraded and dominated by exotic pasture grasses and weeds. A fauna assessment was conducted by Austral Research in November 2024 and concluded:
 - 29.1. Habitat for golden sun moth was present within both the Rennie Street and Canterbury Road East Road reserves.
 - 29.2. Habitat suitable for supporting growling grass frog was present within Hovells Creek.
 - 29.3. Key habitat characteristics associated with other listed species including Victorian grassland earless dragon were absent from unploughed areas.

- 29.4. 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.
30. Targeted surveys were undertaken for the Golden Sun Moth and Growling Grass Frog. No species were detected.
31. The site is in proximity to the Geelong Ring Road Employment Precinct (**GRREP** – formally called the Heales Road Industrial Estate), Avalon Airport, Hovells Creek Reserve and Limeburners Bay as shown on the below map.
32. 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. Any impacts from future development require assessment 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).



33. Significant on-site features relevant to planning for the Amendments land are:
- 33.1. The 1,000-metre sensitive land use buffer distance from the boundary of the GRREP. The map below is sourced from the Lara Structure Plan, April 2011 and shows the buffer area location.

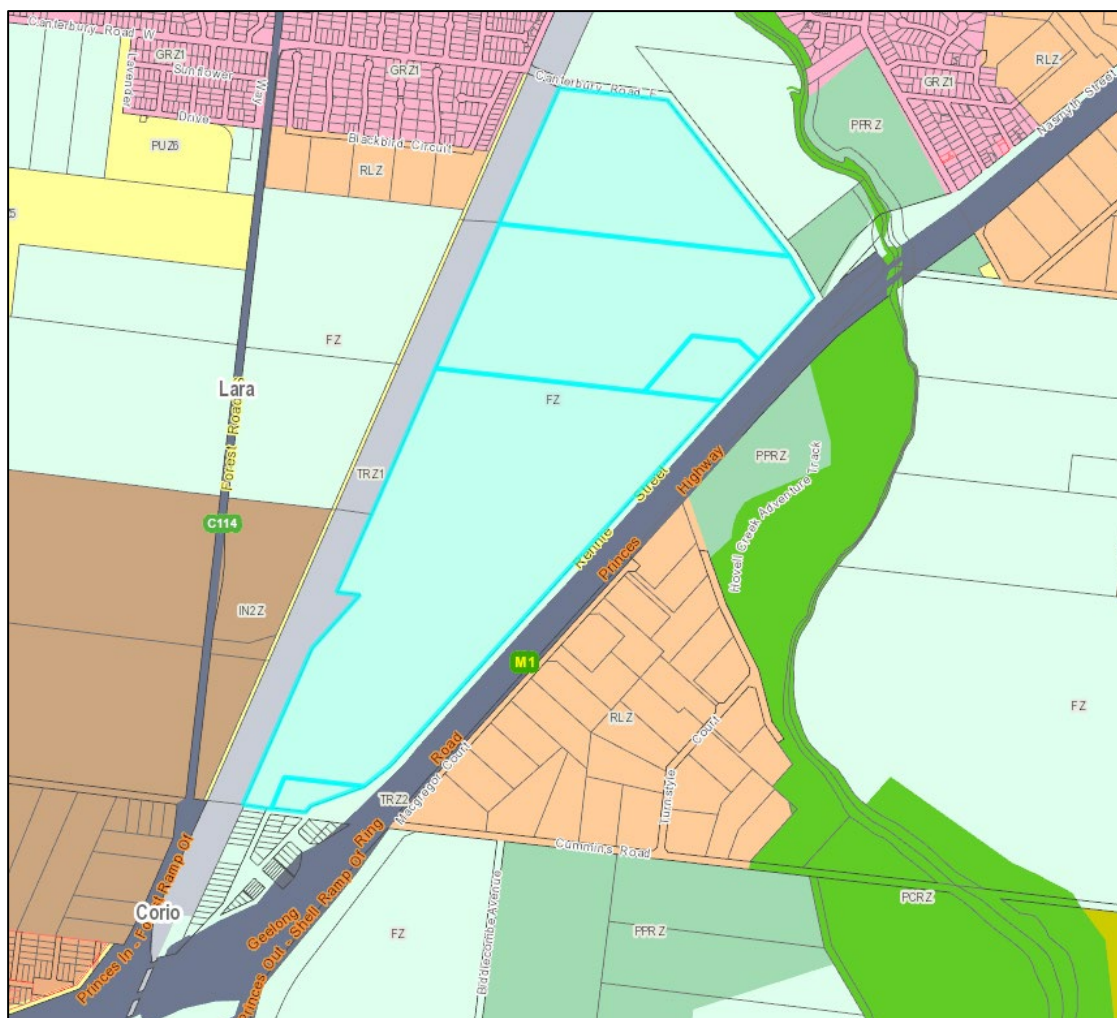


33.2. The APA high pressure gas pipeline corridor (T092-Iona-Lara) running west to east. The screenshot map below was provided by APA Group to Council by email on 9/12/2025.



Existing zoning

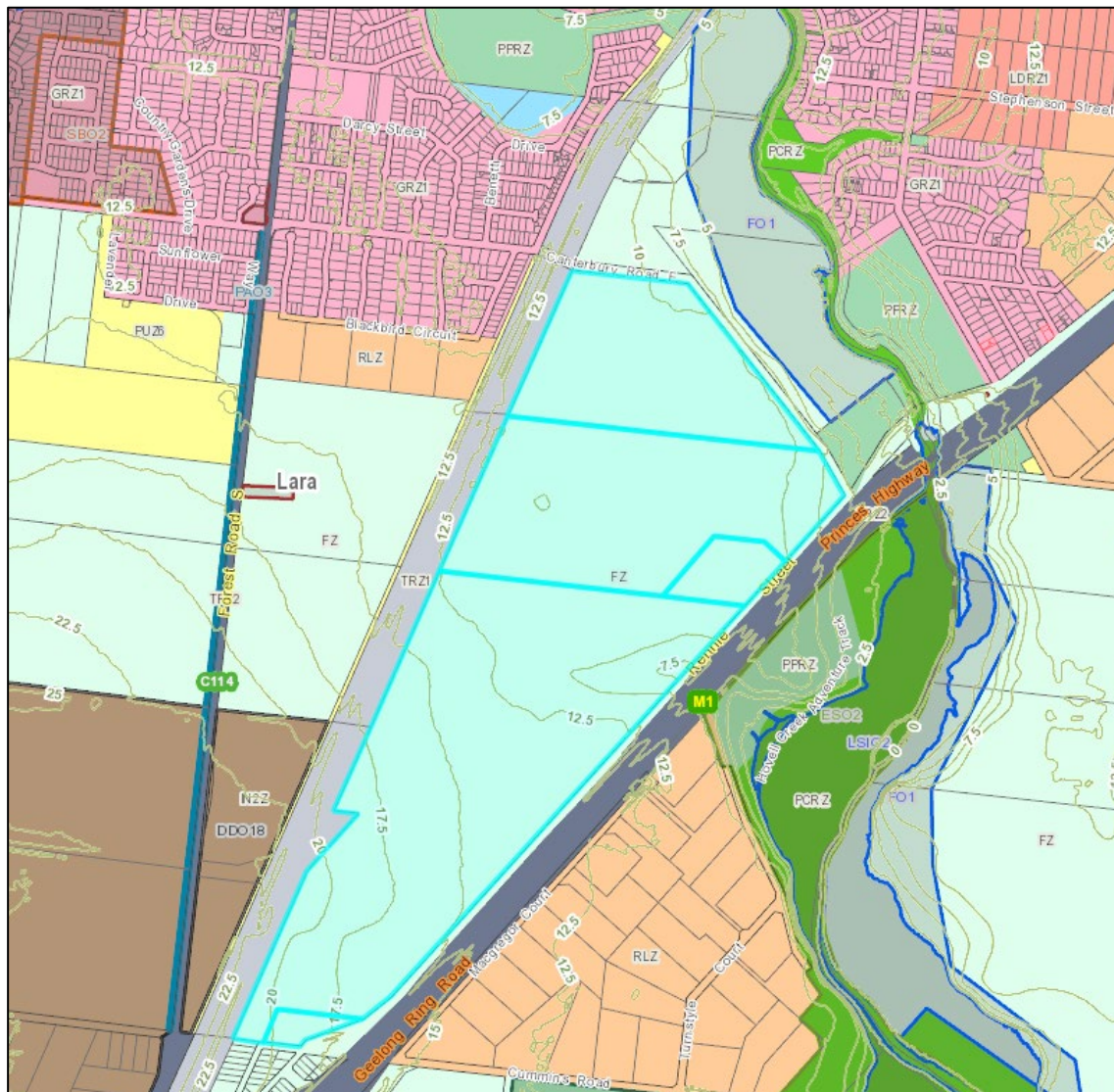
34. The zoning of the area is shown below. The land applicable to the Amendments is zoned Farming (FZ).



Source: Places Weave - Amendments land highlighted and bordered blue

Existing Overlays

35. The Amendments land is not affected by any overlays. The map below shows the existing overlays affecting the surrounding area, primarily the Flood Overlay (FO1) and Land Subject to Inundation Overlay (LSIO2) related to Hovells Creek.



Source: Places Weave - Amendments land highlighted and bordered blue

BACKGROUND TO THE AMENDMENTS

36. Direction #6b) of the Panel Directions requests a description of the background to the Amendments. The background to the Amendments, including the strategic history of the Amendments, is set out below, and a **chronology of events** forms **Attachment B** to this submission.

Lara Structure Plan, April 2011

37. In April 2011, Council adopted the *Lara Structure Plan (Structure Plan)*.
38. The Structure Plan was implemented into the Scheme via Amendment C198 on 11 August 2011 by updating the Municipal Strategic Statement. It is also a Background document in the Schedule to Clause 72.08.
39. The Structure Plan is a strategic framework for the future planning and development of the township. The purpose of the Structure Plan is to:
- 39.1. Identify the key strategic planning issues facing the township, including community aspirations and needs;
 - 39.2. Articulate the preferred future directions for the townships, including the location of Settlement Boundaries; and
 - 39.3. Identify appropriate planning controls which will protect and enhance the distinctive elements of the township, biodiversity and landscape features.
40. The Structure Plan is to be used by the City of Greater Geelong to determine the application of local planning policies, planning zones and overlays. It will guide Council's consideration of proposed rezonings and applications for planning permits. Implementation of the Lara Structure Plan will provide certainty for residents and landowners regarding the future planning direction for the township
41. The role of Lara is set out on page 10:

Lara is the major township at the northern end of the municipality approximately 15 kilometres north of the Geelong Central Activities Area, just west of the Princes Freeway.

