

Amendments C444ggee & C453ggee

Expert Report - Mark Woodland

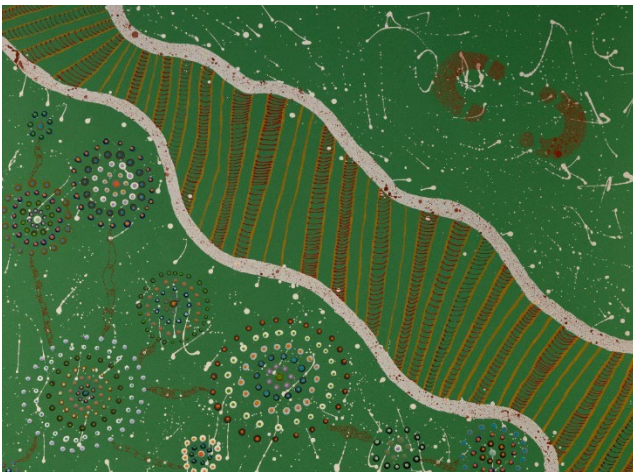
Urbis staff responsible for this report were:

Director Mark Woodland
Senior Consultant Kasey Zhai
Project Code P0066115

Acknowledgment of Country

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Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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1 Expert Witness Statement

1.1 Guide to Expert Evidence

1. I acknowledge that I have read and complied with the Guide to Expert Evidence prepared by Planning Panels Victoria. In accordance with this guide, I provide the following information.

1.2 Name and Address

2. Mark Woodland
Urbis Ltd
Level 10, 477 Collins Street
Melbourne VIC 3000

1.3 Qualifications and Experience

3. I am a Partner of Urbis Ltd. I am a qualified town planner and have practiced as a town planner for over 30 years. I hold a Bachelor of Planning and Design from Melbourne University. A copy of my CV can be found at **Appendix A**.

1.4 Expertise to make the Report

4. I have practiced as a town planner on growth-area related matters for over 20 years, including in relation to strategic planning, preparing precinct structure plans, masterplans and town planning permit applications.

1.5 Instructions

5. I have been instructed in this matter by Norton Rose Fulbright who act for Lara Farms Pty Ltd (Lara Farms) who are the proponents in respect to the Greater Geelong Planning Scheme Amendments C444ggee (referred hereon as the Residential Amendment) and C453ggee (referred hereon as the Business Park Amendment).
6. The Amendments seek to rezone land in the Residential Amendment area from the Farming Zone (FZ) to General Residential Zone – Schedule 1 (GRZ1) and in the Business Park Amendment area from FZ to Industrial 1 Zone (IN1Z) and Industrial 3 Zone (IN3Z) (collectively referred hereon as the Combined Amendment area).
7. Of relevance, the Amendments seek to apply the following overlays:
 - In the Residential Amendment area:
 - Development Plan Overlay – Schedule 48 – South East Lara Residential Growth Area (DPO48); and
 - The Environmental Audit Overlay (EAO).
 - In the Business Park Amendment area:
 - Design and Development Overlay – Schedule 55 – Lara Business Park (DDO55).
8. A number of consequential mapping amendments are proposed with respect to both the Residential Amendment and the Business Park Amendment.
9. The full suite of amendments proposed are described below in Section 6 of this report.
10. I have been asked to provide my opinion about the appropriateness of the proposed Amendments, having regard to relevant matters within the limits of my expertise.

11. My letters of instructions can be found at **Appendix B**.

1.6 The Facts, Matters and Assumptions on which the Opinions are expressed in this Report

12. In preparing this statement, I have reviewed the documents referred to in my brief, as well as the following documents:

- The Greater Geelong Planning Scheme
- Plan for Victoria, 2025
- G21 Regional Growth Plan, April 2013
- Greater Geelong Settlement Strategy, August 2020
- Long Term Settlement Boundary Review for Urban Geelong, March 2022
- Lara Structure Plan, April 2011
- Planning for Industrial Land Supply in Greater Geelong, May 2025
- Draft Industrial Land Supply Review Report, August 2025
- Heales Road Industrial Estate Framework Plan

1.7 Declaration

13. I declare that in preparing the material contained in this report I have made all inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Committee.

