

# MINUTES

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## COUNCIL MEETING

**Tuesday 26 August 2025**  
**6:00 pm**

**City Hall**  
**57 Little Malop Street, Geelong 3220**

**LIVE STREAMED ON THE CITY'S WEBSITE:**

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### **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 (Virtual)  
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 Basford (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.

*Cr M Cadwell joined the meeting at 6.05pm.*

## **1. PROCEDURAL MATTERS**

### **1.1. Acknowledgement of Country**

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

### **1.2. Apologies**

Nil

### **1.3. Leaves of Absence**

#### **RESOLUTION - Item 1.3.1**

**Cr E Sinclair moved, Cr R Story seconded -**

That Leave of Absence be granted to Cr M Cadwell from 18 August 2025 to 21 August 2025, inclusive.

**Carried.**

#### **RESOLUTION - Item 1.3.2**

**Cr E Wilkinson moved, Cr R Nelson seconded -**

That Leave of Absence be granted to Cr R Story from 3 September 2025 to 9 September 2025, inclusive.

**Carried.**

### **1.4. Declarations of Conflicts of Interest**

Nil

### **1.5. Confirmation of Minutes**

#### **RESOLUTION - Item 1.5**

**Cr A Katos moved, Cr C Burson seconded -**

That the Minutes of the Council Meeting held on 22 July 2025 be confirmed.

**Carried.**

## **2.9. Amendment C457ggee - Highton Urban Design Framework Implementation - Consideration of Panel Report and Adoption of Amendment**

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

### **Purpose**

1. To consider the Amendment C457ggee Planning Panel Report and adopt Amendment C457ggee which affects the Highton Village Shopping Centre.

### **Background**

2. On 22 October 2022 Council adopted the Highton Village Urban Design Framework (UDF) with changes and resolved to prepare and exhibit Amendment C457ggee to the Greater Geelong Planning Scheme. The amendment implements the key planning elements of the UDF.
3. The amendment applies to land within the Highton Village Shopping Centre including the Council car parks at 1A Taylor Court and 19 Belle Vue Avenue.
4. The amendment rezones Council car parks and roads to the Commercial 1 Zone and applies a new Design and Development Overlay Schedule 52 (DDO52) to the commercial areas of the Highton Village.
5. Public exhibition of the amendment occurred in November-December 2024. Council received 28 submissions. Of these, 27 submissions objected or requested changes to the amendment and one was supportive.
6. On 25 February 2025 Council considered the submissions and resolved to make changes to the amendment, including to reduce the height of development to 9 metres/ 2 storeys across the Village Centre. Council also resolved to refer all submissions to an Independent Panel appointed by the Minister for Planning.
7. A Panel Hearing was held for one day on 6<sup>th</sup> May 2025.

### **Key Matters**

8. Key issues raised in the submissions included: development height; Highton Village character; Council car parks zoning; traffic; affordable housing policy; exhibition timing; car parking/roads/intersections treatments; potential development sites; and impact on public facilities.
9. Most submissions opposed the preferred building heights of four storeys proposed in the DDO52 and the rezoning of land to the C1Z among other issues. In response to submissions Council proposed in its Panel Day 1 version of the Amendment documents to reduce the preferred building height to 2 storeys and to remove the Highton UDF as a reference document.
10. In the Panel's view, the changes made by Council addressed the key issues that could be considered as part of the amendment. The Panel commented that several issues

raised in the submissions, such as car parking and intersection treatments, were beyond the scope of the amendment.

11. The Panel Report was subsequently received on 29 May 2025. Under the *Planning and Environment Act 1987* the Council as the Planning Authority must consider the Panel's report before deciding whether to adopt the amendment.
12. The Panel supported all post exhibition changes submitted by Council and recommended minor changes to the affordable housing local planning policy.
13. The Panel supported the proposed Commercial 1 Zone finding the zone is appropriate and more in line with the activities of the Highton Village.
14. The Panel found the amendment to be strategically justified and recommends the amendment be adopted subject to the changes listed in the Panel Report Executive Summary, which can be viewed at **Attachment 1** to this report. **Attachment 3** includes the key points the Panel considered and a Council response.
15. It is recommended that the amendment be adopted in the form shown in **Attachment 2** and submitted to the Minister for Planning requesting approval.

#### **RESOLUTION - Item 2.9**

**Cr R Nelson moved, Cr A Katos seconded -**

##### **That Council:**

1. **Adopts Amendment C457ggee – Highton Village Urban Design Framework – in the form shown in Attachment 2 of this report; and**
2. **Submits the adopted Amendment and prescribed information to the Minister for Planning requesting approval.**

**Carried**

***Financial Sustainability***

16. There are no financial implications associated with the Amendment.

***Community Engagement***

17. Amendment C457ggee was exhibited in accordance with the requirements of the Planning and Environment Act 1987.
18. All submitters had the opportunity to be heard by the Independent Panel. The Panel considered all submissions referred to it, regardless of whether the submitters appeared at the hearing.
19. The City has advised submitters of the release of the Panel Report.

***Social Equity and Sustainability***

20. The amendment provides for increased housing diversity in proximity to local shopping and community facilities, and within an Increased Housing Diversity Area.
21. Local policy encourages affordable and social housing contributions in activity centres and is consistent with the City's Social Housing Plan 2020-2042 and accords with State Government policy.
22. The amendment provides direction to the local community about the future development parameters of the centre for which currently none exist. Implementing the DDO52 will ensure that excellent design and built form outcomes are to be achieved in any new development of the centre.
23. Improvements to the public realm of the Highton Village Shopping Centre through encouraging active frontages and improving pedestrian and cycling amenities will also lead to positive social effects and outcomes for customers, staff, and the wider community.

***Relevant Law/Policy/Legal Implications***

24. The Highton UDF provides an appropriate strategic justification for the Amendment by addressing the key policy objectives in the relevant provisions of the Greater Geelong Planning Scheme including Clauses 02, 11 and 16.
25. Council added that the preparation of the Highton UDF was driven by the need to undertake a refresh of Highton Village public infrastructure. In addition, the Highton UDF was to identify where additional floorspace could be delivered to support Council's Settlement Strategy 2020 and planning policy both of which seek to facilitate infill development and, by allowing for a modest increased housing opportunities in an activity centre, increase housing supply.
26. Council's 2020 Settlement Strategy outlines the need to provide infill housing opportunities to support population growth. The Settlement Strategy recommended the preparation of the UDF which included an Increased Housing Diversity Area review and nomination of possible 'Key Development Areas'.
27. Victoria's Housing Statement 2024-2034 recognises housing as one of the nation's biggest challenges and provides a long-term housing plan directing more housing in established suburbs close to existing infrastructure and transport.

### ***Alignment to Community Plan and Vision***

28. This report aligns with Our Council Plan 2025-2029 strategic priority:  
Core and Critical Infrastructure  
Economic Development
29. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:  
Sustainable development that supports population growth and protects the natural environment.

### ***Conflict of Interest***

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

### ***Risk Assessment***

31. Council’s Retail Strategy has identified demand for increased gross floor area in Highton Village, however, there is currently limited supply. Without new development the activity centre may not meet the needs of the community.
32. The proposed two storey/nine metre preferred maximum building height for development in Belle Vue Avenue will be lower than the eleven metre development height in the residential parts of the Highton Increased Housing Diversity Area. There is a risk that this may not be supported through the Ministerial amendment approval process.

### ***Environmental Sustainability***

33. The amendment is expected to have a positive impact on the environment by ensuring that new development is responsive to the local context and providing built form controls that will guide new and infill development.
34. The DDO52 includes requirements to encourage Environmentally Sustainable Design (ESD) in the architecture and design of buildings and to improve pedestrian and cyclist safety and amenity through building design. These will have important environmental benefits for the Highton community.

### **Attachments**

1. Attachment 1 - Planning Panel Report Executive Summary Amendment C457ggee [2.9.1 - 2 pages]
2. Attachment 2 - Amendment C457ggee Amendment to be Adopted [2.9.2 - 36 pages]
3. Attachment 3 - Key Issues addressed by the Planning Panel Amendment C457ggee [2.9.3 - 4 pages]

Cr C Burson left the meeting at 8.14pm.

Cr C Burson re-joined the meeting at 8.16pm.

## 2.10. T2500041 - Drainage Inspection and Vacuum/Drain Cleaning Plant Hire Services

**Source:** Corporate Services  
**Executive Director:** Troy Edwards

### Confidentiality

1. Confidential information is contained in **Attachment 1** as circulated in the confidential section of the report attachments. The information in the Attachment is confidential information for the purposes of 66(2)(a) and the definition of “*confidential information*” in section 3(1) of the *Local Government Act 2020* because it is council business information, being information that would prejudice the Council’s position in commercial negotiations if prematurely released (section 3(1)(a)).

### Purpose

2. The purpose of this report is to award a contract for Drainage Inspection and Vacuum/Drain Cleaning Plant Hire Services to the preferred tenderers as detailed in Clause 3 of the Confidential Procurement Evaluation Report at **Attachment 1**.

### Background

3. The City invited tenders from the open market to establish a panel of contractors to support the monitoring, inspection and servicing of the City’s stormwater infrastructure, including infrastructure within property easements.
4. The contractors will be required to inspect stormwater underground infrastructure and perform clearing works, including the cleaning of gross pollutant traps and litter baskets.

### Key Matters

5. The Procurement and Strategic Sourcing team administered an open tender process on behalf of the City Works team.
6. Details of the procurement process, including the evaluation methodology and the preferred tenderer, are outlined in the Confidential Procurement Evaluation Report at **Attachment 1**.

***Financial Sustainability***

7. The estimated cost of delivering these services over the full contract term, including extension options, will be managed within current and future approved budgets.

***Community Engagement***

8. There was no community engagement on this tender as it is part of Council's regular operations to fulfil its legislative and management obligations to residents, ratepayers and visitors to the area.