The township has an urban core of residential development surrounded to the north, east and west by rural residential living areas. Farming zoned land currently separates Lara and the Heales Road Industrial Estate to the south. The township is bisected by Hovells Creek which has a history of periodic flooding and inundation. Also bisecting Lara is the Melbourne - Warrnambool railway line with commuter services between Geelong and Melbourne stopping at Lara. The eastern perimeter of Lara is the Princes Highway which connects Geelong and Melbourne. Lara has one shopping centre, The Centreway and another minor shopping strip, Patullos Road (the Sixways) which collectively contain a supermarket, specialty shops, food outlets, offices and banks and a range of community services and facilities. There are primary and secondary school facilities.

Lara does not appear to fulfill a rural service township role but rather acts as an urban satellite of Geelong. Lara offers a range of lifestyles and housing choice including urban and rural residential.

42. The Structure Plan notes that Lara was designated as a growth area in Geelong's 1996 Urban Growth Strategy. The Structure Plan also notes that while Lara is a designated urban growth location, it is subject to a range of physical constraints, both natural and artificial which will influence the opportunities and directions of urban growth. These constraints have been considered in the selection of areas proposed in the Structure Plan for residential development.
43. On page 11 the C444ggee land is identified as a residential infill site and the Amendments land is further discussed as a residential development opportunity:

76-156, 705-775 & 785-805 Canterbury Road East

This is an area of high ground between Hovells Creek, the Princes Highway and the Melbourne-Geelong Railway line. It is currently undeveloped rural land zoned Farming Zone.

The land offers good opportunities for residential development provided such development is located outside the 100-year flood extent with minimum floor levels set above the adjacent flood level with an appropriate freeboard or safety margin. As this area is adjacent to Hovells Creek, best practice stormwater quality management needs to be installed as part of any subdivision to ensure that there is minimal impact on the Creek downstream to Limeburners Bay.

The south west corner of the site is located within the 1000 metre buffer zone required for the Heales Road Industrial Estate. It is not recommended the area within the buffer be rezoned for residential purposes. There is an opportunity to investigate non-sensitive land uses on the balance of this site which will not compromise the buffer to Heales Road. Uses could include a sporting facility (as identified in the Structure Plan) or a potential Business Park on the southernmost portion of the site adjacent to the Heales Road Industrial Estate.

It is recommended that this site be rezoned from Farming Zone to Residential 1 Zone subject to a Development Plan Overlay or approved subdivision plan to address development issues such as storm water management, open space, movement network, infrastructure provision, subdivision layout and interface to the railway line and Hovells Creek reserve.

44. The reference to a 'potential Business Park' is also considered under the Economic Development and Employment section on page 27:

Heales Road Industrial Estate (now Geelong Ring-road Employment Precinct – GREP)

Major industrial development will be directed to the Heales Road Industrial Estate / GREP to the south of Lara. The Structure Plan supports the maintenance the rural buffer between Heales Road and the Lara township to the north to protect the development and operational potential. The Heales Road Industrial Estate Framework Plan (2007) has been adopted to guide the development of this area and includes a Master Plan.

The Framework Plan identifies a business park or a specialised activity centre as part of the Estate. A site has been nominated within the Estate however another option may be provided on land just east of the Estate within the buffer area. Consideration of an alternate site should be based on the benefits of an alternate site over the nominated site and how the principles set out in the Framework Plan can be achieved.

45. After discussing Lara's various future development sites, an Opportunities and Constraints Map is presented on page 29 showing growth and development opportunities, including on the Amendments land:

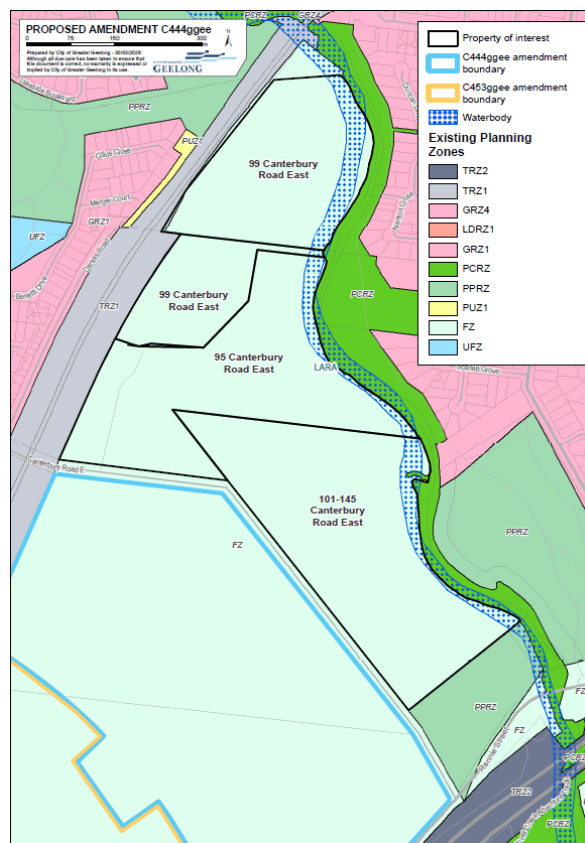
Landowner request for the Amendments

47. On 18 January 2022, Tract Consultants write to Council proposing a planning scheme amendment to rezone the land bound by Canterbury Road East, the railway line, Rennie Street and the buffer to the Geelong Ring Road Employment Precinct to the General Residential Zone. The properties concerned are known as 705-765 Princes Highway, 775 Princes Highway, 785-805 Princes Highway and 76-156 Canterbury Road East, Lara.
48. This followed a period of discussion and engineering advice between City planners/ engineers and TGM Group/ Tract Consultants dating back to 2019.
49. Then on 16 February 2022, Council wrote to Tract informing that the proposal is supported, saying (amongst other things):

It is considered there is sufficient strategic support in the planning scheme to entertain an application to rezone the parts of these lots to a General Residential Zone, that are located within the settlement boundary, outside the GRREP buffer and outside the 1 in 100-year flood extent. A Development Plan Overlay would also be required as part of the amendment.

It is considered, however, that any amendment to rezone this area should include the land to the north of Canterbury Road East. Support or acknowledgement of the application from the owners of the northern parcels would be a requirement of any application lodged.

50. The land north of Canterbury Rd East comprises three parcels: 95 Canterbury Rd East, 99 Canterbury Rd East and 101-145 Canterbury Rd East, Lara, as shown below:



51. A formal application is lodged by the landowners in June 2022, comprising:
 - 51.1. Lara Farms Pty Ltd (76-156 Canterbury Rd East, 785-805 Princes Highway and 705-765 Princes Highway);
 - 51.2. NNLALE Pty Ltd (95 Canterbury Rd East and 99 Canterbury Rd East); and
 - 51.3. Benng Pty Ltd (101-145 Canterbury Rd East).
52. However, it is noted that due to ongoing complex flooding assessment and stormwater management investigations of the land north of Canterbury Rd East, it was agreed by all parties in October 2024 to remove that land from the amendment (now called C444ggee).
53. In parallel with the residential rezoning discussions, Lara Farms also put forward proposals and preliminary technical work for an industrial business park on the balance of their land, as well as 610 Rennie Street, Lara.
54. A formal application (for the now C453ggee land) was lodged by Tract on behalf of Lara Farms on 11 August 2022 after agreement with Council to:
 - 54.1. Rezone the land closest to the proposed residential land to the north, to the Industrial 3 Zone, and rezone the balance southern half to the Industrial 1 Zone.
 - 54.2. Process the residential and industrial zone amendments as separate amendments.
55. Over time and particularly given the need to prepare a combined stormwater management and flood impact report, the Amendments documentation was finalised in parallel.