Mark Woodland

Partner

2 Summary of Evidence

2.1 Residential Amendment C444

2.1.1 Strategic Justification

14. In assessing the strategic justification for rezoning under the Residential Amendment, I have considered Ministerial Direction No. 11 – Strategic Assessment of Amendments (MD11).
15. The key strategic planning consideration for the Residential Amendment is whether or not rezoning the subject site for residential purposes is consistent with the relevant State and local settlement planning policies contained within the Greater Geelong Planning Scheme.
16. I consider that the Residential Amendment is strategically justified for the following reasons:
 - It is required to implement the relevant planning objectives relating to facilitating residential land supply in Greater Geelong.
 - It is consistent with the delivery of the relevant housing policy targets set under Plan Melbourne for Greater Geelong.
 - It is required to give effect to particular land use outcomes outlined in Plan for Victoria, the Geelong Housing & Settlement Framework and the Lara Structure Plan.
 - It addresses any potential environmental effects associated with the GRREP, for the reasons set out later in this report.
 - It addresses other relevant matters such as climate change, bushfire risk, land contamination, for the reasons set out later in this report.
 - It makes proper use of the Victoria Planning Provisions to facilitate the delivery of a new residential neighbourhood in this location, for the reasons set out later in this report.

2.1.2 Key planning considerations

17. My opinions on the key planning considerations for the Residential Amendment are as follows.

2.1.2.1 Proximity to the Geelong Ring Road Employment Precinct

18. I consider that the proposed spatial extent of the GRZ, including its separation distance from the GRREP, and its inter-relationship to the IN3/IN zoning proposed under the Business Park Amendment to be appropriate and in accordance with the strategic outcomes anticipated under state planning policy and the Lara Structure Plan.

2.1.2.2 The Interface between the Proposed GRZ1 and IN3Z

19. I am satisfied that the provisions contained within the IN3Z and IN1Z together with clause 53.10 and existing land use separation policies will appropriately avoid and mitigate potential adverse impacts of industrial uses while protecting industrial use in the IN3Z and IN1Z from encroachment by sensitive activities.

2.1.2.3 Access and Movement

20. Based on the assessments prepared by Traffix Group, I am satisfied that the Residential Amendment, including proposed DPO48, can facilitate an efficient and safe road network.
21. I am also satisfied that the proposed Residential Amendment (at DPO48) provide an acceptable means of ensuring that the relevant access and movement upgrades recommended by the TIAR are given effect via the approval of a development plan and subdivision permits in the Amendment area.

2.1.2.4 Drainage and Flooding

22. Based on the assessment undertaken by Loetis, I am satisfied that the Residential Amendment, including proposed DPO48, has made sufficient provision to demonstrate and ensure that drainage can be appropriately managed at the time of future development.

2.1.2.5 Biodiversity

23. Based on the technical assessment undertaken, I am satisfied that the Residential Amendment has appropriately addressed potential impacts on biodiversity values.

2.1.2.6 The Potential Amenity Impacts of Rail and Freeway

24. I consider proposed DPO48 provides an appropriate mechanism to ensure that residential amenity, health and safety of future occupants of dwellings in the Residential Amendment area can be achieved. Specifically, the DPO48 provisions satisfy the relevant state noise policy requirements to facilitate the use of building siting and design (including orientation and internal layout), urban design and land use separation techniques to address noise impacts on dwellings proposed near the transport system.

2.1.2.7 Open Space

25. I consider that the Residential Amendment includes sufficient provision for local open space opportunities that are well aligned with the Lara Structure Plan.

2.1.2.8 Other Social Infrastructure

26. It is likely that additional government education facilities will be required in future years to cater for the existing/planned growth in Lara.
27. I understand that the Department of Education is planning to expand education facilities to cater for the forecast growth needs over time, and I note that the Lara West PSP make substantial provision for future education infrastructure to support this growth.
28. I am satisfied that relation to community infrastructure contributions the Residential Amendment is making an acceptable contribution towards the future delivery of social infrastructure via a Community Infrastructure Contribution agreement.

2.1.2.9 High pressure pipelines

29. I consider that some further refinement of the drafting of the Residential Amendment as it pertains to high pressure pipelines is needed.
30. In broad terms, I support the Residential Amendment incorporating the following things:
- a definition of the relevant sensitive uses
 - identification of the relevant buffer area(s) on the ODP contained within the schedule
 - a provision requiring that notice be given to the pipeline licensees of any application for sensitive uses or the carrying out of works within the defined buffer area/s, and
 - a provision requiring approval of a construction management plan prior to the commencement of works on or close to the boundary of the pipeline easement.
31. However, I wish to reserve my opinions on the detailed drafting of the Amendment as it pertains to high pressure pipelines until I have had the opportunity to review and relevant technical evidence and Day 1 drafting changes.