***Collaboration Opportunities***

9. No tender collaboration opportunities were identified at this time however opportunities may present themselves in the future to be considered for new contracts.

***Social Equity and Sustainability***

10. The preferred tenderers will enable the City to manage the delivery of the services equitably and sustainably across the entire Greater Geelong region.

***Relevant Law/Policy/Legal Implications***

11. This tender was advertised and managed in accordance with the requirements of sections 108 and 109 of the *Local Government Act 2020* and in accordance with the City's Procurement Policy.

***Alignment to Community Plan and Vision***

12. This report aligns with Our Community Plan 2021-2025 strategic priority: High-performing council and organisation.
13. 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.

***Conflict of Interest***

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

***Risk Assessment***

15. The tender evaluation process involved the assessment of work, health and safety policies, procedures, and risk assessment documents. Any other risks associated with the acceptance of this tender will be managed through the contract conditions.

***Environmental Sustainability***

16. Any environmental implications associated with this contract will arise from the execution of the works. It is considered these are the responsibility of the contractor and will be managed through the contract documentation.

**Attachment 1****Planning Panel Report Executive Summary**

Greater Geelong Planning Scheme Amendment C457ggee | Panel Report | 29 May 2025

## Executive summary

Greater Geelong Planning Scheme Amendment C457ggee (the Amendment) seeks to implement some of the recommendations of the *Highton Village Urban Design Framework January 2024* (Highton UDF).

Key issues raised in submissions included:

- the height of development
- changes to the character of Highton Village
- the rezoning of Council car parks to Commercial 1 Zone (C1Z),
- traffic impacts
- the affordable housing local policy
- the timing of the Amendment exhibition
- car parking, roads and intersections treatments
- the potential development sites
- the impact on public facilities.

The Amendment is focused on the Highton Village by:

- introducing a local policy to encourage the provision of affordable housing
- introducing the Design and Development Overlay Schedule 52 (DDO52) to the entire centre
- consolidating the C1Z by rezoning General Residential Zone 4 (GR24) and within the centre.

A number of submissions opposed the preferred building heights of four storeys proposed in the DDO52 and the rezoning of land to the C1Z among other issues. In response to submissions Council proposed in its Day 1 version of the Amendment documents to reduce the preferred building height to two stories and to remove the Highton UDF as a reference document.

In the Panel's view, these changes address the main issues that could be considered as part of the Amendment. However, a number of issues raised in submissions, such as car parking and intersection treatments, were beyond the scope of the Amendment.

The opposition to the rezoning to a C1Z remained unresolved. The Panel concluded these matters would be considered as part of a development application and the rezoning of the land to C1Z was more in line with the activities of the Highton Village.

For these reasons the Panel accepted Council's submissions and recommended adoption of the Amendment with the post exhibition changes proposed by Council.

The proposed changes to Clause 16.01, provisions of Design and Development Overlay Schedule 52, and application of the Commercial 1 Zone are appropriate.

Some matters raised in submissions are beyond the scope of the Amendment.

### Recommendations

Based on the reasons set out in this report, the Panel recommends that Council:

1. Adopt the exhibited Greater Geelong Planning Scheme Amendment C457ggee with the following changes:
  - a) Revise Clause 16.01 as shown in the Panel recommended version in Appendix E.

- b) **Revise Design and Development Overlay Schedule 52 as shown in the Panel recommended version in Appendix F.**
- c) **Delete the reference to the Highton Village Urban Design Framework in the Schedule to Clause 72.08 Background Documents.**

**Attachment 2**  
**Amendment to be Adopted**

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*Planning and Environment Act 1987*

## **Greater Geelong Planning Scheme**

### **Amendment C457ggee**

#### **Instruction Sheet**

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

The Greater Geelong Planning Scheme is amended as follows:

#### **Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

#### **Zoning Maps**

1. Amend Planning Scheme Map No.52ZN in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C457ggee".

#### **Overlay Maps**

2. Amend Planning Scheme Map No.52DDO in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment C457ggee".

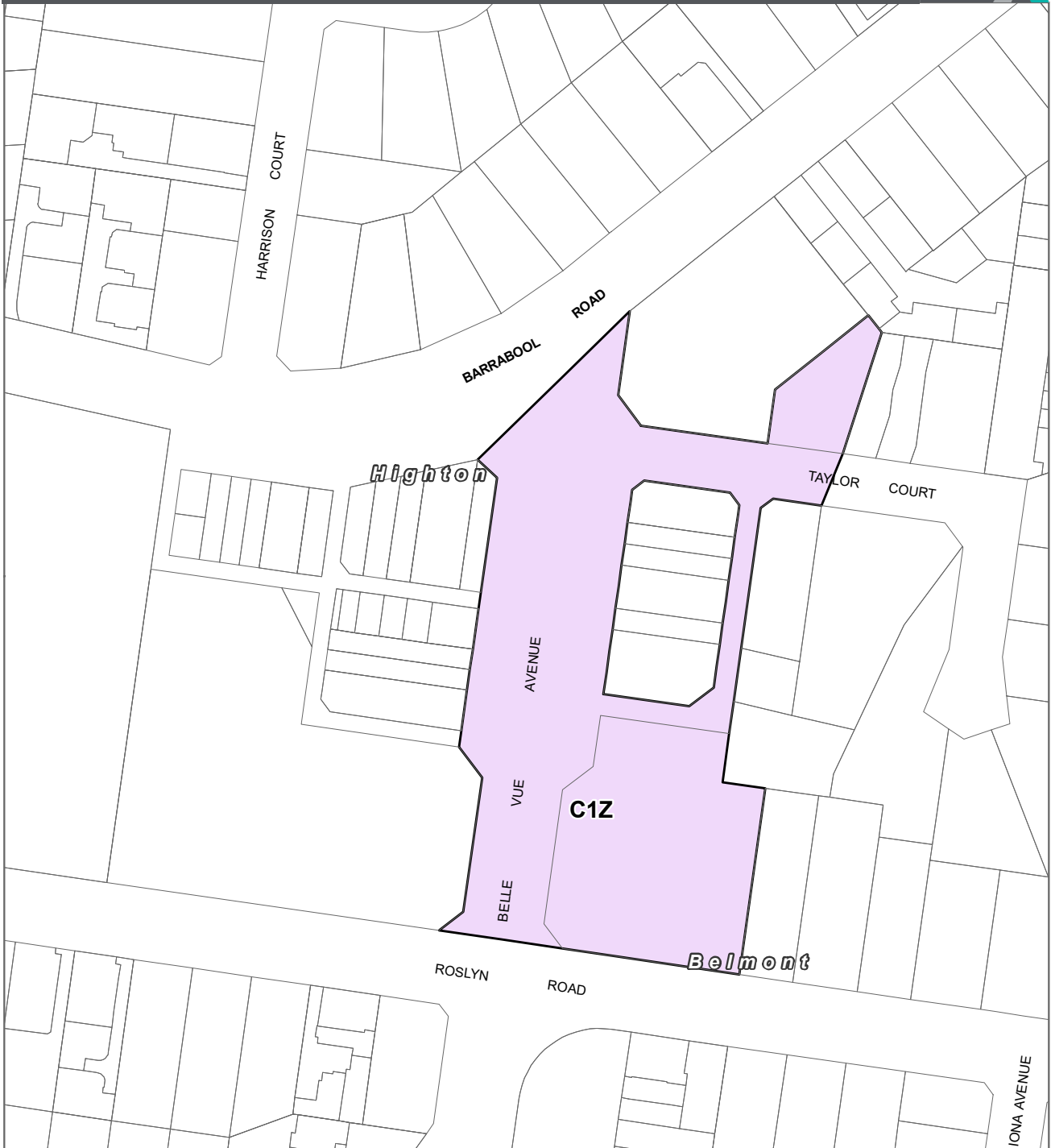
#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In **Planning Policy Framework**- replace Clause 16.01 with a new Clause 16.01 in the form of the attached document.
4. In **Overlays** – Clause 43.02, insert a new Schedule 52 in the form of the attached document.

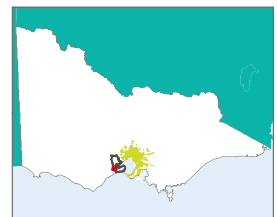
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# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C457ggee



**LEGEND**

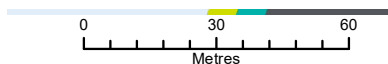
- C1Z - Commercial 1 Zone
- Local Government Area