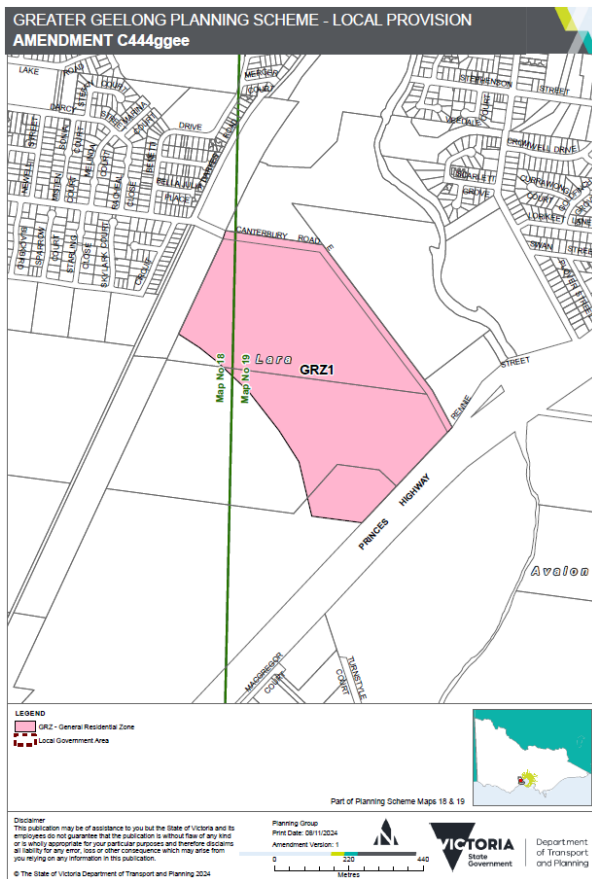
Minister Authorisations and Exhibition

Council resolution

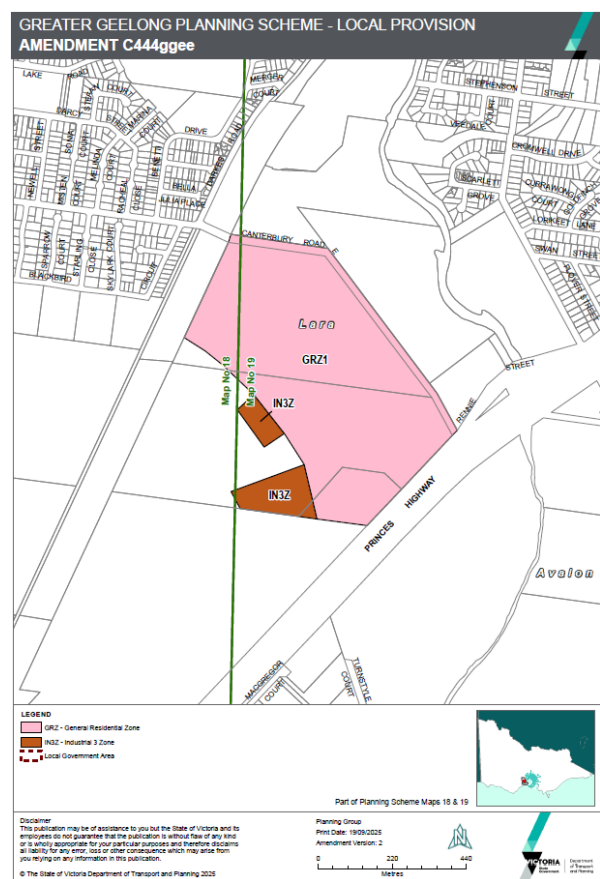
56. At its meeting on 25 March 2025, Council resolved (amongst other things) to request the Minister to authorise the preparation and exhibition of the Amendments.
57. Following the resolution of 25 March 2025:
- 57.1. Council and Lara Farms worked collaboratively to finalise the Overlay controls, and technical reports to inform the Amendments, as well as the draft section 173 agreements.
- 57.2. Council sought the views of the Environment Protection Authority (EPA) in accordance with the *Ministerial Direction 19 – Amendments that may result in impacts on the environment, amenity and human health*. Following advice from the EPA, Council agreed to apply the EAO to part of the C444ggee land.
58. On 10 June 2025, Council requested Ministerial authorisation to exhibit the Amendments.

C444ggee authorisation

59. On 28 August 2025, DTP issued authorisation under delegation from the Minister subject to the following conditions:
- Amend the zone map to include land for the proposed local park and drainage reserve within the Industrial 3 Zone.
 - Amend the DPO48 in accordance with the enclosed DTP edited version.
 - Amend the Explanatory Report and Instruction Sheet generally in accordance with the enclosed DTP edited versions.
 - Update the Planning Report (Tract, November 2024) to:
 - Update section 3 Proposal to refer to DPO48, the Municipal Planning Strategy and the proposed application of the EAO.
 - Update section 4.2 Local Planning Policy Framework to refer to the Municipal Planning Strategy.
60. How Council met each condition is explained as follows:
- 60.1. The zone map was amended to include land for the proposed park and drainage reserve in the Industrial 3 Zone as shown below:



Zone map submitted for authorisation



Zone map exhibited

60.2. DPO48 was amended in accordance with the DTP edited version.

60.3. The Explanatory Report and Instruction Sheet were amended in accordance with the DTP edited versions.

60.4. The Tract Planning Report was updated to a version 04 dated 22/09/2025 inclusive of the DTP conditions.

C453ggee authorisation

61. On 28 August 2025, DTP issued authorisation under delegation from the Minister subject to the following conditions:

- Amend the DDO55 in accordance with the enclosed DTP edited version.
- Amend the Explanatory Report and Instruction Sheet in accordance with the enclosed DTP edited versions.

62. How Council met each condition is explained as follows:

62.1. DDO55 was amended in accordance with the DTP edited version.

62.2. The explanatory Report and Instruction Sheet were amended in accordance with the DTP edited versions.

Exhibition

63. The Amendments were formally exhibited between 9 October 2025 and 17 November 2025 in accordance with the Act.
64. Notice of the Amendments were:
 - 64.1. sent to directly affected landowners, 575 nearby residential properties and other landowners in the area;
 - 64.2. published online at Council's and DTP's websites;
 - 64.3. published in the Geelong Times; and
 - 64.4. published in the Victoria Government Gazette on 16 October 2025.
65. The exhibited **C444ggee** Amendment documentation comprises the following:
 - 65.1. Explanatory Report;
 - 65.2. Instruction Sheet;
 - 65.3. Zoning and Overlay maps;
 - 65.4. DPO48;
 - 65.5. EAO; and
 - 65.6. Schedule to Clause 72.03 – What Does This Planning Scheme Consist Of?
66. Further, the following supporting documents were exhibited with C444ggee:
 - 66.1. Acoustic Report (Enfield, January 2024);
 - 66.2. Affordable and Social Housing Overview (UrbanXchange, March 2022);
 - 66.3. Bushfire Risk Assessment (Beacon Ecological, June 2022) – *also applies to C453ggee*;
 - 66.4. Fauna Assessment Report (Austral, November 2024) – *also applies to C453ggee*;
 - 66.5. Infrastructure Servicing Assessment (Loetis, November 2024);
 - 66.6. Limeburners Bay Ramsar Wetland Impact Assessment Report (Venant Solutions, November 2024) – *also applies to C453ggee*;
 - 66.7. Planning Report (Tract, September 2025);
 - 66.8. Preliminary Risk Screen Assessment (AAA Environmental, June 2023) – *also applies to C453ggee*;

- 66.9. Site History Review (Compass Environmental, May 2022) – *also applies to C453ggee*;
- 66.10. Stormwater Management Strategy (Loetis, November 2024) – *also applies to C453ggee*;
- 66.11. Targeted growling grass frog and golden sun moth surveys (Austral, February 2025) – *also applies to C453ggee*;
- 66.12. Transport Impact Assessment (Traffix Group, November 2024);
- 66.13. Vegetation Assessment (Mark Trengove Ecological Services (November 2024);
- 66.14. DRAFT Section 173 Agreement (Community Infrastructure Contribution); and
- 66.15. Council Meeting Minutes (resolving to request the Minister to authorise the preparation and exhibition of the Amendments).
67. The exhibited **C453ggee** Amendment documentation comprises the following:
- 67.1. Explanatory Report;
- 67.2. Instruction Sheet;
- 67.3. Zoning and Overlay maps; and
- 67.4. DDO55.
68. Further, the following supporting documents were exhibited with C453ggee:
- 68.1. Bushfire Risk Assessment (Beacon Ecological, June 2022) – *also applies to C444ggee*;
- 68.2. Fauna Assessment Report (Austral, November 2024) – *also applies to C444ggee*;
- 68.3. Infrastructure Servicing Assessment (Loetis, November 2024);
- 68.4. Limeburners Bay Ramsar Wetland Impact Assessment Report (Venant Solutions, November 2024) – *also applies to C444ggee*;
- 68.5. Planning Report (Tract, November 2024);
- 68.6. Preliminary Risk Screen Assessment (AAA Environmental, June 2023) – *also applies to C444ggee*;
- 68.7. Site History Review (Compass Environmental, May 2022) – *also applies to C444ggee*;

- 68.8. Stormwater Management Strategy (Loetis, November 2024) – *also applies to C444ggee*;
- 68.9. Transport Impact Assessment (Ratio, October 2024);
- 68.10. Vegetation Assessment (Mark Trengove Ecological Services (November 2024);
- 68.11. DRAFT Section 173 Agreement (610 Rennie Street, Lara); and
- 68.12. Council Meeting Minutes (resolving to request the Minister to authorise the preparation and exhibition of the Amendments).

STRATEGIC CONTEXT AND ASSESSMENT

69. This section provides an overview of the strategic basis for the Amendments. It is noted that the Explanatory Report exhibited with each amendment includes a strategic assessment, including the relevant State policies expressed through the Planning Policy Framework and local planning policies. These assessments are adopted for the purposes of Council's submission.
70. This section also summarises recently approved or upcoming amendments that might impact on the Amendments.

C444ggee Strategic Context

Why is the amendment required?

71. 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).
72. The Settlement Strategy identifies the subject land as being in an 'Established Urban Area' capable of facilitating modest infill housing.
73. 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.
74. 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.
75. 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 Policy Framework (PPF)

76. Strategic justification is firmly grounded in the PPF. The Council submits the Amendment is consistent with, and supports the implementation of, the PPF as follows:

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. Plan for Victoria (DTP 2025) housing targets were implemented into this Clause by Amendment VC283 on 22 December 2025 showing Greater Geelong as having the highest municipality target in the region (noting, and also the highest target in the State):

	Housing Target	Greenfield Area Target	Established Area Target
Barwon			
Colac Otway	3,700	-	-
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	-
Surf Coast	8,000	-	-

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.

Municipal Planning Strategy (MPS)

77. Strategic justification for the Amendment is also firmly grounded in the MPS:

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.