2.1.3 Selection of relevant planning controls

32. The Lara Structure Plan contemplates 'conventional residential' development on land within the Residential Amendment area, and I consider that the General Residential Zone is the most appropriate of the available residential zones to achieve that outcome.

33. Save for my comments above regarding high pressure pipelines, I am satisfied that proposed DPO48 is generally of sufficient detail to enable the relevant planning considerations to be addressed through a Development Plan and planning permit stages.
34. Having regard to Ministerial Direction 1 (Potentially Contaminated land) and, I am satisfied that it is appropriate to apply the EAO to properties identified as being likely to contain contaminated land as described in the AAA Environmental report.

2.2 Business Park Amendment

2.2.1 Strategic Justification.

35. I consider that the Business Park Amendment is strategically justified for the following reasons:
- The potential to create a business park on the Subject Site was first identified in the Lara Structure Plan in 2011. The site is well located for such uses insofar as it is close to the GRREP, and its exposure and access to the Princes Highway.
 - The rezoning is needed implement the relevant planning objectives relating to facilitating industrial land supply in Greater Geelong. The abovementioned land supply analysis has identified the need to bring-on the potential business park opportunity, to increase the City's industrial land supply.
 - The GRREP is (by design) not catering for smaller and medium size operations that generally require smaller holdings. The nature and location of the Business Park Amendment area well best suited to small-medium sized light industrial and commercial uses in that it can complement the larger format industrial uses in that are GRREP, as well as continuing to fulfil a land use separation role between the GRREP and residential areas in Lara.
 - Creating a business park in the Business Park Amendment Area will create substantial localised employment opportunities for the Lara community.
 - DPO55 will ensure that future development of the business park area is well designed.
 - The Business Park Amendment addresses any potential environmental effects associated with the GRREP, for the reasons set out later in this report.
 - The Business Park Amendment makes proper use of the Victoria Planning Provisions to facilitate the delivery of a new commercial and industrial precinct this location, for the reasons set out later in this report.

2.2.2 Key planning considerations

36. A number of the key planning considerations that apply to the Residential Amendment also apply to the Business Park Amendment. My comments on matters such as drainage and flooding, biodiversity, access and movement also generally apply to the Business Park amendment.
37. My opinions on other key considerations for the Business Park Amendment are as follows.

2.2.2.1 Urban Design – Presentation of Development to the Princes Highway

38. I am satisfied that DDO55 includes provisions that will facilitate the delivery of high quality streetscape and landscape presentation along the Princes Highway frontage.

2.2.2.2 Urban Design – tree canopy cover

39. I recommend that the tree canopy requirement in DDO55 be amended to specify that landscaping should demonstrate how it is *contributing towards* achieving the 30 percent target contained in Plan for Victoria.

2.2.2.3 High pressure pipelines

40. I consider that some further refinement of the drafting of the Business park Amendment as it pertains to high pressure pipelines is needed.
41. In broad terms, I support the Business Park Amendment incorporating the following things:
- A provision in DDO55 requiring approval of a construction management plan (CMP) to deal with relevant protective works prior to the commencement of works on land within or adjacent to any pipeline easement, and
 - Provisions requiring that notice be given to the pipeline licensees of any application for sensitive uses or for the carrying out of works within the defined buffer area/s
 - An Objective and Decision Guideline in DDO55 relating to the management of risk to people within the high pressure pipeline buffer.
42. However, I wish to reserve my opinions on the detailed drafting of the Amendment as it pertains to high pressure pipelines until I have had the opportunity to review and relevant technical evidence and Day 1 drafting changes.

2.2.3 Selection of relevant planning controls

43. I consider that the Industrial 1 and Industrial 3 zones are appropriate zones to apply to land within the Business park Amendment area.
44. Subject to the changes referred to elsewhere in this report (relating to tree canopy cover and high pressure pipelines), I am satisfied that the proposed Schedule contains appropriate design considerations for development in the Business Park Amendment area, including with respect building layout and design, landscaping, vehicle access and parking, and stormwater management.