Part of Planning Scheme Map 52

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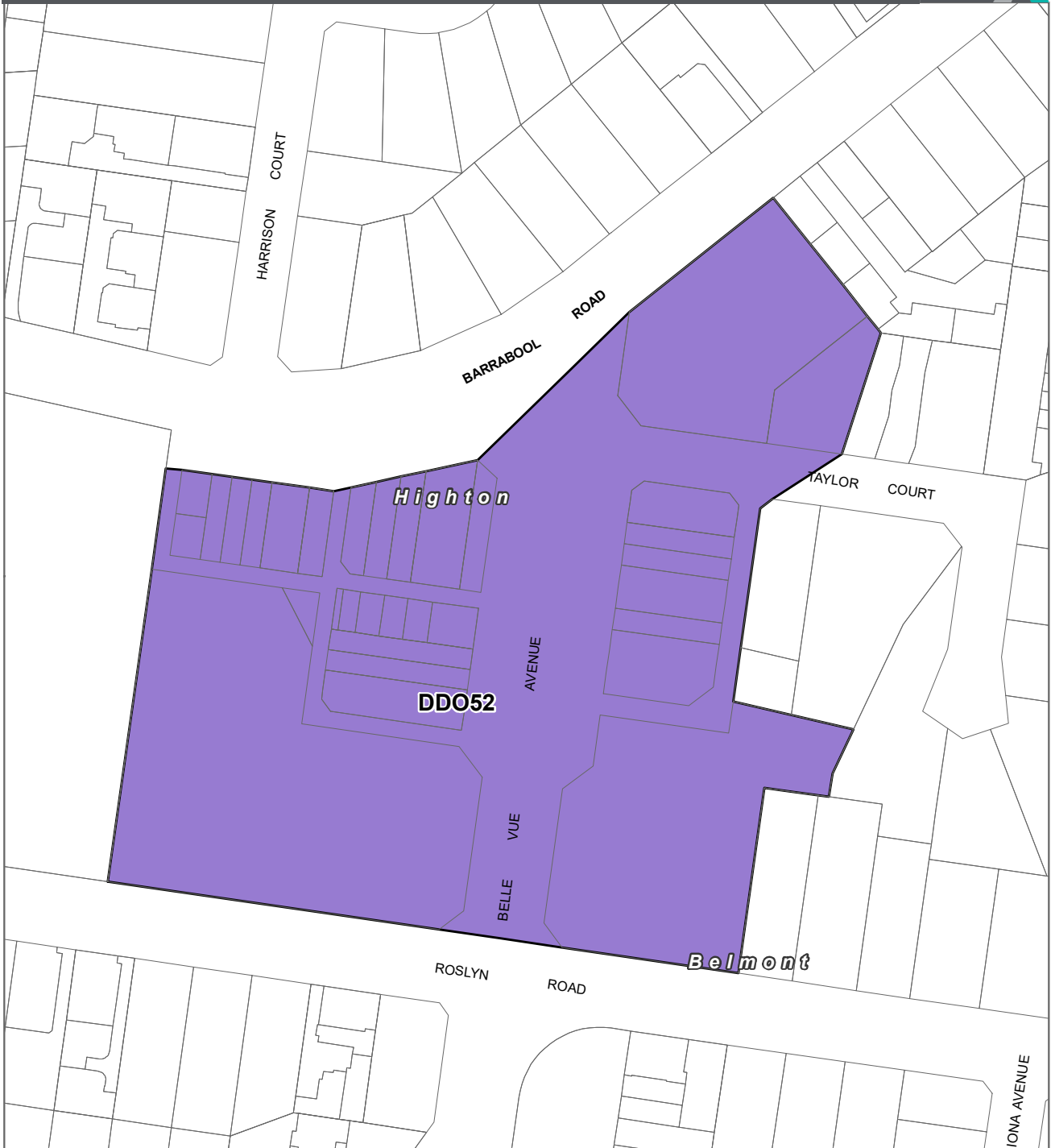
Planning Group  
Print Date: 26/06/2024  
Amendment Version: 1





Department of Transport and Planning

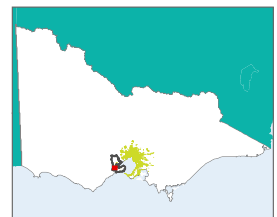
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# GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C457ggee



**LEGEND**

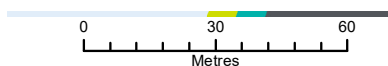
-  DDO52 - Design and Development Overlay - Schedule 52
-  Local Government Area



Part of Planning Scheme Map 52DDO

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Planning Group  
Print Date: 26/06/2024  
Amendment Version: 1



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**GREATER GEELONG PLANNING SCHEME**

**16.01**  
31/07/2018  
VC148

**RESIDENTIAL DEVELOPMENT**

**GREATER GEELONG PLANNING SCHEME****16.01-1S**20/12/2021  
VC174**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

**Strategies**

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

**Policy documents**

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

**GREATER GEELONG PLANNING SCHEME**

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

09/10/2020  
VC169

**Strategy**

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

**GREATER GEELONG PLANNING SCHEME**

**16.01-1L-01 Integrated housing and housing diversity**

29/06/2023  
C434ggee

**Strategies**

Accommodate medium and high density housing in Key Development Areas as identified by the Key Development Area maps in this clause.

Locate retirement accommodation in urban areas, preferably close to existing or proposed activity centres and public transport facilities.

Support social housing in areas with good access to services and facilities.

Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including mixed use and high and medium density housing in strategically identified locations.

**Central Geelong Key Development Area Map**





**GREATER GEELONG PLANNING SCHEME**

**Geelong Saleyards Key Development Area Map**



## GREATER GEELONG PLANNING SCHEME

### 16.01-1L-02 Increased housing diversity areas

13/03/2025  
C397ggee

#### Policy application

This policy applies to residential land located in Barwon Heads, Bell Park - Separation Street, Bell Post Shopping Centre, Bellarine Village and Newcomb Central, Belmont - High Street, Corio Village Shopping Centre, Drysdale, East Geelong - Ormond Road, Geelong West Manifold Heights and Newtown, Hamlyn Heights - Vines Road, Highton Shopping Centre, Lara and Lara Station, Leopold, Marshall Station, North Geelong Station, Ocean Grove, Ocean Grove Market Place, Portarlington, South Geelong Station, St Leonards and Waurm Ponds as identified in the Increased Housing Diversity Areas maps in this clause.

#### Objectives

To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.

To support development that makes a positive architectural and urban design contribution to the IHDA.

To maintain streetscape character in heritage areas.

To promote pedestrian safety within the IHDA.

#### General strategies

Maximise opportunities for housing in IHDA by accommodating:

- High density housing in the activity centres consistent with their primary commercial and retail role.
- Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.

Encourage a diversity of housing types to cater to a variety of lifestyle needs.

Encourage development to provide a high level of on-site amenity for future residents.

#### Built form strategies

Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.

Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.

Discourage storage areas located within the minimum area of secluded open space.

Support development that does not reduce opportunities for neighbouring sites to reasonably develop.

#### Building height strategies

Design development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape.

Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.

#### Building height policy guidelines

Consider as relevant:

**GREATER GEELONG PLANNING SCHEME**

- Encouraging development of up to three stories. Three storey development should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encouraging the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.

**Subdivision and consolidation strategies**

Encourage the consolidation of lots to increase development potential.

Discourage the fragmentation of sites and underdevelopment of sites.

**Car parking strategies**

Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.

Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.

**Car parking policy guideline**

Consider as relevant:

- Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.

**Heritage strategies**

Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.

On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.

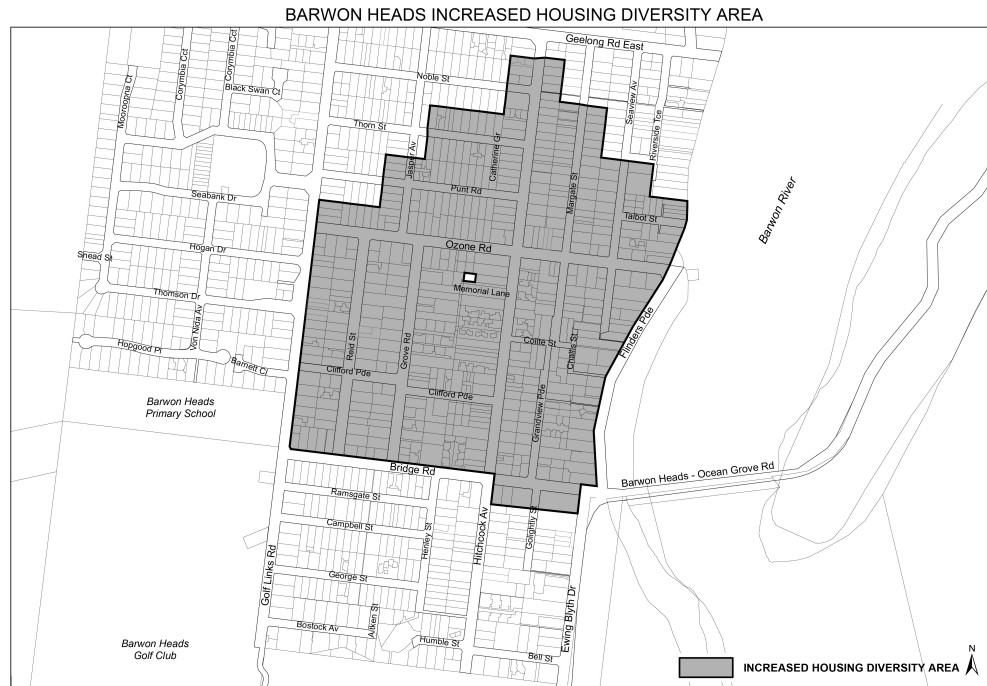
**Policy document**

Consider as relevant:

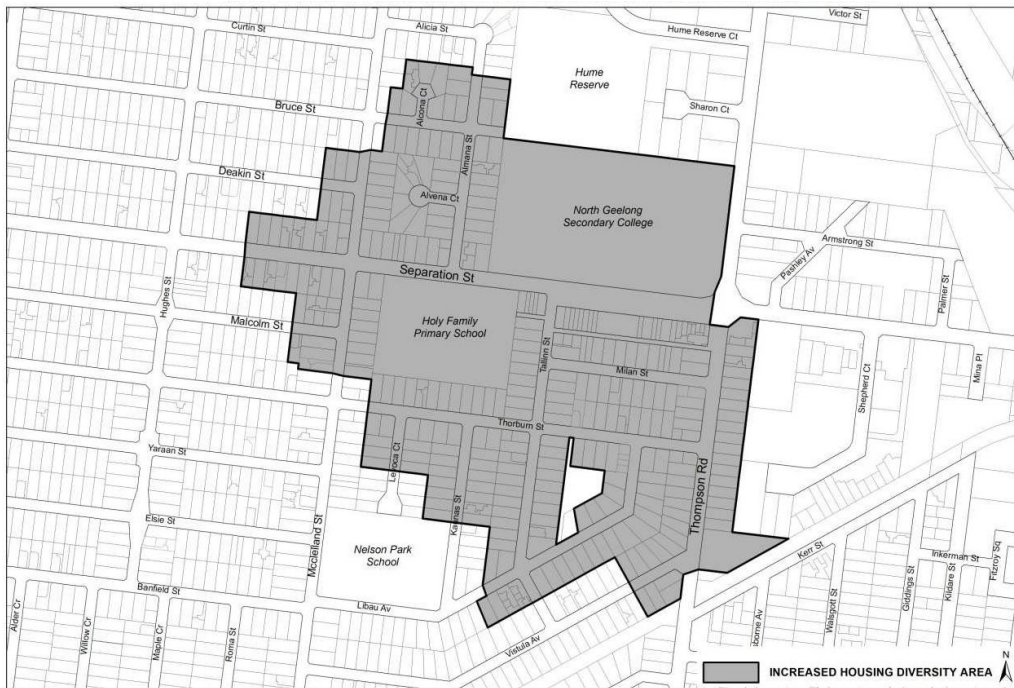
- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