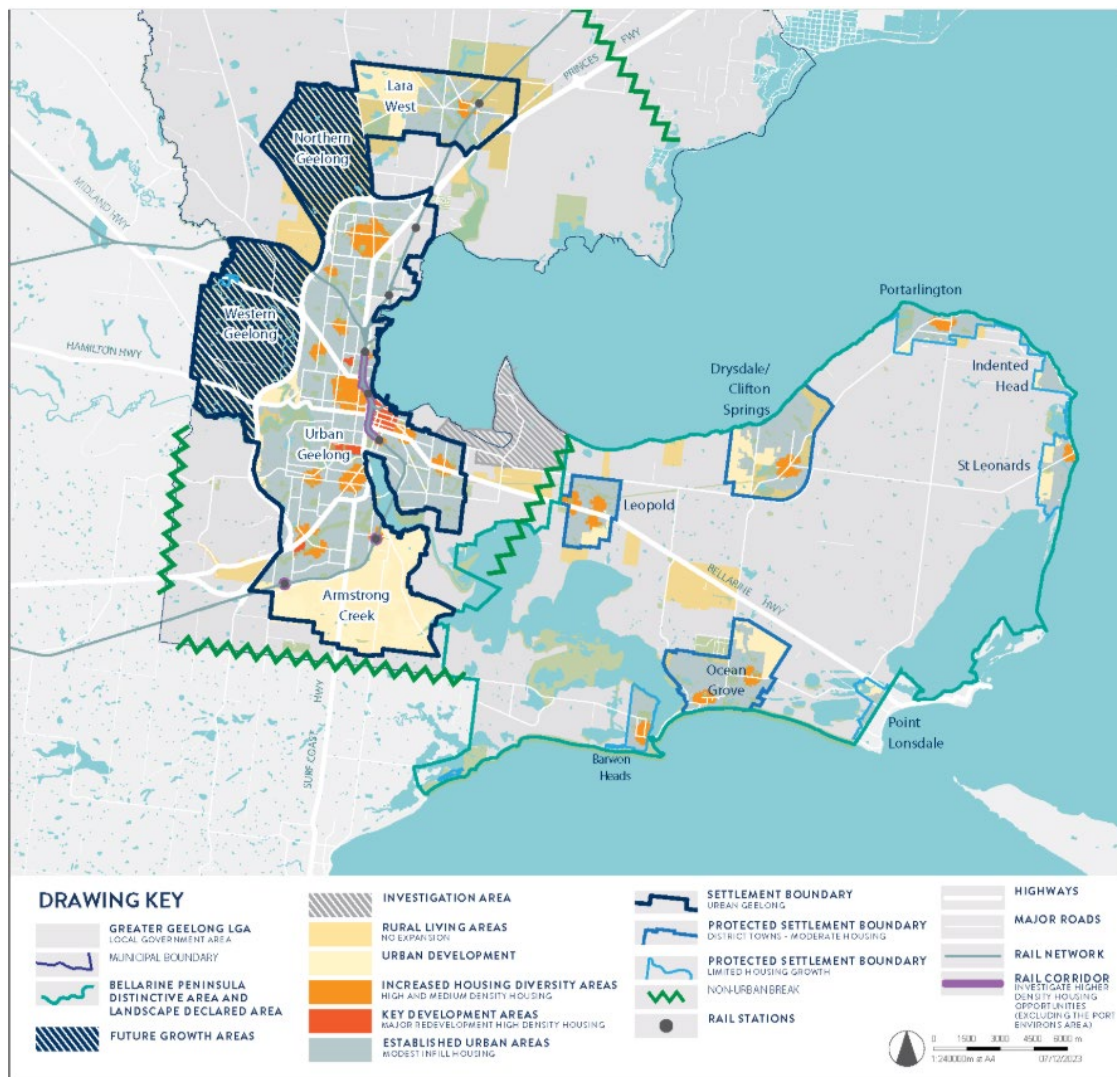
Clause 02.03-2 – Environmental and landscape values: Ensures the protection of biodiversity and natural systems by reducing the amount of runoff from urban development and improving the quality of stormwater runoff entering waterways, estuarine and marine waters.

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, road and rail upgrades and a shared path network which will support a comprehensive, safe and accessible open space and road network.

Clause 02.04-3 – Housing and settlement framework plan: The amendment accords with the Plan by providing for new housing within the Urban Geelong Settlement Boundary:



Victorian Planning Provisions and Planning Practice Notes

78. 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.
79. 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 contaminated 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.

C453ggee Strategic Context

Why is the amendment required?

80. The proposed amendment will facilitate future commercial and industrial development in accordance with the outcomes sought under various strategic documents including the G21 Regional Growth Plan and Lara Structure Plan 2011.
81. Lara is a designated strategic growth area for the municipality, and the Structure Plan identifies the township as supported by a range of higher order services, infrastructure and facilities, and is proximate to key transport interchanges including the rail network, Avalon Airport and Geelong and Melbourne ports.
82. The land is located adjacent to the Geelong Ring Road Employment Precinct (GRREP), located to the site’s west. The Structure Plan acknowledges and identifies the subject land as a potential industrial business park (and an opportunity to develop a sporting facility).
83. Greater Geelong has the second largest economy in Victoria with an estimated Gross Regional Product of \$19.6 billion for the years 2022-2023.

84. Council 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 notes that Lara has one industrial precinct serving the local community. There is 13 hectares of industrial land with the bulk zoned Industrial 3 (12 hectares) with less than 1 hectare of land available as supply.
85. With a limited supply of zoned industrial land in Lara, there is a need to provide additional land for local service requirements and employment opportunities.

Planning Policy Framework (PPF)

86. Strategic justification is firmly grounded in the PPF. The Council submits the Amendment is consistent with, and supports the implementation of, the PPF as follows:

Clause 11.01-1S – Settlement and Clause 11.01-1R – Geelong G21: The amendment supports Clause 11.03-1S and Clause 11.03-1R in supporting the sustainable growth of Lara as an identified growth node in a manner that builds on existing infrastructure and will provide employment and economic growth and G21 region.

Clause 11.02-1S – Supply of urban land: The amendment ensures a sufficient supply of land is available for commercial and industrial uses in an area identified as having limited supply and a needing additional land for local service requirements.

Clause 12.01 – Biodiversity, Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs and Clause 12.05-1S Environmental sensitive areas: 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 in the Limeburner’s Bay Wetland Impact Assessment Report. The amendment facilitates best practice stormwater management to improve the quality of stormwater runoff from urban environment.

Clause 13.02-1S – Bushfire planning: The amendment prioritises the protection of human life through bushfire mitigation strategies that will strengthen the future community’s resilience to impacts and directs population growth and development to low-risk locations.

Clause 13.07-1S – Land use compatibility: The amendment complies with Clause 13.07-1S by maintaining buffer distances associated with the GRREP to ensure land use compatibility objectives are achieved, safeguard existing/future industrial operations and expansion, and that no adverse impacts to surrounding residential areas are imposed.

Clause 17.01-1S – Diversified economy and Clause 17.01-1R – Geelong G21: The amendment facilitates the diversification of the economy through the provision of a range of employment generating development and land use and provides additional employment areas in a location close to where people live.

Clause 17.03-1S – Industrial land supply and Clause 17.03-2S – Sustainable industry: The amendment ensures that there is an adequate supply of industrial land and located in appropriate locations where there is good access for employees, freight and road transport available and ensures that manufacturing and storage industries are located close to air, rail and road freight terminals, thus ensuring the facilitation of sustainable operation of industry.

Clause 18.01-1S – Land use and transport integration: The amendment facilitates access to economic opportunities by making best use of existing economic infrastructure and plans the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Clause 18.02-3S – Public transport: The amendment ensures development protects the Regional Rail Network with provisions that consider the interface to the rail corridor.

Clause 19.01-3S – Pipeline infrastructure: The amendment provides an appropriate outcome with respect to existing gas pipeline infrastructure that will mitigate risk while also contributing to an integrated network of public open space.

Clause 19.03-3S – Integrated water management and Clause 19.03-2S Infrastructure design and provisions: The amendment facilitates the delivery of infrastructure that meets the needs of the community. This includes an integrated water management approach with respect to water supply, water resources, wastewater, drainage and stormwater.

Municipal Planning Strategy (MPS)

87. Strategic justification for the Amendment is also firmly grounded in the MPS:

Clause 02.01 – Context: Encouraging economic and employment development opportunity within an existing settlement boundary in a manner that will support Greater Geelong as the state’s largest regional city and the primary service and employment hub for the G21 Geelong Region Alliance.

Clause 02.02 – Vision: Support Council’s overarching vision for Greater Geelong by providing land use and development aspirations that supports the visions to facilitate a prosperous economy that supports jobs.

Clause 02.03-1 – Settlement: Supporting urban development outcomes in line with objectives for Lara. This includes supporting Lara’s role in the growth of the region with its strategic location between Geelong and Melbourne with excellent road, rail, seaport and airport links. Additionally, this amendment encourages the protection of key environmental assets and responsive outcomes to flooding considerations and established land uses such as Avalon Airport and the GRREP.

Clause 02.03-7 – Economic development: Supporting the need for ongoing employment and economic development within the Geelong region, acknowledging that traditional manufacturing industries will continue to be economic and employment drivers in the municipality. Providing new industrial development around major transport routes and infrastructure assets. The amendment does not seek to introduce or amend any clauses contained within the Municipal Planning Strategy.

Victorian Planning Provisions

88. The amendment makes proper use of the Victoria Planning Provisions (VPP) by rezoning the land to the Industrial 1 Zone (IN1Z) and Industrial 3 Zone (IN3Z) as well as applying Schedule 55 to the Design and Development Overlay (DDO55).
89. The IN1Z provides for general industrial uses, including large-scale manufacturing, logistics, and warehousing and is considered the most appropriate zone given the site’s proximity to the GRREP, Avalon Airport, rail corridor and Princes Highway.
90. The IN3Z accommodates lighter industrial uses near residential or commercial areas. It supports businesses with minimal environmental impact and provides a buffer between industrial activities and residential zones.
91. The DDO is the appropriate tool to facilitate future development as the land is mostly consolidated, and it allows for tailored built form and design requirements that are not achievable through zone controls alone. DDO55 is necessary to ensure that future development:
- 91.1. responds sensitively to key environmental and visual interfaces,
 - 91.2. supports integrated transport and service infrastructure,

91.3. achieves best-practice stormwater management, and

91.4. enhances visual and landscape amenity in a high-exposure precinct along the Princes Freeway and rail corridor.

Ministerial Directions

92. The following Ministerial Directions are particularly relevant:

Direction No. 1 – Potentially contaminated land: The amendment proposes to rezone land to Industrial 1 Zone and Industrial 3 Zone which allows sensitive land uses subject to a planning permit. While sensitive land uses are discouraged due to the site's proximity to the GRREP, a PRSA was provided ensuring the majority of the site is suitable for sensitive land uses. Where a PRSA was not provided (610 Rennie Street, Lara), Council and the landowner have agreed to enter into a Section 173 Agreement stating the land must not be used as a Childcare centre or a caretaker's house in the absence of a certificate of environmental audit or statement. The agreement will be signed and registered on title as part of the amendment process, thereby satisfying Ministerial Direction No. 1.

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. The views of the EPA have been considered in the preparation of this amendment.

EPA recommended that Council consider the context of the site and whether the IN1Z is the appropriate zone and identify and consider any land use conflicts which may result from the Amendment and review the landfill gas risk assessment.