3 The Subject Site and Surrounds

45. The Combined Amendment area comprises the following allotments identified in Figure 1:

Residential Amendment area:

- 3C\15B\PP5452, known as 76-156 Canterbury Road East, Lara;
- Lot 1 on Title Plan 191059, known as 705-765 Princes Highway, Lara; and
- Lot 1 on Title Plan 156147, known as 785-805 Princes Highway, Lara.

Business Park Amendment area:

- 3C\15B\PP5452, known as 76-156 Canterbury Road East, Lara'
- Lot 2 on Plan of Subdivision 09824 and Lot 1 on Title Plan 191059G, known as 705-765 Princes Highway, Lara;
- Lot 1 on Title Plan 156147J, known as 785-805 Princes Highway, Lara; and
- Lot 1 on Plan of Subdivision 098249, known as 610 Rennie Street, Lara.

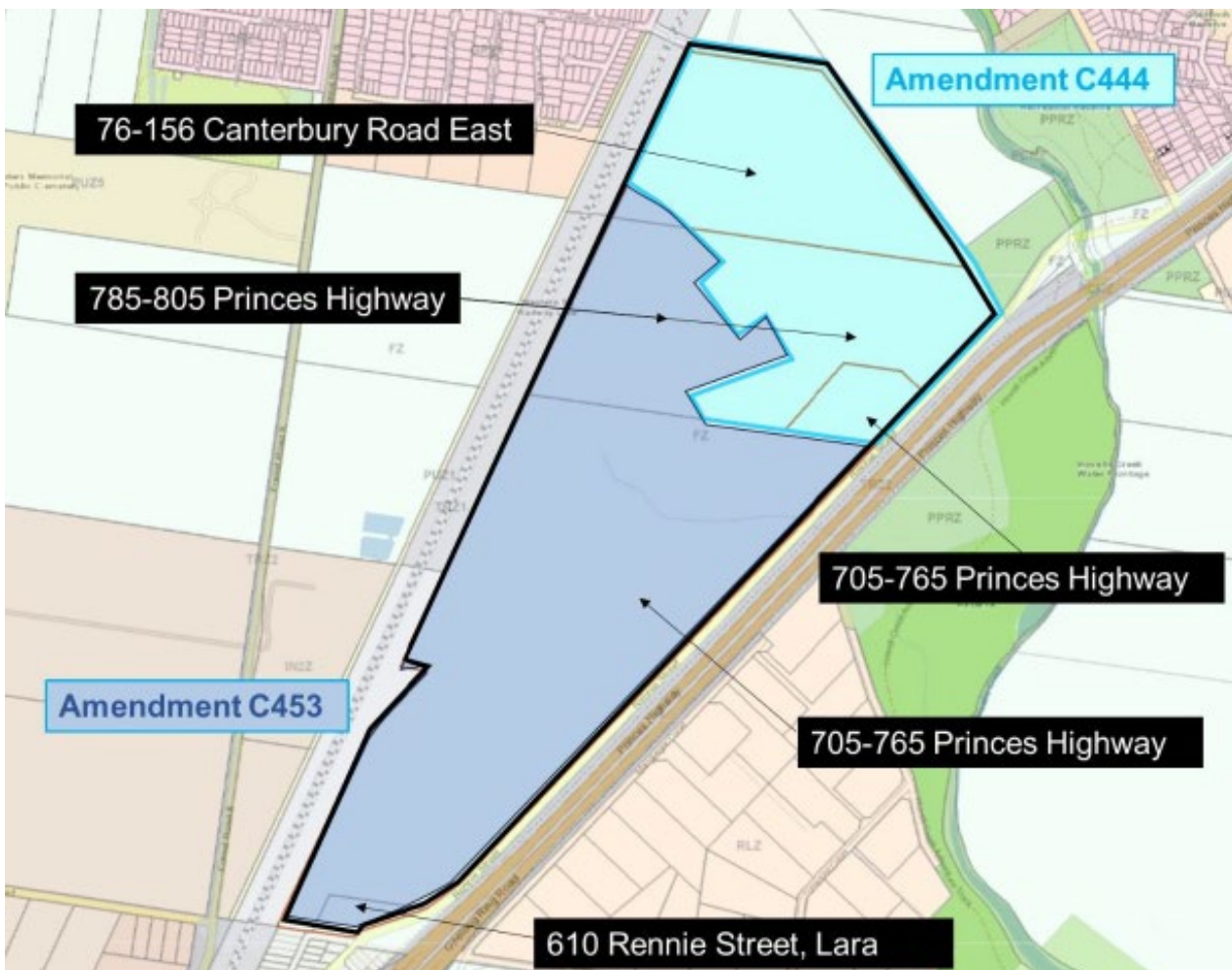


Figure 1 - The Residential Amendment area under Amendment C444 and the Business Park Amendment area under Amendment C453