**GREATER GEELONG PLANNING SCHEME**

**Barwon Heads Increased Housing Diversity Areas Map**

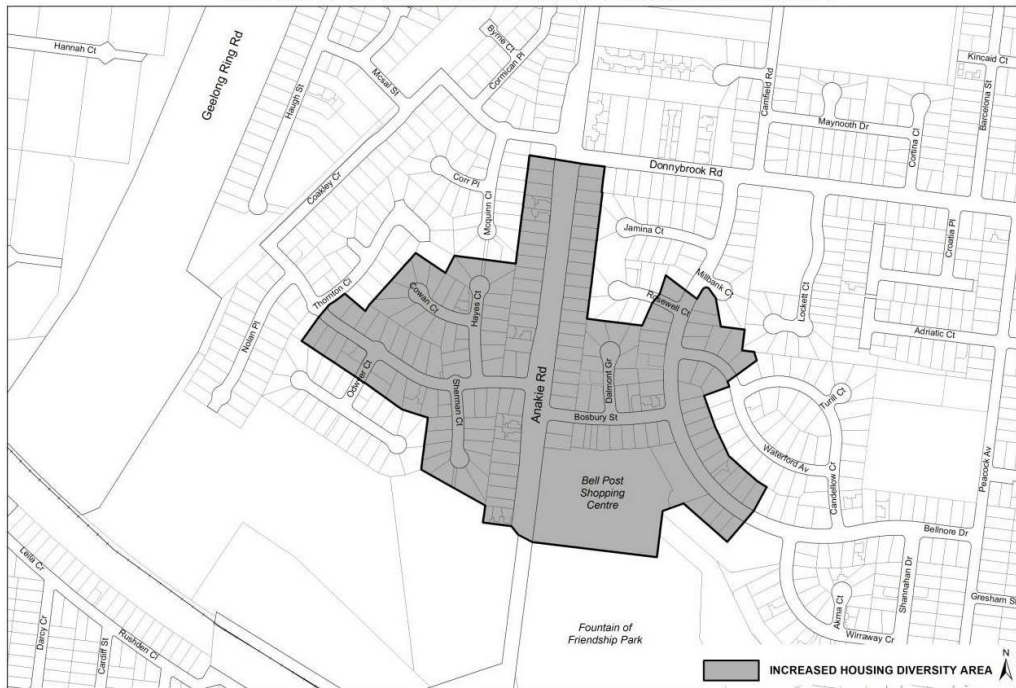


**Bell Park - Separation Street Increased Housing Diversity Areas Map**

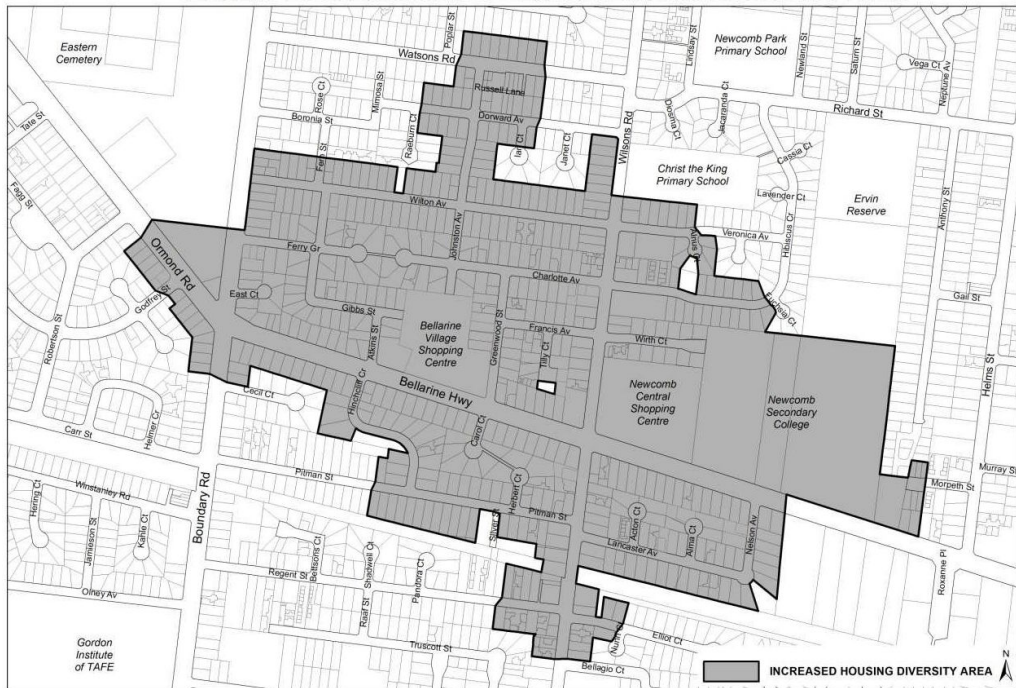


GREATER GEELONG PLANNING SCHEME

Bell Post Shopping Centre Increased Housing Diversity Areas Map



Bellarine Village and Newcomb Central Increased Housing Diversity Areas Map

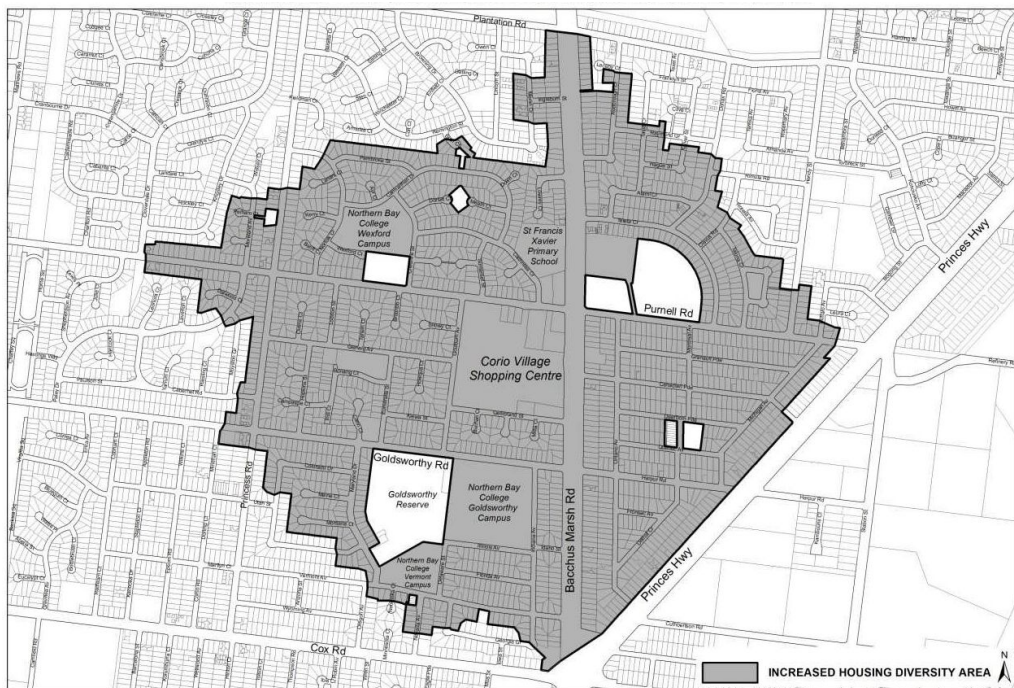


**GREATER GEELONG PLANNING SCHEME**

**Belmont - High Street Increased Housing Diversity Areas Map**

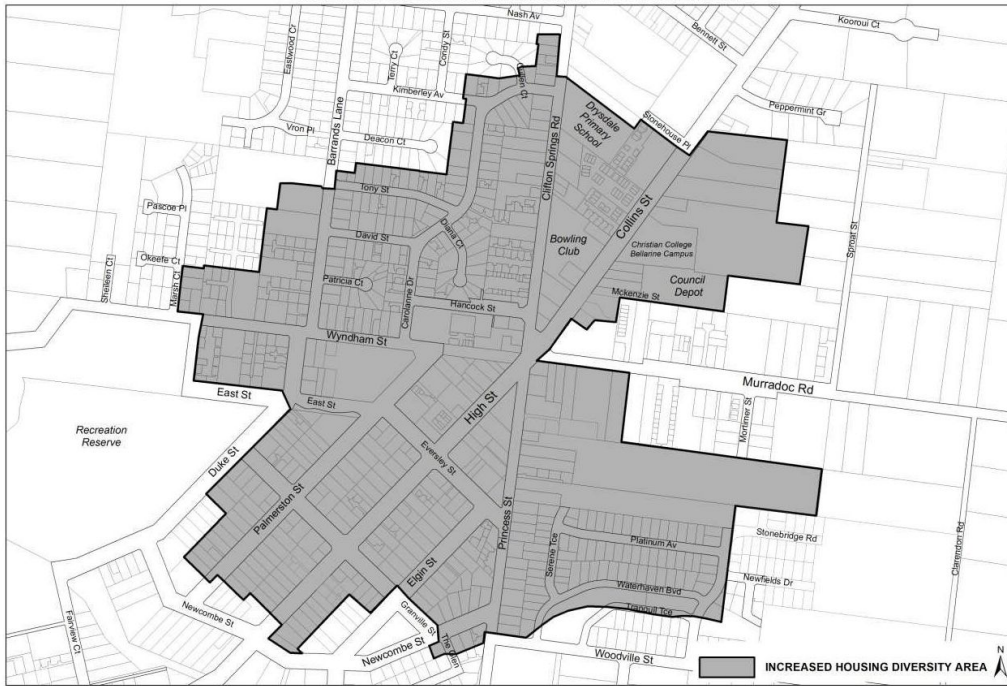