Council have considered any potential land use conflicts which may result from the proposed zones. The proposed IN1Z will provide for a range of warehousing and industrial uses that can accommodate a buffer distance between 100 metres and 500 metres. It is considered the appropriate zone given its proximity to GRREP, Avalon Airport, rail corridor and Princes Highway. For any proposed industry and warehouse use that does not comply with the threshold distances under Clause 53.10, a planning authority will need to consider the effect that the use may have on nearby existing or proposed residential areas or other uses sensitive to industrial off-side effects.

Council is satisfied that the land subject to the amendment is unlikely to be contaminated and environmental conditions are suitable for the proposed use. The closed landfill (Corio Landfill) is located 354 metres to the south of the site. A landfill gas validation program confirmed the site is not impacted by landfill gas.

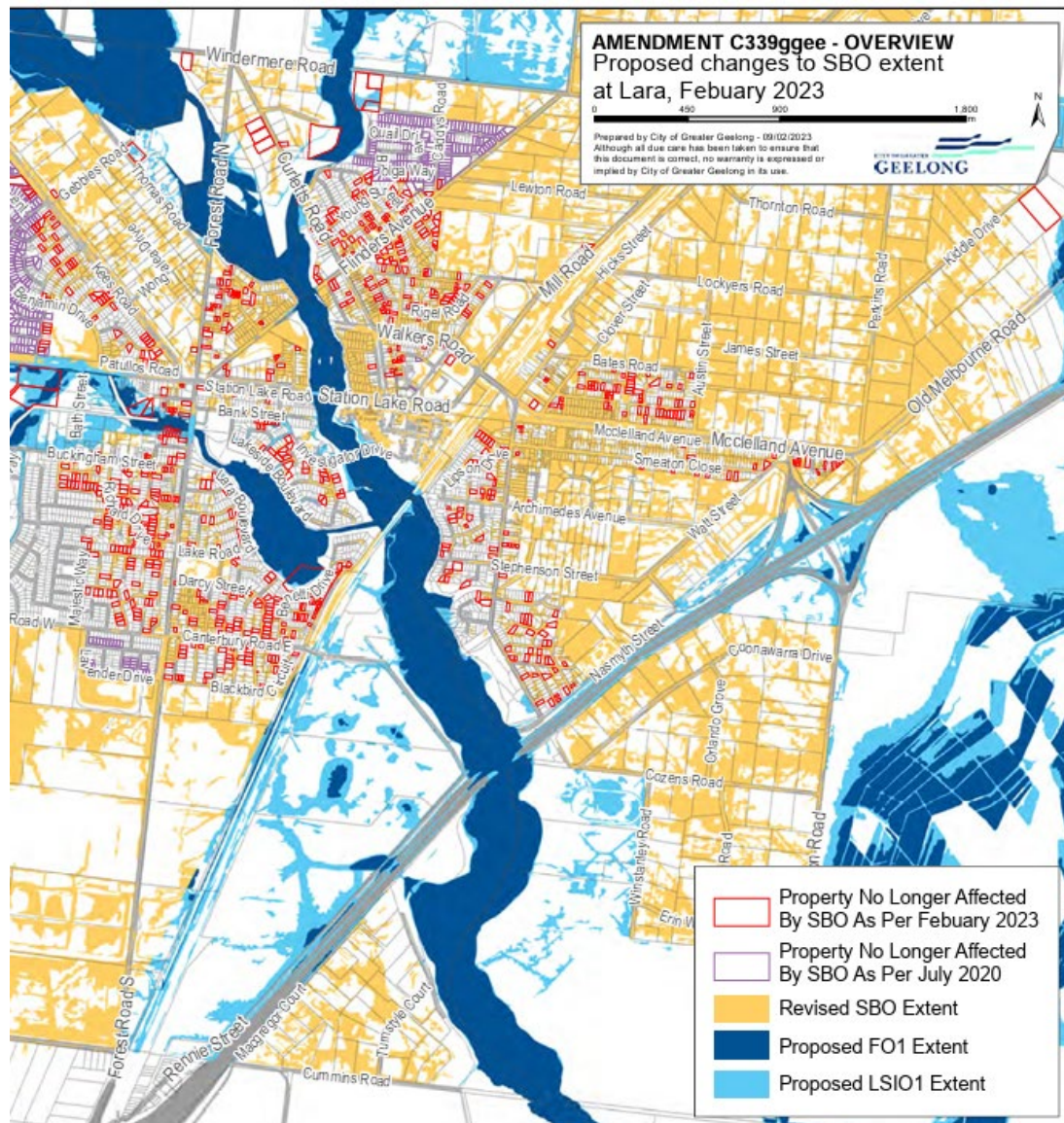
Recently approved or upcoming amendments that might impact on the Amendments

[Amendment C339 Part 1 - Flood overlays and zones \(Lara Flood Study\) -](#)

[Abandoned](#)

93. The amendment proposed to implement the *Lara Flood Study* (March 2020). It included rezoning of land in urban Lara to implement the Lara Flood Study, revised the mapping extent of the Floodway Overlay (FO), Land Subject to Inundation Overlay (LSIO) and the Special Building Overlay (SBO).
94. The amendment was publicly exhibited in July 2021 and resulted in over 500 objecting submissions. Assessment of submissions led to some refinement of the SBO mapped

area. The map below shows (including the Amendments land) the proposed flood mapping following consideration of submissions.



Source: City of Greater Geelong Council Minutes - 28 March 2023

95. At its meeting on Tuesday 28 March 2023 Council considered a report on the amendment and passed the following resolution:

That Council, having further considered submissions to Amendment C339ggee Flood Zones and Overlays, resolves to abandon the part of the Amendment which relates to the Lara Flood Study properties and refer remaining submissions to an independent Panel.

96. Since Council abandoned the amendment, the Corangamite Catchment Management Authority (CCMA) in collaboration with the City has been refining the modelling for the Lara Flood Study, including assessing climate change impacts. Implementation of the flood study into the Greater Geelong Planning Scheme is expected to utilise the State

Government's new streamlined pathway for planning scheme amendments and apply the new risk-based flood hazard rating system. Implementation is forecast for 2027.

[Amendment C438ggee Archimedes Avenue, Lara rezoning](#)

97. On 30 June 2021 Cardno TGM lodged a rezoning application on behalf of the owners of properties located along Archimedes Avenue and Watt Street, Lara.

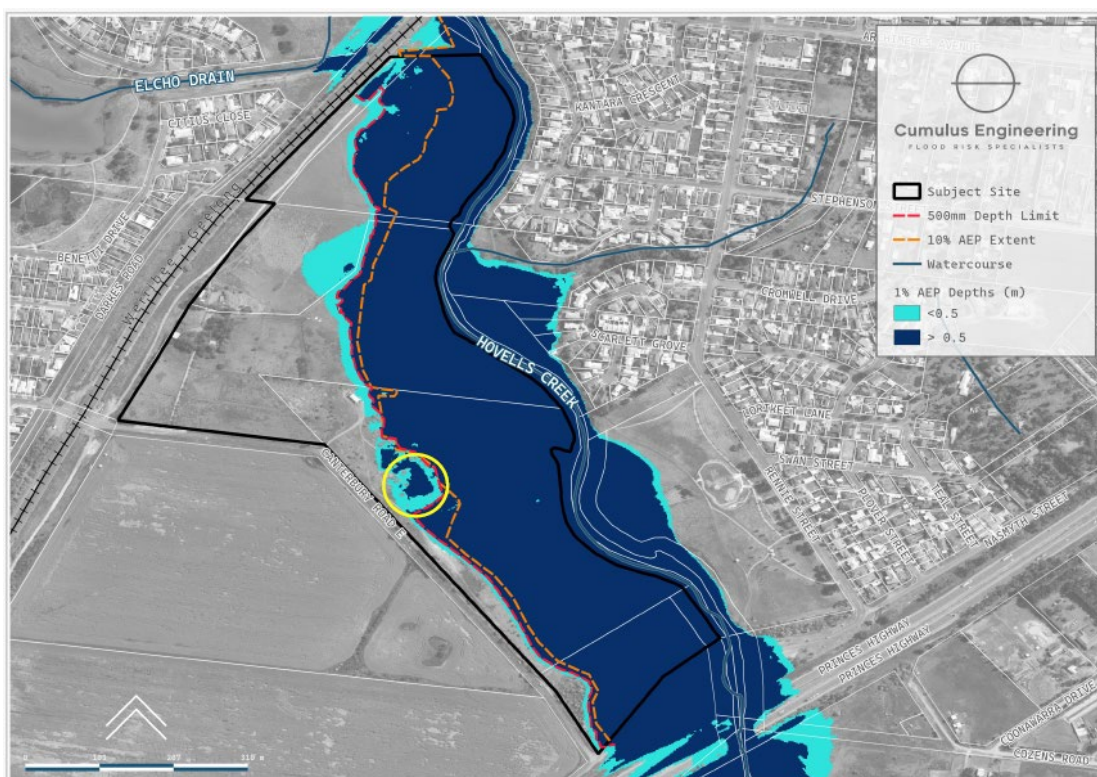


Source: Cardno TGM Planning Report, Rezoning Application - Archimedes Ave & Watt St. Lara, 30 June 2021

98. The amendment proposes to rezone the land from the Rural Living Zone to General Residential Zone Schedule 1, as well as apply a Development Plan Overlay to the land being rezoned. A developer prepared concept layout plan shows a yield of 243 lots collocated with drainage reserves and a local park.
99. The amendment is supported by several technical reports including infrastructure servicing, stormwater management, traffic and transport, bushfire and vegetation. Following review of the proposed amendment by Council and referral authorities, further information was sought in January 2022. Drainage was identified as a particular constraint requiring detailed assessment of any off-site infrastructure augmentation.
100. Since 2022 landownership has changed and new consultants engaged. Council's most recent communication with Insight Planning Consultants P/L in November 2025 is that the landowners are no longer working collaboratively and the lead landowner is investigating the feasibility of pursuing the project.

[Amendment C444ggee 95-99 and 101-145 Canterbury Road East, Lara \(removed\)](#)

101. As noted in the Attachment B chronology of events, parcels 95 Canterbury Road East, 99 Canterbury Road East and 101-145 Canterbury Road East originally formed part of the C444ggee land proposed to be rezoned. This land is located on the north side of Canterbury Road East, between the railway line and Hovells Creek.
102. The land is significantly constrained by riverine flooding requiring detailed specific assessments, which was the primary reason for removal of the land from C444ggee in October 2024. Since that time, Atkins Consulting acting for the landowners has managed further assessment work, including hydraulic modelling (map below) and drainage options, servicing and precinct planning.