46. The Combined Amendment area:

- Is irregular in shape and has a total area of approximately 118 hectares. The Residential Amendment area comprises approximately 40 hectares and the Business Park Amendment area approximately 78 hectares.

- Has direct physical access from Canterbury Road East to the north and Rennie Street to the east.
- Has a frontage of approximately 2 kilometres to both Rennie Street and the Princes Highway to the east to the rail corridor to the West.
- Is primarily vacant of development and devoid of any buildings and significant vegetation, with the exception of a dwelling and a cluster of accessory farming buildings located within 705–765 Princes Highway.
- Is bound by Canterbury Road East to the north, Princes Highway to the east, and the rail corridor to the west.
- Is located northeast of the Geelong Ring Road Employment Precinct (GRREP), previously known as the Heales Road Industrial Estate. The Precinct is identified under the Greater Geelong Planning Scheme for industrial use.

47. The Combined Amendment area and the surrounding context, including the immediately adjoining interfaces are shown below in Figure 2, and summarised as follows:

- To the north and on the opposite side of Canterbury Road East are vacant allotments held in pasture. The allotment to the northwest is identified to accommodate conventional residential under the Lara Structure Plan. Hovells Creek is located approximately 200m from the northern boundary of the Combined Amendment area and separates the vacant allotments and established residential development in the Lara township.
- To the east and on the opposite side of Princes Highway are existing allotments located in the Rural Living Zone (RLZ). These allotments are primarily used for rural lifestyle living. Established greenhouses are located at the corner of MacGregor Court and Cummins Road.
- The Lara Reserve is located adjacent to the east of the northern half of the Amendment area and is zoned Public Park and Recreation Zone (PPRZ) and Public Conservation and Resource Zone (PCRZ).
- Immediately to the west is the rail corridor. Adjacent to the west of the Residential Amendment area are established GRZ1 and RLZ allotments. The residential lots range from approximately 800m² – 1,200m² while the RLZ lots are typically 1.5 hectares. Adjacent to the west of Business Park Amendment area is predominantly vacant land zoned FZ and the GRREP.
- The GRREP is located to the southwest and is separated from the Combined Amendment area by the rail corridor. The Precinct is identified under the Greater Geelong Planning Scheme for industrial use and is zoned Industrial 2 (IN2Z) to its north and IN1Z to its south.