**Corio Village Shopping Centre Increased Housing Diversity Areas Map**



GREATER GEELONG PLANNING SCHEME

Drysdale Increased Housing Diversity Areas Map



East Geelong - Ormond Road Increased Housing Diversity Areas Map



**GREATER GEELONG PLANNING SCHEME**

**Geelong West, Manifold Heights & Newtown Increased Housing Diversity Areas Map**

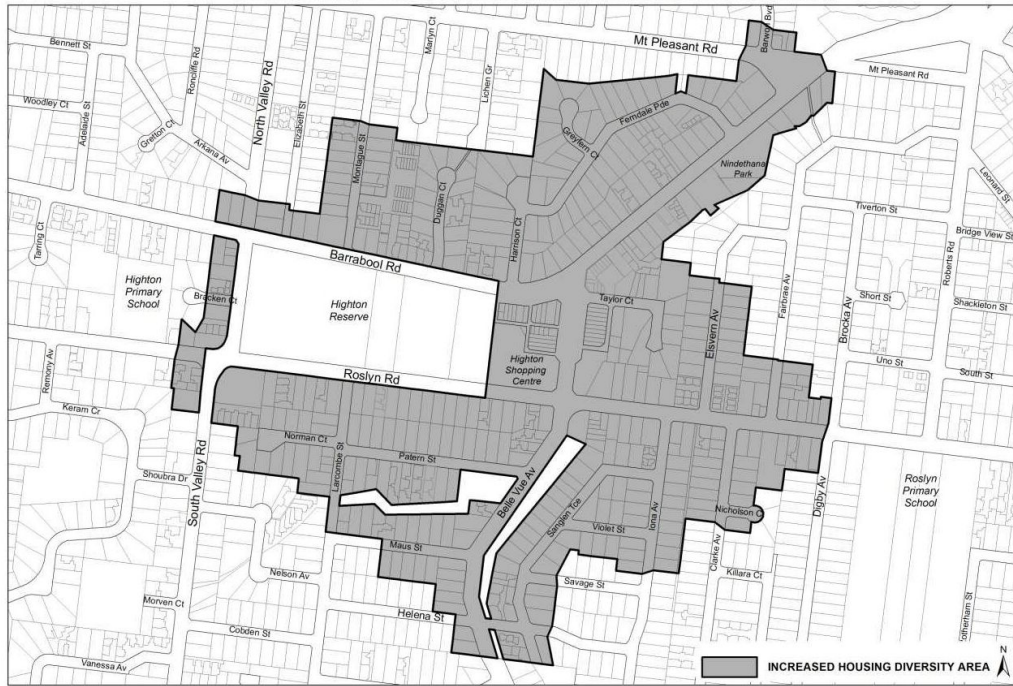


**Hamlyn Heights - Vines Road Increased Housing Diversity Areas Map**

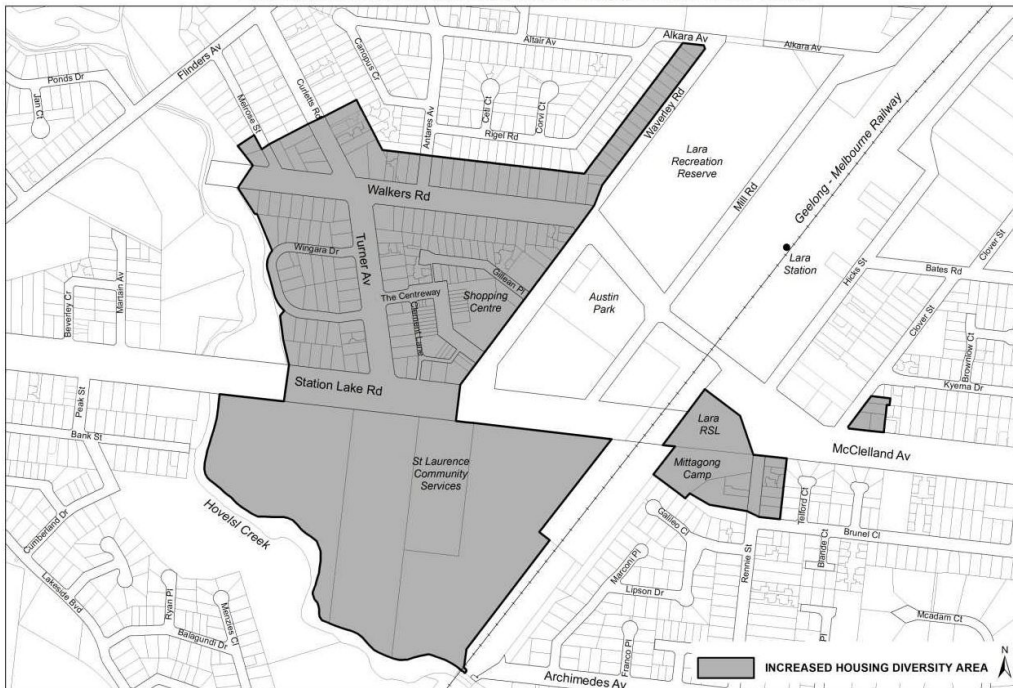


GREATER GEELONG PLANNING SCHEME

Highton Shopping Centre Increased Housing Diversity Areas Map



Lara and Lara Station Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Leopold Increased Housing Diversity Areas Map