103. The most recent concept layout plan sent to Council in March 2026 provides for 120-130 residential lots on 6 hectares of developable land. It is expected that a rezoning application will be lodged with Council in the second half of 2026.

[Amendment C469ggee - Greater Geelong Planning Scheme Local Policy Review](#)

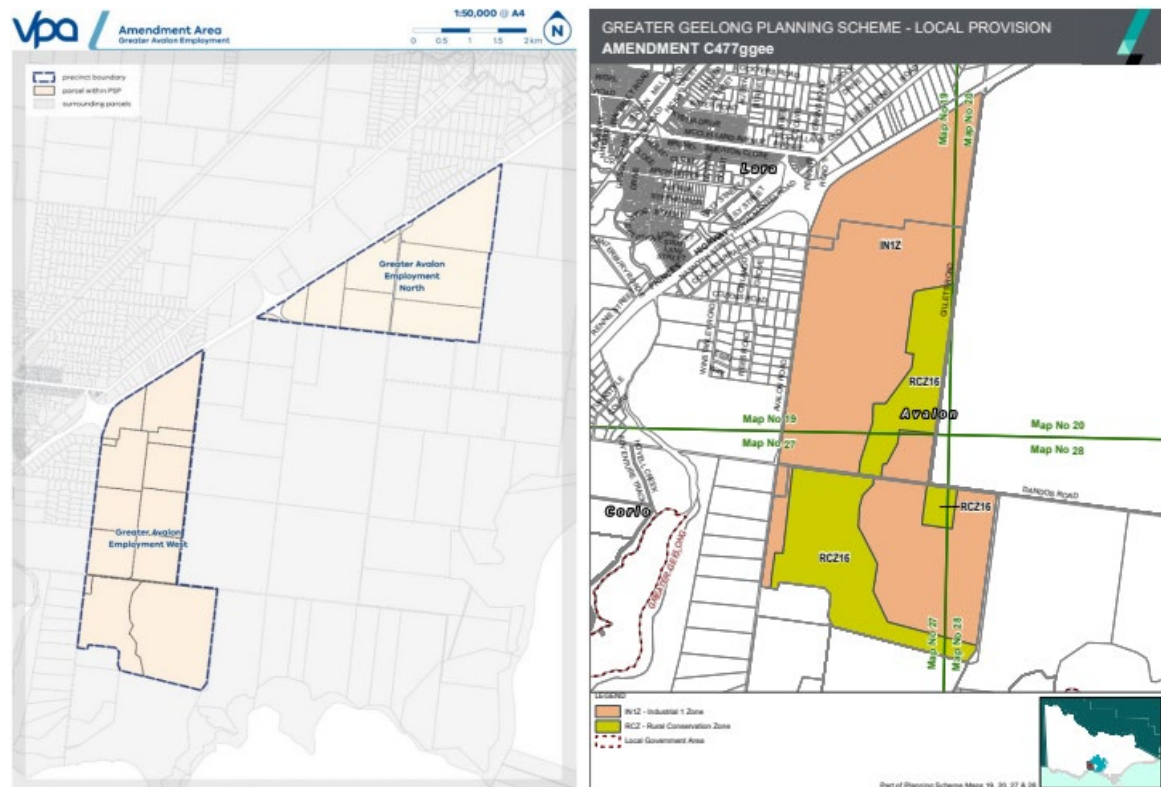
104. The City completed a Local Policy Review (2023) and Housing Framework Review (2024) as required by the planning authority under Section 12B of the *Planning and Environment Act 1987*. The review reports were adopted by Council at its meeting on 23 July 2024, where it was also resolved to seek authorisation from the Minister to

prepare a planning scheme amendment to introduce the changes into the Greater Geelong Planning Scheme.

105. The proposed changes are policy neutral and seek to add local content consistent with existing State and Regional objectives based on strategic work already adopted by Council, and to update housing content in line with Planning Practice Note 90: *Planning for Housing*. No land is being rezoned.
106. A summary of the key changes are: (1) the content location has been updated to make it more logical; (2) adding new content on the residential housing framework, social housing, climate change and environment sections; and (3) removing redundant sections.
107. Most relevant to the Amendments is to move specific Lara content from Clause 02.03 *Strategic Directions*, Clause 11.01-1L-01 *Settlement - Greater Geelong* and Clause 11.01-1L-03 *Lara*, into a proposed new Clause 11.03-6L-06 (track-changes version copied in **Attachment C**).
108. Following a prolonged period of the Minister's department placing Amendment C469ggee on further review (unrelated to the Amendments), it is now expected the amendment will be exhibited in May-June 2026.

[Draft Amendment C477ggee - Greater Avalon Employment Precinct](#)

109. The Victorian Planning Authority (**VPA**) has prepared a planning scheme amendment for the Greater Avalon Employment Precinct (**GAEP**). The draft amendment proposes to introduce a Framework Plan for the GAEP, rezones land for GAEP West to the Industrial 1 Zone and Rural Conservation Zone and introduces a Native Vegetation Precinct Plan, Design and Development Overlay and Development Plan Overlay. It also makes provision for the future rezoning for GAEP North and makes other changes to the Greater Geelong Planning Scheme to implement the project.
110. Most relevant to the Amendments is GAEP West, which is bound by the Princes Freeway to the North, Avalon Airport to the East, the Avalon Coastal Reserve to the South and Avalon Road to the West. It covers approximately 1,581 hectares of land.
111. According to the C477ggee Explanatory Report, the amendment provides the mechanisms for further master planning and delivery of the GAEP West Precinct, which will deliver approximately 471 hectares of industrial land, approximately 8,000 jobs and the protection of approximately 257 hectares of conservation land.
112. The Explanatory Report Map 1 and Planning Scheme Zone Map are shown below.



113. The draft amendment was released for public consultation in November 2025 and a VPA Projects Standing Advisory Committee (**SAC**) has been established to provide independent advice to the VPA and the Minister. The SAC hearing will commence on Tuesday 28 April 2026.

[Amendment C428ggee Urban Geelong Long Term Settlement Boundary Review](#)

114. The amendment proposes to update local policy to amend the settlement boundary for urban Geelong, change the settlement boundary to a long-term settlement boundary and provides policy direction for a new Rural Living Node south of the Armstrong Creek Urban Growth Area.
115. The amendment does not propose to change to the settlement boundary location for the northern Geelong area, including Lara.
116. The amendment was sent to the Minister requesting authorisation on 1 April 2025 and remains on 'further review' for reasons unrelated to the Amendments.

[City of Greater Geelong Industrial Land Supply Review 2025 \(future amendment\)](#)

117. Council is in the process of finalising a review of the municipality's industrial land supply. The draft Review investigated industrial land use, land area and its importance and influence on the Greater Geelong economy. It identifies the gross amount of

occupied industrial land, and the gross amount of vacant/ available land for future industrial development.

118. The Review also investigated the role and outlook for the City's established and emerging industrial precincts.
119. Key findings (taken from the *City of Greater Geelong Industrial Land Supply Review, October 2025 Executive Summary*) relevant to C453ggee are:
 - 119.1. The City's industrial sector is growing in jobs, floor space and economic output.
 - 119.2. In the post-COVID era, the City's industrial footprint has been expanding at over 21 hectares per annum.
 - 119.3. A confluence of favourable industrial supply and demand factors position the city to grow its industrial sector. This includes a growing population, unique road, rail, sea and air capability, access to the western growth corridor, established industry and a growing workforce.
 - 119.4. At 2025, the City is not well positioned to facilitate and sustain a broad spectrum of new industrial growth. This is because industrial land supply is geographically constrained and constrained by subdivision requirements.
 - 119.5. The City is dependent on the Geelong Ring Road Employment Precinct (GRREP) to accommodate broad hectare industrial demand. In 2025, 73% of the City's vacant industrial land supply is within the GRREP. The remaining land supply is largely comprised of fragmented infill lots. The GRREP is a major industry area intended to accommodate the buffer, lot size and land use needs of major operations. The GRREP is subject to minimum lot size requirements that support the lot size needs of major industry.
 - 119.6. The City requires new unencumbered broad hectare industrial land that can accommodate the needs of a broad spectrum of traditional and non-traditional industrial sectors including small and medium sized operations.
 - 119.7. Future industrial precincts at Avalon, Lara and Armstrong Creek will diversify and expand industrial land options.
 - 119.8. The City's industrial land supply at 2025 is already constrained. By 2027, the City will have less than ten years of industrial land supply and will incorporate increasingly limited options to accommodate demand particularly as the GRREP's smaller lot precincts are increasingly occupied.

119.9. The delivery of new employment precincts in both the south and north of the municipality should be a key municipal economic development priority. New industrial land is in the process of being delivered in Lara.

120. The Lara Business Park is identified as one of four future precincts to increase the City's industrial land supply, as summarised on page 75 of the Review report:

7.7 Future Land Consumption – LGA (Future Precincts)

The following draws on observed annual consumption rates to investigate the short, medium and long term capacity of the City to support industrial development, assuming the delivery of identified future precincts designated for industrial and employment uses.