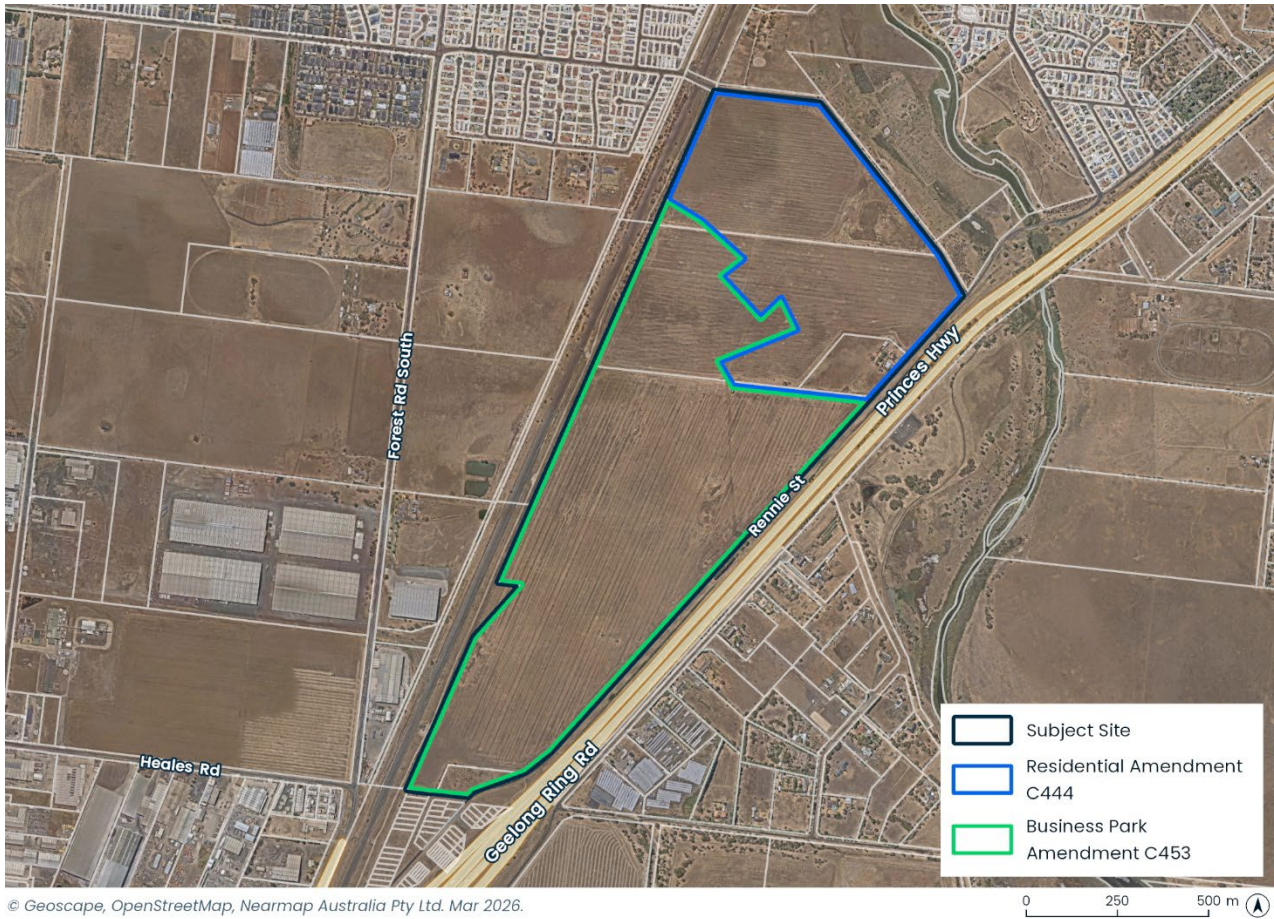


Figure 2 – The Combined Amendment area

4 Greater Geelong Planning Scheme

4.1 Planning Policy

48. The following State and Regional policies are relevant to the proposal:

- Clause 2.03 Strategic Directions
- Clause 2.03-1 Settlement
- Clause 2.03-3 Environmental risks and amenity
- Clause 2.04-1 Municipal framework plan
- Clause 11.01-1S (Settlement)
- Clause 11.01-1R (Settlement – Geelong G21)
- Clause 11.02-2S (Structure planning)
- Clause 12.01-1S (Biodiversity)
- Clause 13.02-1S (Bushfire planning)
- Clause 13.04-1S (Contaminated and potentially contaminated land)
- Clause 13.05-1S (Noise management)
- Clause 13.07-1S (Land use compatibility)
- Clause 14.02-2S (Water quality)
- Clause 15.01-1S (Urban design)
- Clause 15.01-4S (Healthy neighbourhoods)
- Clause 16.01-1S (Housing supply)
- Clause 16.01-2S (Housing affordability)
- Clause 17.03-1S (Industrial land supply)
- Clause 18.01-1S (Land use and transport integration)
- Clause 18.02-4S (Roads)
- Clause 19.03-3S (Integrated water management)

49. The following local policies are relevant to the proposal:

- Clause 11.01-1L-01 (Settlement – Greater Geelong)
- Clause 11.01-1L-03 (Lara)
- Clause 16.01-1L-02 (Increased housing diversity areas)
- Clause 17.03-1L (Industrial land supply)
- Clause 17.01-1L-02 (Geelong Ring Road Employment Precinct)
- Clause 19.01-3S (Pipeline infrastructure)