Marshall Station Increased Housing Diversity Areas Map



**GREATER GEELONG PLANNING SCHEME**

**North Geelong Station Increased Housing Diversity Areas Map**

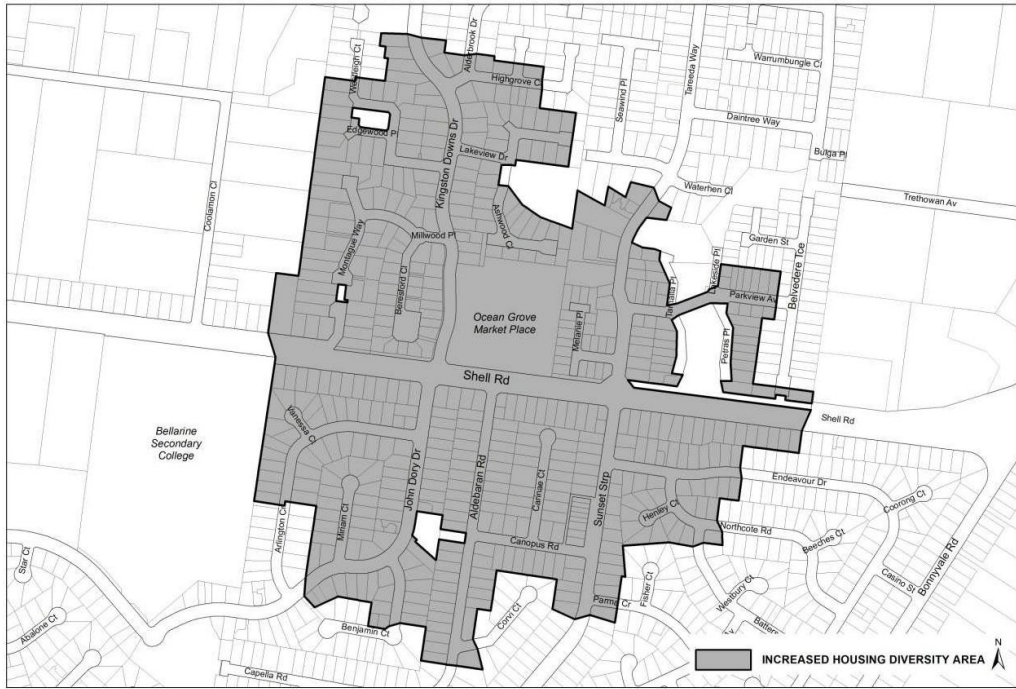


**Ocean Grove Increased Housing Diversity Areas Map**

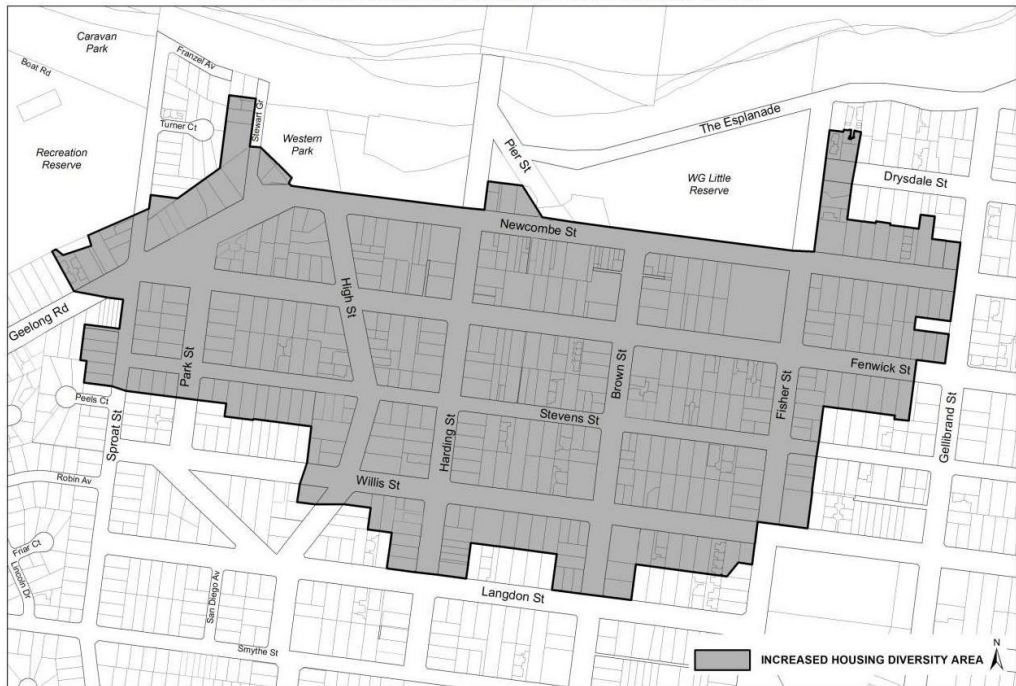


GREATER GEELONG PLANNING SCHEME

Ocean Grove Market Place Increased Housing Diversity Areas Map

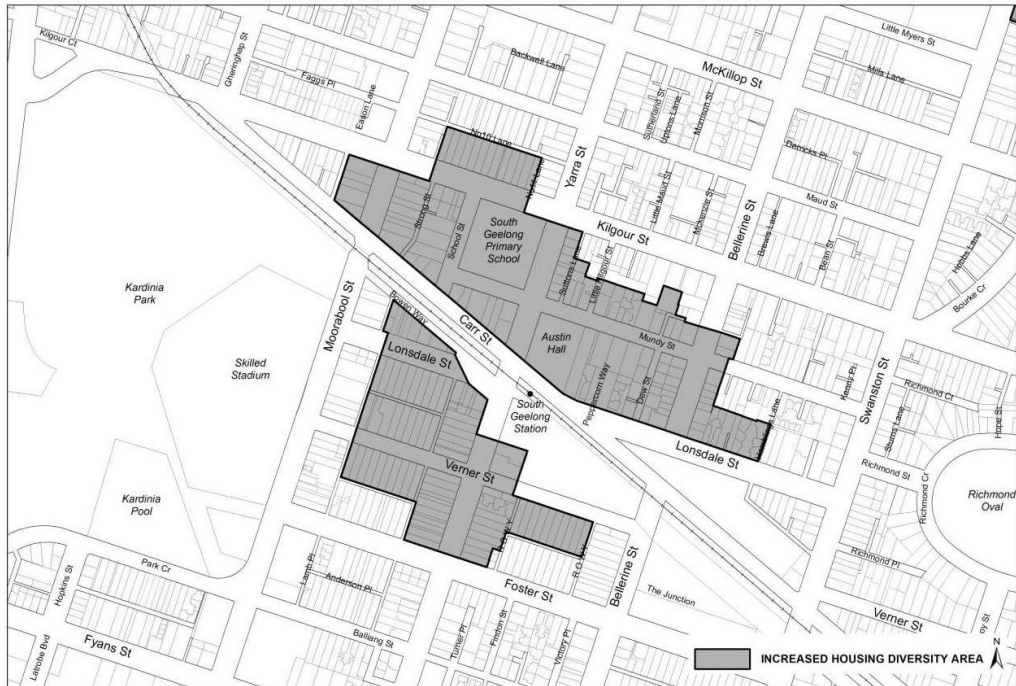


Portarlington Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

South Geelong Station Increased Housing Diversity Areas Map

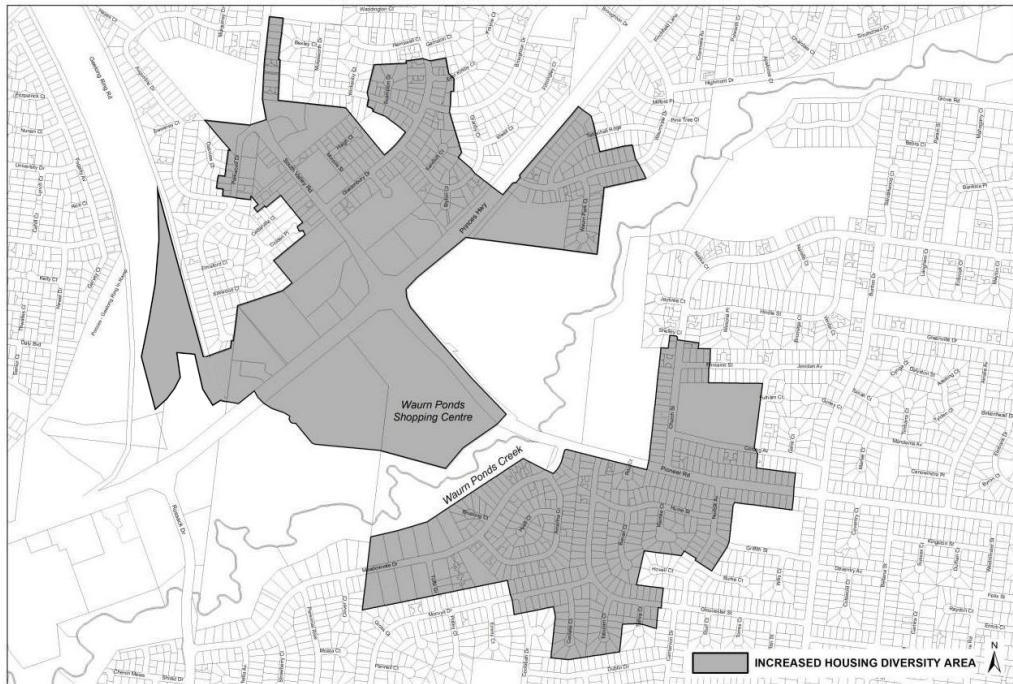


St Leonards Increased Housing Diversity Areas Map



**GREATER GEELONG PLANNING SCHEME**

**Waurm Ponds Increased Housing Diversity Areas Map**



## GREATER GEELONG PLANNING SCHEME

**16.01-1L-03 Increased housing diversity in coastal areas**07/07/2022  
C417ggee**Policy application**

This policy applies to residential land located in Barwon Heads, Ocean Grove, Ocean Grove Market Place, Portarlington and St Leonards Increased Housing Diversity Areas as identified in the maps at Clause 16.01-1L-02 Increased housing diversity areas.

**Strategies**

Encourage innovative architecture that respects the coastal setting by incorporating:

- A variety of lightweight materials.
- Building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading).
- Simple detailing.
- Higher building elements to capture views.

Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.

Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

**Policy document**

Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

**GREATER GEELONG PLANNING SCHEME****16.01-2S**09/10/2020  
VC169**Housing affordability****Objective**

To deliver more affordable housing closer to jobs, transport and services.

**Strategies**

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

**Policy documents**

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

## GREATER GEELONG PLANNING SCHEME

**16.01-2L Affordable Housing**

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Proposed C457ggee

**Policy Application**

This policy applies to a residential development within the Commercial 1 Zone land in the Highton Shopping Centre Increased Housing Diversity Area as identified in the map at Clause 16.01-1L-02 Increased housing diversity areas.

**Strategy**

Encourage affordable housing contributions through agreements with landowners under Section 173 of the *Planning and Environment Act 1987* for mixed use and residential development.

**Policy guidelines**

Consider as relevant:

- Providing at least 5 percent of dwellings as an affordable housing contribution that meets the following requirements:
  - be delivered within the land to which the planning permit application applies.
  - be functionally and physically indistinguishable from other dwellings within the development.
  - be distributed across the development.
  - provide a mix of housing types, including social housing to respond to local housing needs.
  - include access to all common facilities within the building at no extra fee for occupants of affordable housing dwellings; and
  - allocate one or more bicycle parking space per dwelling for the life of the affordable housing.
- Encouraging the affordable housing contribution to be provided:
  - as a transfer of dwellings to a Registered Housing Association under the *Housing Act 1983* for zero consideration (Primary Obligation); or
  - a monetary contribution to a Registered Housing Association under the *Housing Act 1983* or as directed by the Responsible Authority, which is of equal value to the Primary Obligation; or
  - a combination of the above options; or
  - in any other way as agreed between the permit applicant and the Responsible Authority.

**16.01-3S Rural residential development**

09/10/2020  
VC169

**Objective**

To identify land suitable for rural residential development.

**Strategies**

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

**GREATER GEELONG PLANNING SCHEME**

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

**GREATER GEELONG PLANNING SCHEME**

**16.01-3L Rural residential development**

07/07/2022  
C417ggee

**Strategies**

Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.

Maintain the existing character of areas in the Rural Living and Low Density Residential Zones.

**GREATER GEELONG PLANNING SCHEME**

**16.01-4S**

04/11/2022  
VC226

**Community care accommodation**

**Objective**

To facilitate the establishment of community care accommodation and support their location being kept confidential.

**Strategies**

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

## GREATER GEELONG PLANNING SCHEME

**16.01-5S**09/10/2020  
VC169**Residential aged care facilities****Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

**Strategies**

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

**Policy guidelines**

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

## GREATER GEELONG PLANNING SCHEME

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Proposed C457ggee

**SCHEDULE 52 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO52**.

**HIGHTON VILLAGE ACTIVITY CENTRE****1.0****Design objectives**

--/---  
Proposed C457ggee

To support a low-rise built form character for Highton Village.

To maintain and enhance the established high-street character of Belle Vue Avenue and the intimate character of the laneways.

To enhance Highton Village's character as a desirable destination for local shopping and recreation by promoting contemporary design and built form that demonstrates design excellence.

To prioritise the pedestrian environment by encouraging active frontages at ground floor level adjacent to existing roads and laneways.

To consolidate lots within the retail core to improve overall design and development outcomes while retaining the fine grain pattern of the streetscape.

**2.0****Buildings and works**

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Proposed C457ggee

A permit is required to construct a fence.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

**Building height**

Development should not exceed the preferred maximum building heights as shown in Map 1 and Table 1 to this schedule.

The preferred maximum building height does not include architectural features and service equipment including plant rooms, lift overruns, structures associated with roof top gardens, decks and communal outdoor spaces and their ancillary facilities or enclosed stairwells provided that the following criteria are met:

- Not more than 50% of the roof area is occupied by the equipment (other than solar panels or greening);
- The equipment is located to minimise additional overshadowing and reduce visual impact on neighbouring properties and public spaces;
- The equipment does not exceed the height limit by more than 3.6 metres; and
- The equipment and screening are integrated into the design of the building to the satisfaction of the responsible authority.