For the purpose of modelling, we have only included confirmed future industrial precincts* as detailed in the table below:

Table 25: Future precincts – Net Developable Area & Estimated Delivery

Precinct	Net Developable Area (Ha)	Est. Delivery
SWGIA	170	2027
Greater Avalon	780*	2028
NEIP	76*	2029
Lara Business Park	73	2030
Total	1,099	

*Net Developable Area estimated, likely subject to change

Table 26: Future precincts land consumption (LGA)

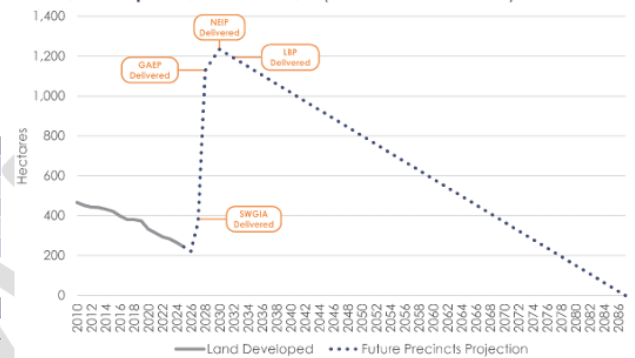
Future Precincts	
Annual average consumption rate (ha)	21.6
Vacant industrial zoned land supply (ha)	264.9
Future precincts land supply (ha)	1,099
Total industrial land supply (ha)	1,363.9
Period of land availability (yrs)	63

The City of Greater Geelong incorporates 265 hectares of potentially developable industrial land at 2025. The delivery of the four identified future precincts would see the City's total land supply increase to approximately 1,364 hectares. At present, the current estimated delivery dates of these precincts range between 2027-2030. In the model, their respective net developable areas are added to the City's overall industrial land supply. For the purpose of this scenario, it has been assumed that the post-COVID consumption rate of 21.6 hectares per annum will be maintained. Under the conditions modelled, the City theoretically incorporates approximately 63 additional years of industrial land supply. Charter notes that the net developable areas and estimated delivery dates of identified future precincts may be subjected to change, which may impact the overall period of land availability.

*Charter notes that the North and West Geelong Growth Areas include land subject to investigation for the purpose of industrial/employment uses. Delivery of these growth areas would likely see a further increase in Greater Geelong's industrial land supply.

Figure 60: Land Consumption Scenario – LGA (Future Precincts)

Land Consumption Scenario - LGA (Incl. Future Precincts)



Source: CKC

121. Community and stakeholder engagement occurred in October 2025 where submissions were invited. Lara Farms lodged a submission, mainly in support but highlighting the Business Park would be delivered well in advance of the GAEP.
122. A final report is being prepared for the May 2026 Council Meeting to seek endorsement of the Review report and commence preparation of an Industrial Land Use Strategy. It is expected it will take 12 months to complete the Strategy, upon which an amendment to implement the Strategy into the planning scheme will follow.
123. The Review is on the City's webpage: <https://yoursay.geelongaustralia.com.au/ILSR25>

Permit applications or recently granted permits that might impact on the Amendments

124. There are no permit applications or recently granted permits that might impact on the Amendments.

SUMMARY OF ISSUES RAISED IN SUBMISSIONS

Summary of submissions

125. Council received 25 submissions to the exhibited **C444ggee**.
126. Of the 25 submissions, 17 request changes or objections to C444ggee. The remaining submitters were supportive. The submissions are summarised as follows:
- 126.1. Objections from 14 local residents raising traffic and related transport infrastructure concerns, as well as inadequate school and other services to support more people.
 - 126.2. Support from Lara Farms.
 - 126.3. Support (2 separate submissions) from the owners of 775 Princes Highway, Lara. The property forms part of land being rezoned.
 - 126.4. Generally supportive and/or requesting changes to DPO48 from Barwon Water, Corangamite Catchment Management Authority, Dept of Energy, Environment and Climate Change, DTP (under delegation of the Head, Transport for Victoria), Environment Protection Authority, Viva Energy Australia Pty Ltd and APA Group.
 - 126.5. Support from a resident of Truganina.
127. Council received 25 submissions to the exhibited **C453ggee**.
128. Of the 25 submissions, 17 request changes or objections to C453ggee. The remaining submitters were supportive. The submissions are summarised as follows:
- 128.1. Objections from 5 local residents raising traffic and related transport infrastructure concerns.
 - 128.2. Support from Lara Farms.
 - 128.3. Support from part owners of 775 Princes Highway, Lara.
 - 128.4. Generally supportive and/or requesting changes to DDO55 from Barwon Water, Corangamite Catchment Management Authority, Dept of Energy, Environment and Climate Change, DTP (under delegation of the Head, Transport for Victoria), Environment Protection Authority, Viva Energy Australia Pty Ltd and APA Group.
 - 128.5. An objection from Avalon Airport Pty Ltd.
 - 128.6. Support from a local Lara resident and a resident of Truganina.

Council response to submissions

129. Council considered submissions in its report *Amendment C444ggee and Amendment C453ggee Delegated Authority Report, 22 January 2026* and approved the following resolution of Council by Council's delegate on 28 January 2026 (the **Delegate's Report**):

Recommendation

16. That Council having considered all submissions to Amendment C444ggee and Amendment C453ggee to the Greater Geelong Planning Scheme resolves to:
- 16.1 Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;
 - 16.2 Refer all submissions to the Panel; and
 - 16.3 Submit to the Panel its response to the submissions generally as outlined in this report.

Approved as a resolution of Council by Council's delegate:



Tim Webb
Coordinator Strategic Planning

Date: 28 January 2026

130. The Delegate's Report provides a detailed submission summary for both Amendments, together with Council's response to these issues. The Delegate's Report is published on the City's amendments webpage for both Amendments.
131. Pages 9 to 14 (Attachment 1) of the Delegate's Report summarises the issues raised in the submissions by theme, and Attachment 2 Table 1 (C444ggee) and Table 2 (C453ggee) of the report includes a summary of the individual submissions. Council's response to each of the issues raised in submissions is also included the Delegate's Report at Attachment 2.
132. Broadly, the issues raised in the submissions can be categorised under key themes common to both Amendments as follows:
- 132.1. DTP traffic and road infrastructure issues including request for a combined Transport Impact Assessment (**TIA**) to be completed.
 - 132.2. Local resident concern about the general increase in traffic and delays, as well as inadequate road infrastructure.
 - 132.3. Rennie Street traffic, condition and excessive speed.
 - 132.4. Rennie Street bridge flooding.
 - 132.5. Canterbury Road East level crossing safety concerns including a DTP request that an ALCAM risk assessment be completed.

- 132.6. Requested changes to the Overlay Schedule controls (i.e. C444ggee DPO48 and C453ggee DDO55).
133. Other key issues raised in the submissions specific to either C444ggee or C453ggee are as follows:
- 133.1. EPA request to amend the C444ggee EAO map
 - 133.2. Lara Lake Primary School capacity concerns due to an increase in population resulting from C444ggee
 - 133.3. Avalon Airport suggestion that C453ggee be delayed until the Industrial Land Supply Review is completed.
134. In accordance with direction #11 of the Panel Directions, on Monday 13 April 2026 Council will be circulating its Part B submission and its 'Day 1' version of DPO48 and DDO55. The Part B submission will address the remaining directions of the Panel, including Council's response to the issues raised in submissions.

Resolved submissions

135. Council and Viva Energy (C444ggee submission #23 and C453ggee submission #14) have agreed to revised DPO48 and DDO55 drafting in relation to oil pipeline provisions. The agreed changes will form part of Council's 'Day 1' version mark-up.

Further transport assessment work

136. As outlined in the Delegate's Report, Council, DTP and Lara Farms agreed that a combined TIA is required. Traffix Group were to prepare the TIA prior to the Panel Hearing having considered submissions and further information and requested assessments from Council and DTP.
137. Traffix Group completed a combined TIA March 2026, which was circulated to all Distribution List parties by Norton Rose Fulbright on behalf of Lara Farms, on Friday 20 March 2026. The TIA is published on the City's amendments webpage for both Amendments.
138. The DTP submission request for Lara Farms to complete an ALCAM assessment is currently being prepared by Nelson-Furnell Pty Ltd.

CONCLUSION

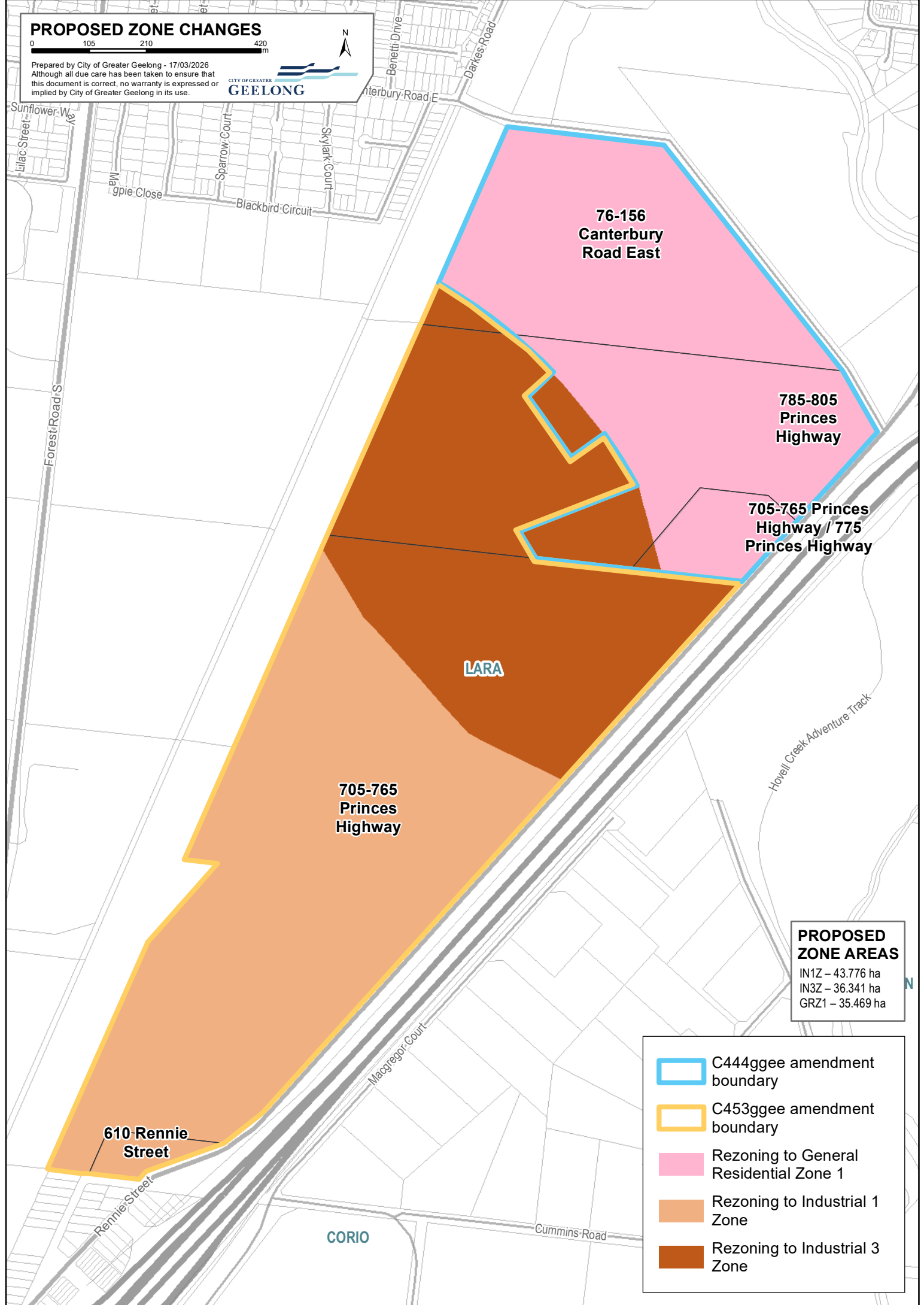
139. This completes the 'Part A' submission of Council.