50. The policies of specific relevance to the Residential Amendment and Business Park Amendment are summarised below.

4.1.1 Housing & Settlement

51. State settlement policy seeks to facilitate sustainable growth and development through a network of settlements.¹
52. Regional settlement policy seeks to support the growth of Lara as a district town by building on existing and planned infrastructure and focussing growth along key road and rail networks.²
53. The relevant strategic directions for housing growth in Greater Geelong seek to direct and contain growth within locations identified in the Housing and Settlement Framework Plan contained under Clause 02.04-3 (refer Figure 3).³
54. Local settlement policy applicable to the wider Greater Geelong area seeks to ensure urban development occurs within designated settlement boundaries. Land use and development outside of the Lara settlement boundary is discouraged where it would prejudice:⁴
 - Retaining the rural landscape setting, including views to the You Yangs.
 - The protection of agricultural land.
 - The protection of buffers to the GRREP.
 - Opportunities for a potential intermodal transport facility.
 - Protection of current and future operations and development of Avalon Airport, including associated or compatible uses.
55. Specific to Lara, the local policy contained in Clause 02.03-1 identifies the township as being designated for urban growth and recognise that Lara is strategically located between Geelong and Melbourne with excellent road, rail, seaport and airport links. The relevant Strategic Directions for Lara seek to:
 - Maintain a compact urban form and provide for sustainable communities.
 - Protect and enhance key environmental, cultural and landscape features, including the rural characteristics of Lara.
 - Facilitate an adequate supply of residential and commercial land, community and recreation services and infrastructure.
 - Facilitate an efficient and integrated movement network for all modes of transport.
56. Local Policy applicable to Lara supports urban development within the defined settlement boundary shown within the Lara Structure Plan area, incorporated under Clause 11.01-1L-03 and shown in Figure 7 later in this report. This local Policy has an expiry date of 7 July 2027.⁵

¹ Clause 11.01-1S Settlement.

² Clause 11.01-1R Settlement – Geelong G21.

³ Clause 02.03-1 Strategic Directions Settlement.

⁴ Clause 11.01-1L-01 Settlement – Greater Geelong.

⁵ Clause 11.01-1L-03 Lara.