Development should meet the following minimum floor to floor dimensions:

- 4.0 metres at ground level;
- 3.2 - 3.5 metres for residential and non-residential uses in the levels above.

**Streetwall heights**

Development should not exceed the maximum street wall heights specified in Map 1 and Table 1 to this schedule.

**Table 1 to Schedule 52 to Clause 43.02**

**GREATER GEELONG PLANNING SCHEME**

| <b>Interface</b>         | <b>Ground level setback</b>        | <b>Maximum street wall height</b> | <b>Preferred setback above street wall</b> | <b>Maximum preferred building height</b> |
|--------------------------|------------------------------------|-----------------------------------|--|--|
| Interface Type A         | Retain existing or 0 metres        | 8 metres (2 Storeys)              | 4 metres                                   | 9 metres (2 storeys)                     |
| Laneway Interface Type 1 | Retain existing or 0 metres        | 4.5 metres (1 storey)             | 4 metres                                   | 9 metres (2 storeys)                     |
| Future Laneway interface | 4 metres (forming 8 metre laneway) | 4.5 metres (1 storey)             | 4 metres                                   | 9 metres (2 storeys)                     |

**Setbacks**

Development should be constructed to the street boundary at the ground floor unless otherwise identified on Map 1 to this schedule. The ground floor setback identified in Map 1 and Table 1 must:

- Remain fully accessible to the public; and
- Be designed and treated as part of the public domain.

Any part of a building (including balconies) above the street wall height should be set back at least 4 metres from the street boundary.

**Building design**

Incorporate appropriately articulated and modulated fine grain shop front pattern and vertical proportions and provide visual interest through glazing and variation in materials and textures on frontages identified as active on Map 1 to this schedule.

Buildings fronting streets should provide:

- Clear and transparent glazing up to 2.5 metres in height, of not less than 40 per cent of the width of the frontage, excluding any column or solid plinth or base.
- Facade design that incorporates lighting to ensure a sense of safety and security at night time.

Incorporate architectural detailing that accentuates the landmark corner point identified on Map 1 to this schedule.

Distinguish recessed upper-level built form from the street wall.

Incorporate variation and visual interest in the facade through form, materials, and textures.

Incorporate a high degree of passive surveillance to all road frontages, laneways, and open space (except in rear access lanes).

Avoid creating blank walls on facades fronting public areas. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest and amenity such as mural painting or vertical gardens.

Manage SBO (Special Building Overlay) level transitions within the building envelope to establish an at grade direct connection to usable spaces within ground level tenancies.

Incorporate landscaping on balconies and rooftops to limit overlooking, soften the built form and contribute to the green character of the Village.

Ensure building design on consolidated sites continues to respond to the rhythm and pattern of development on the street.

**Services and storage**

Balconies should not house air-conditioning or plant equipment unless they are concealed from public view.

## GREATER GEELONG PLANNING SCHEME

### Landscaping and public realm

Include landscaping which enhances and contributes to the green character of the Village.

Incorporate weather protection for pedestrians along street frontages in the form of verandas, awnings, or canopies over the footpath, maintaining a minimum clearance of 3.5 metres above the footpath level.

Ensure new awnings match the height and depth of existing awnings at neighbouring sites.

### Access, parking and loading areas

Minimise the impact of vehicle access and car parking on the public realm by:

- Locating vehicle access and loading areas at the rear of buildings via service lanes in accordance with Map 2 to this schedule;
- Locating car parking within the basement or conceal it from the public realm if located within the podium by sleeving with active uses.

Incorporate reduced or shared car parking amenities for residential development where possible.

Support active transport through the supply of bicycle parking and change facilities.

### Exemption from notice and review

An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land use for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

## 3.0

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Proposed C457ggee

### Subdivision

A permit to subdivide land must meet the following requirements:

Subdivision of existing sites not associated with a development proposal that achieves the design objectives and requirements of this schedule is discouraged.

### Site consolidation

Sites should be consolidated where appropriate to reduce the impact of potential vehicles crossings on Belle Vue Arcade West and Village Walk south.

Site consolidation should contribute to an orderly lot size distribution, avoiding the retention of narrow unconsolidated lots that cannot achieve desired built form outcomes.

### Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

## 4.0

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Proposed C457ggee

### Signs

None specified.

## 5.0

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Proposed C457ggee

### Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An Urban Context Report and Design Response which details how the application:

## GREATER GEELONG PLANNING SCHEME

- Responds to the urban context;
- Responds to the design objectives and buildings and works requirements of this schedule; and
- Provides design excellence through providing sustainable, high-quality architecture which articulates and minimises visual bulk, and landscape architecture and urban design enforcing liveability and activating the public realm.

Streetscape elevations showing the existing streetscape, and how the proposed development sits within the streetscape or a three-dimensional perspective which shows the proposed development within the streetscape in the context of adjacent development.

Scaled shadow diagrams to show existing and proposed shadows at hourly intervals for 10:00 am and 3:00pm on 22 September, to demonstrate compliance with overshadowing requirements.

A Traffic Impact Assessment Report (TIAR), when relevant.

A Circulation and Movement Plan prepared by a suitably qualified person demonstrating the internal road hierarchy including primary and secondary roads and areas to be accessed by loading and building services, vehicles, pedestrians, and cyclists, when relevant.

### 6.0

#### Decision guidelines

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Proposed C457ggee

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development or subdivision is in general accordance with the Framework Plan as per Map 1 to this schedule.
- Whether the proposed development employs a massing strategy that reduces visual bulk.
- Whether the proposed development achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design which demonstrates function, liveability, sustainability, and public contribution to buildings and urban spaces.
- Whether the proposal contributes to the urban design, walkability, bicycle access, permeability, and streetscape appearance of the area.

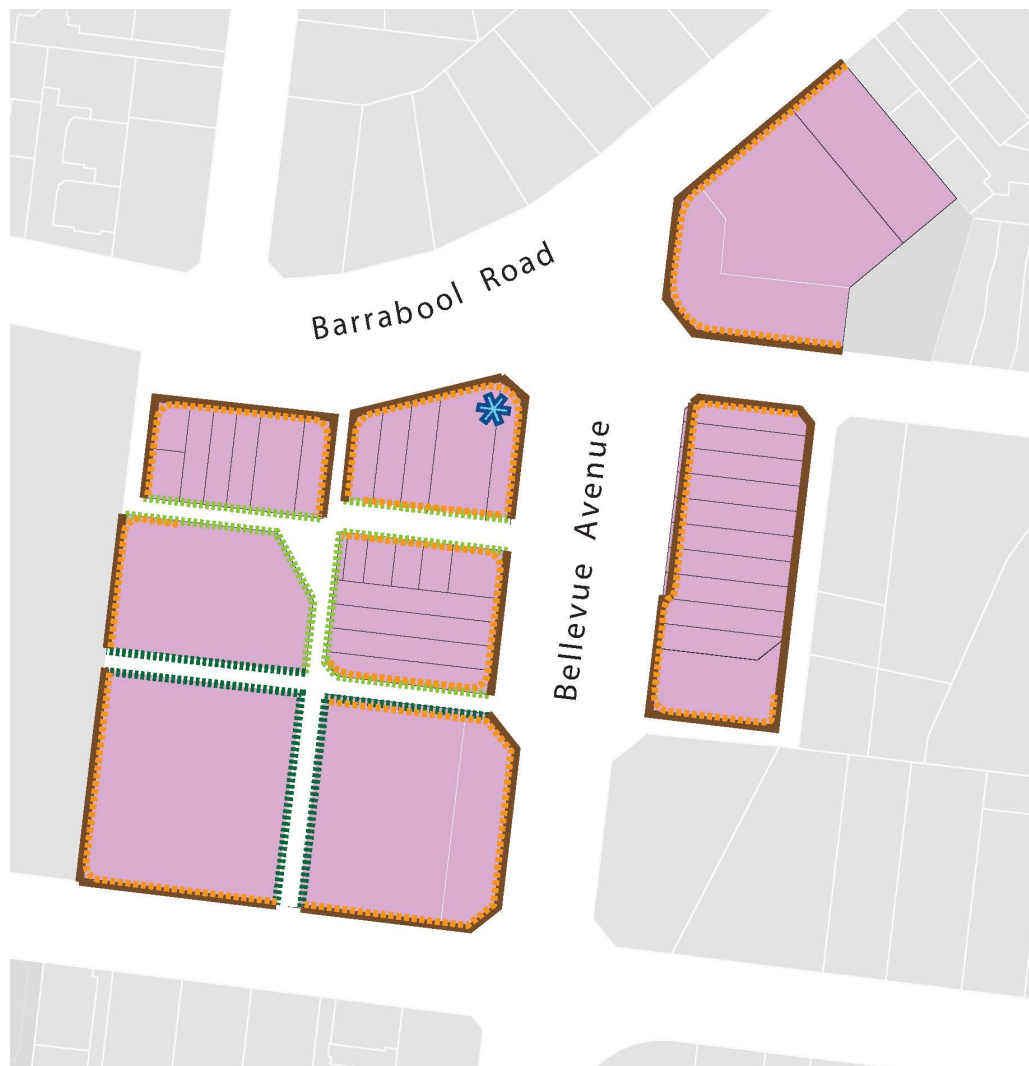
#### Variations to preferred requirements

Where an application proposes to exceed, or vary a preferred requirement under a discretionary control contained within this schedule consideration will be given to the following:

- Whether the design objectives have been met.
- Whether the proposal is on a large site that can enable a variation to a requirement without material adverse offsite impact.
- Whether the proposal presents excellence in design.