ATTACHMENT A - PROPERTY ADDRESS & ZONES MAP

PROPOSED ZONE CHANGES

0 105 210 420 m

Prepared by City of Greater Geelong - 17/03/2026
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PROPOSED ZONE AREAS	
IN1Z	43.776 ha
IN3Z	36.341 ha
GRZ1	35.469 ha

- C444ggee amendment boundary
- C453ggee amendment boundary
- Rezoning to General Residential Zone 1
- Rezoning to Industrial 1 Zone
- Rezoning to Industrial 3 Zone

ATTACHMENT B - CHRONOLOGY OF EVENTS

CHRONOLOGY OF EVENTS

Date	Description of event
11 August 2011	Lara Structure Plan (April 2011) Amendment C198 gazetted
8 May 2019	Sale by expression of interest for the Amendments land closes
16 February 2022	Following a period of discussion and engineering advice between City planners/ engineers and TGM Group/ Tract Consultants, Council writes to Tract informing that (amongst other things) a residential rezoning request is supported and should include the land to the north of Canterbury Road East.
14 June 2022	Residential rezoning request lodged by Tract on behalf of: <ul style="list-style-type: none"> ▪ Lara Farms Pty Ltd (76-156 Canterbury Rd East, 785-805 Princes Highway and 705-765 Princes Highway) ▪ NNLALE Pty Ltd (95 Canterbury Rd East and 99 Canterbury Rd East) ▪ Benng Pty Ltd (101-145 Canterbury Rd East) The request is supported by several technical reports.
17 June 2022	Amendment C444ggee created in the Amendment Tracking System
5 August 2022	Received Corangamite CMA floodplain management advice for Amendment C444ggee.
29 July 2022	Amendment C444ggee MD19 early advice received from the EPA
Late 2022 - 2024	Ongoing collaboration between Tract (Lara Farms) and Council to prepare separate technical reports and amendment documents for the two amendments. Other than agreement to prepare a combined Flood Impact Report, Limeburners Bay Ramsar Wetland Impact Assessment and Stormwater Management Strategy.
6 January 2023	Amendment C453ggee created in the Amendment Tracking System
22 December 2023	Tract on behalf of Lara Farms Pty Ltd lodge an industrial rezoning request for the land at 76-156 Canterbury Rd East, 785-805 Princes Highway, 705-765 Princes Highway and 610 Rennie St. The request is supported by several technical reports.
30 April 2024	Amendment C453ggee MD19 early advice received from the EPA
10 October 2024	Agreement between Council officers and all landowners to remove the NNLALE and Benng land from Amendment C444ggee.
11 November 2024	Stormwater Management Strategy Rev06 completed
25 March 2025	Council Meeting resolution to prepare and exhibit Amendment C444ggee and Amendment C453ggee
23 April 2025	MD19 further advice received from the EPA for both amendments
May 2025	Draft section 173 agreements for C444ggee Community Infrastructure Contribution and C453ggee managing potentially contaminated land (610 Rennie St.) prepared for exhibition

Date	Description of event
10 June 2025	Minister Authorisation application request sent for both amendments
28 August 2025	Minister's delegate authorises Amendment C444ggee & C453ggee exhibition
9 October to 17 November 2025	Public Exhibition of both amendments at the same time
14 January 2026	Meeting between Lara Farms representatives (including Traffix Group), DTP Transport staff and Council staff to discuss traffic and transport submissions. Agreement for Traffix Group to prepare a combined C444ggee and C453ggee Transport Impact Assessment (TIA) and ALCAM Assessment prior to the Panel Hearing.
22 January 2026	Amendments C444ggee & C453ggee Council Delegated Authority Report to consider submissions completed
28 January 2026	Council's delegate resolves to request the Minister for Planning to appoint an independent panel and refer all submissions to the panel
14 February 2026	Amendments C444ggee & C453ggee Panel appointed by Minister's delegate
2 March 2026	Panel Directions Hearing
3 March 2026	Panel issues timetable and directions
20 March 2026	Traffix Group Combined C444ggee and C453ggee TIA completed and provided to the Panel, Council and DTP
14 April 2026	Panel Hearing commences

ATTACHMENT C - C469GGEE LARA POLICY EXTRACT

11.03

31/07/2018
VC148

PLANNING FOR PLACES

11.03-6L-05 Anakie

Proposed C469ggee

Objectives

To encourage development respects the compact nature and rural character of Anakie and does not impact upon surrounding natural environments or agricultural land.

To minimise the risks and impact of bushfire.

To support use and development that increases tourism visitation to Anakie.

Strategies

Maintain the extent of the Anakie township to existing Township Zoned land.

Locate commercial development on the Geelong-Ballan Road within the township.

Locate any future community facilities close to the primary school and community house.

Locate any future active recreational facilities adjoining the existing oval.

Policy guideline

Consider as relevant:

- A minimum residential lot size of 1000 square metres in order to facilitate the on-site disposal of sewage and to preserve the rural character of the town.

Policy document

Consider as relevant:

- *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)

11.03-6L-06 Lara

Proposed C469ggee

Policy application

This policy applies to land identified in the Lara Structure Plan Map.

Objectives

To maintain a compact urban form.

To protect and enhance the environmental, cultural and landscape features, and including the rural characteristics of Lara.

Strategies

Contain urban development within the defined settlement boundary shown on the Lara Structure Plan map.

Limit rural living development to existing zoned land within Lara.

Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.

Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.

Limit industrial uses within the township to land currently zoned for industrial purposes.

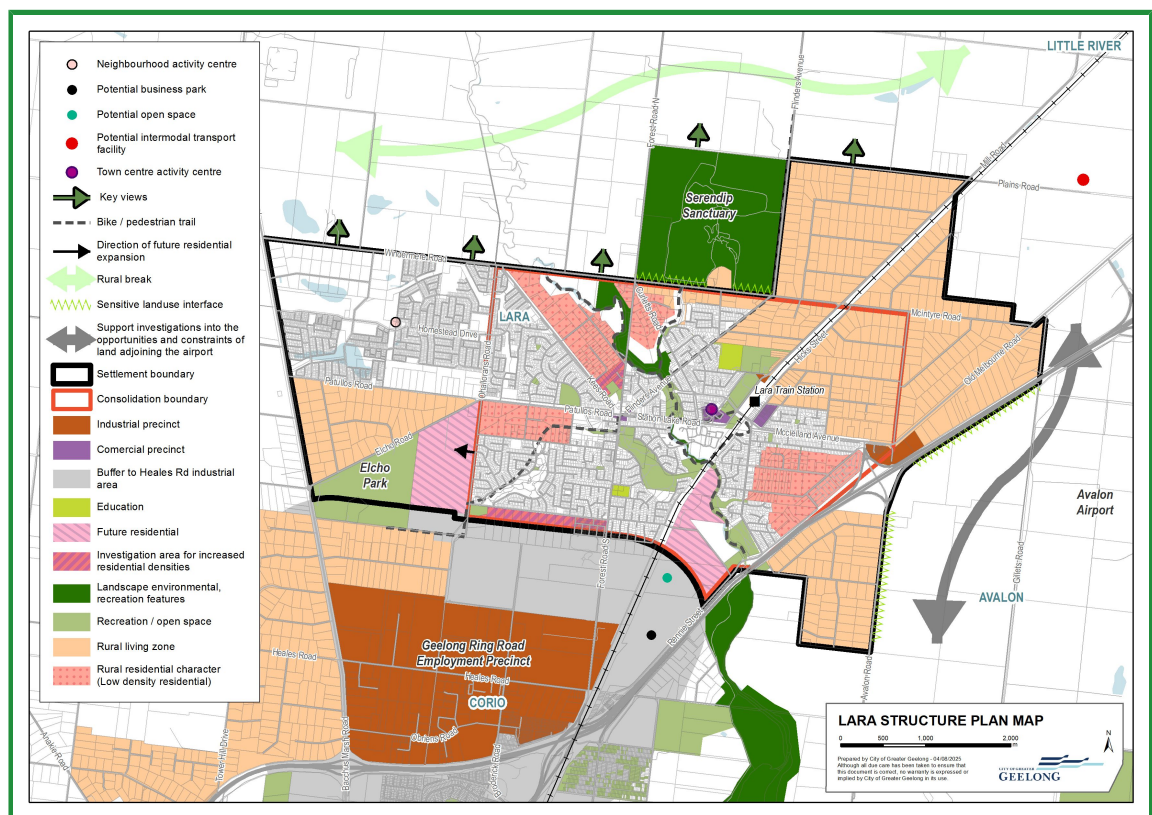
Design residential subdivision to incorporate urban design treatments that reinforce the rural characteristics of the town.

Support the rezoning of 'future residential' areas when rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.

Discourage land use and development outside the Lara settlement boundary that would prejudice the following:

- Retention of the rural landscape setting including the You Yangs
- Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport.
- Protection of buffers to the Geelong Ring Road Employment Precinct.
- Protection of opportunities for a potential intermodal transport facility north-east of Lara.
- Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

Lara Structure Plan Map



11.03-6L-07 Central Geelong

Proposed C469ggee

Policy application

This policy applies to land identified in the Central Geelong Framework Plan Map in schedule 1 of clause 37.08.

Objectives

To support development of Central Geelong as an international waterfront city with strengths in health, services, education, events and a high amenity lifestyle and clever and creative culture.

Strategies

Facilitate development in accordance with the Central Geelong Framework Plan.