GREATER GEELONG PLANNING SCHEME

Map 1 to Schedule 52 to Clause 43.02 Building Heights and Interfaces




LEGEND

Preferred Maximum Building Heights

 9 metres (2 Storeys)

Interface Type

 Interface Type A

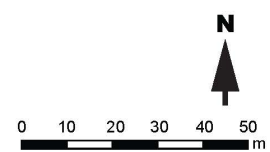
 Laneway Interface Type L1

 Future Laneway Interface

Frontage

 Active Frontage

 Landmark Corner Point






GREATER GEELONG PLANNING SCHEME

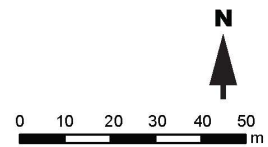
Map 2 to Schedule 52 to Clause 43.02 Access and Movement



LEGEND

Access & Movement

-  Active laneways (no vehicular cross over)
-  Service laneways
-  No vehicular crossovers



**Attachment 3**

**Key Issues addressed by the Planning Panel**

| Issue  | Discussion/Conclusion  | Recommendation   | Council's Response   |
|--|--|--|--|
| <b>1. Strategic Justification</b>  |  |  |  |
| <p>The first task of the Panel is to determine whether the amendment is strategically justified. Council submitted that the intent of the Highton UDF was to develop:</p> <ul style="list-style-type: none"> <li>• a community vision for the future Highton Village</li> <li>• an overall plan to guide future investment, additional retail floorspace and development</li> <li>• concepts for streetscape upgrade works</li> <li>• an access and movement plan for vehicles, walkers and cyclists</li> <li>• planning guidelines for new developments within and around the Highton Village to enhance the village character</li> </ul> | <p>The panel identified that the UDF provides an appropriate strategic justification for the Amendment, as exhibited, by addressing the key policy objectives in the relevant provisions of the Greater Geelong Planning Scheme including Clauses 02, 11 and 16. The Panel noted that while Councils post exhibition changes diminish the potential contribution that the Highton Village could make to Council's settlement and housing diversity strategies, it does not negate the strategic justification for the Amendment. The Panel agrees that the Amendment delivers a net community benefit and sustainable development as required by Clause 71.02-3.</p> | <p>The Panel concluded that the Amendment:</p> <ul style="list-style-type: none"> <li>• is supported by, and implements, the relevant sections of the Planning Policy Framework</li> <li>• is consistent with the relevant Ministerial Directions and Practice Notes</li> <li>• is well founded and strategically justified</li> <li>• should proceed subject to addressing some changes.</li> </ul> | <p>Council accepts the Panel's conclusions about the strategic merit of the amendment and has accepted the panel's recommendations about changes to the DDO52 and new clause 16.01-2L as outlined in the rest of this table.</p> |
| <b>2. Affordable Housing local Planning Policy – Clause 16.01</b>  |  |  |  |
| <p>The amendment inserts new planning policy at <i>Clause 16.01-2L Social and Affordable Housing</i> to build upon Council's commitment to increase the supply of affordable housing and to support</p>  | <p>The Panel considered that the proposed new policy is consistent with the objective of facilitating affordable housing outlined in the Act. The Panel did not agree with submissions that affordable housing will have a</p>   | <p>The Panel concludes that the proposed new policy is appropriate. The Panel recommended minor changes to the title of the policy and text to only reference</p>  | <p>Council accepts the Panel recommendation and has incorporated the Panel preferred version of new clause 16.01-2L in</p>   |

|   |  |   |  |
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| <p>the State Government’s Housing Statement. Several submissions opposed this requirement and the provision of housing within the Village. The Panel considered whether the proposed inclusion of the local policy is appropriate.</p>  | <p>detrimental impact on the Highton Village. The Panel concluded that policy seeks a relatively small contribution of five per cent affordable housing and any additional housing would increase the population within the catchment providing a net benefit to the Highton Village. The Panel accepted Council’s submission that even a modest increase is an acceptable outcome. However, the Panel was concerned that reducing the preferred maximum height to two storeys may affect the ability to achieve that outcome. Given that the definition of affordable housing in the PE Act includes social housing, the Panel noted that reference to affordable and social housing in the title and strategy section of Clause 16.01-2L should be replaced with ‘affordable housing’ to be consistent with the definition in the PE Act and the text in the rest of the Clause.</p> | <p>‘affordable housing’ and to delete the policy reference document.</p>  | <p>the amendment to be adopted in Appendix 3.</p>  |
| <p><b>3. Design and Development Overlay – Schedule 52</b></p>   |  |   |  |
| <p>The Panel had to consider whether the provisions of Design and Development Overlay Schedule 52 are appropriate, with many submissions considering that the character of the activity centre will be lost with new, higher development and expansion into the potential development sites. These submitters identified the community-oriented atmosphere,</p> | <p>The Panel assessed that the Highton Village currently has no design guidelines or preferred heights. From this perspective, the Panel commented that DDO52 fills a vacuum in guidance for any future development in the centre. While the design guidelines were developed in the Highton UDF, neither the exhibited DDO52 nor the Day 1 version include the Highton UDF as a reference document. Given the removal of the Highton UDF as a reference document</p>  | <p>The Panel concludes that the provisions of the Design and Development Overlay Schedule 52 are appropriate. The Panel recommends:</p> <ul style="list-style-type: none"> <li>• Revise Design and Development Overlay Schedule 52 as shown in the Panel Report.</li> <li>• Delete the reference to the Highton Village Urban Design</li> </ul> | <p>Council supports these Panel recommendations as they reflect the changes Council endorsed at its February 2025 meeting, and which were submitted to the Panel. These changes are incorporated into the amendment to be adopted in Appendix 3.</p> |

|  |   |  |   |
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| <p>characterised by low-rise buildings, green spaces and easy accessibility as being threatened by higher levels of development. Increasing building heights and traffic congestion would undermine this ambiance, deterring residents from utilising local amenities and the Highton Village.</p> <p>Some submitters also opposed redevelopment of the two key development sites because of the loss of car parking and community facilities.</p> | <p>from Clause 16.01, the Panel commented that reference to the UDF in the Schedule to Clause 72.08 is no longer relevant and should be removed.</p> <p>The Panel accepted Council’s submission and the reduction in preferred building heights as contained in the Day 1 version of DDO52.</p> <p>The Panel noted that DDO52 does not identify any key development sites, and that these are only identified in the Highton UDF. Consequently, the Panel commented that any redevelopment of these sites would require a planning permit which would be subject to the guidelines in DDO52 which applies to the whole activity centre. With no proposals currently before Council, the Panel did not accept the view expressed in some submissions that development of these sites will result in the loss of car parking or community facilities.</p> | <p>Framework in the Schedule to Clause 72.08 Background Documents.</p>     | <p>One further change recommended has been to move the landmark corner point asterisk on map 1 within the DDO to be placed on top of the former Commonwealth Bank building rather than on the corner road reserve.</p>  |
| <p><b>4. Commercial 1 Zone</b></p>   |   |  |   |
| <p>The Panel has considered whether the application of the Commercial 1 Zone (C1Z) is appropriate for the two Council owned car parks and the road reserves.</p> <p>Several submissions:</p> <ul style="list-style-type: none"> <li>opposed the rezoning because it could result in a multistorey car parking development which would</li> </ul>   | <p>The Panel agreed with Council that the zoning of the car parks should reflect the purpose for which they are used. In this instance, the car parks support the retail and commercial uses in the activity centre.</p> <p>The Panel concluded that the C1Z is appropriate, and the General Residential Zone 4 (GRZ4) would be an anomaly.</p> <p>The Panel commented that the change in zoning does not lead to the establishment of a particular use or development or the loss</p>  | <p>The Panel concludes that the application of the C1Z is appropriate.</p> | <p>Council supports the conclusion of the Panel and the rezoning of the Council car parks and the road reserves. This part of the amendment also meets the Ministerial Authorisation to include the roads within the extent of the Village Centre in the C1Z.</p> |

|   |   |  |   |
|---|---|--|---|
| <p>become paid parking and be less safe for users</p> <ul style="list-style-type: none"> <li>stated that the rezoning gives Council the power to sell or lease parts of the land, including the Belle Vue Avenue road reserve, to developers for new commercial spaces.</li> </ul>  | <p>of car parking. A change in use or a development of the car parks would, in most cases, require a planning permit which would be guided by the purposes of the zone. Because of the location of the car parks, the Panel accepted Council’s submission that the car parks should be in the same zone as the rest of the Highton Village.</p> <p>The Panel commented that the inclusion of Belle Vue Avenue in the C1Z is simply an administrative and mapping exercise which will not lead to the development of the road any more than the current GRZ4.</p>  |  |   |
| <b>5. Other matters</b>   |   |  |   |
| <p>The Panel has addressed whether other matters raised are beyond the Amendment scope such as:</p> <ul style="list-style-type: none"> <li>Traffic impact from new development</li> <li>exhibition timing</li> <li>loss of available car parking</li> <li>additional Belle Vue Avenue pedestrian crossings</li> <li>Barrabool Road – Belle Vue Avenue intersection</li> <li>relocation of the clock tower</li> <li>the need to provide for more retail floorspace given current vacancies</li> <li>loss of the public/community facilities</li> </ul> | <p>The Panel commented that there are no proposals included in the Amendment that would require consideration of these matters and consequently they are beyond the scope of the Amendment and the Panel. The Panel understands that none of these matters are being considered by Council. Furthermore, the Panel has stated that some of these matters are properly considered as part of a planning permit application where the detail of what is proposed can be ventilated and assessed. The Panel accepted Council’s submission that some of these matters fall within the scope of the Highton UDF which the Panel agrees should be removed as a reference document from Clause 16.01-2L.</p> | <p>The Panel concludes that these other matters raised in submissions are beyond the scope of the Amendment.</p> | <p>This Panel conclusion is supported and is consistent with Council’s submission to the Panel.</p> <p>The UDF is being removed as a reference document to the new local planning policy on affordable housing.</p> |