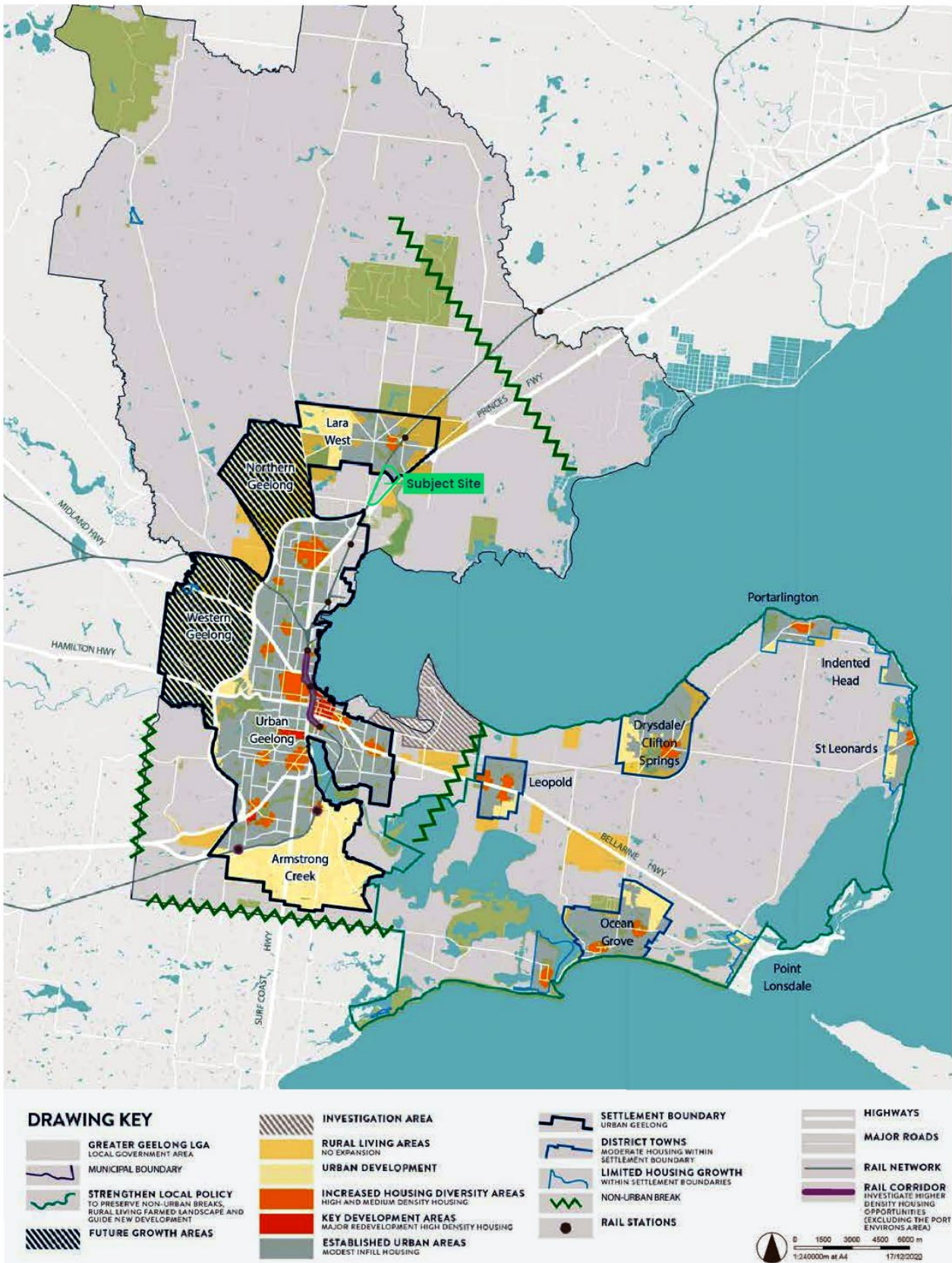


Figure 3 - Greater Geelong Housing and Settlement Framework Plan under Clause 02.04-3. The Combined Amendment area is identified in green outline

4.1.2 Structure Planning

57. State Policy anticipates the use of structure planning to facilitate fair, orderly, economic and sustainable use and development. The Strategies identify the role and function of Structure plans, including the following of particular relevance to the proposed Amendments:⁶

- Address environmental risk and amenity.
- Support the delivery of a diverse range of lot sizes and housing typologies.
- Support economic development.

4.1.3 Contaminated and Potentially Contaminated Land

58. State Policy seeks to ensure that contaminated land and potentially contaminated land is used and developed safely. The Strategies seek that land is suitable for the proposed use prior to the commencement of any use or development, to protect sensitive uses from contamination effects, and to facilitate remediation to make the land suitable for future intended use or development.⁷

59. State Policy requires consideration of the following policy guidelines and document, and recognise that assessments should be proportionate to the risk of the potential for contamination to impact a proposed use or development:

- An assessment in accordance with the National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999).
- A preliminary risk screen assessment or environmental audit under Part 8.3 of the Environment Protection Act 2017.
- Ministerial Direction No. 1 - Potentially Contaminated Land.
- National Environment Protection (Assessment of Site Contamination) Measure (National Environment Protection Council, 1999).

4.1.4 Land Use Compatibility

60. State Policy seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure, or other uses that have the potential to generate adverse off-site impacts.

61. Relevant strategies under this policy seek to:⁸

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

⁶ Clause 11.02-2S Structure planning.

⁷ Clause 13.04-1S Contaminated and potentially contaminated land.

⁸ Clause 13.07-1S Land use compatibility.

62. State Policy also requires consideration of the Separation Distance Guideline (Environment Protection Authority, August 2024).

4.1.5 Housing Supply

63. State Policy seeks to facilitate well-located, integrated and diverse housing that meets community needs. Housing targets are to be supported by ensuring zones and overlays deliver sufficient realisable development capacity. The Policy seeks to increase the proportion of housing in urban areas and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.⁹

4.1.6 Industrial Land Supply

64. State Policy seeks to ensure the availability of land for industry, including by providing an adequate supply of industrial land in appropriate locations. The Policy also seeks to identify land for industrial development in urban growth areas where:

- There is good access for employees, freight and road transport.
- Appropriate buffer areas can be provided between industrial land and sensitive land uses.

65. Provision is also made to protect and carefully plan existing industrial areas to facilitate further industrial development where possible.¹⁰

66. The Municipal Framework Plan contained under Clause 02.04-3 identifies the existing industrial areas in Greater Geelong (refer Figure 3).¹¹

67. Local Policy seeks to ensure the sufficient availability of land to meet industrial needs in Geelong, including for small to medium sized industry. The following Strategies are relevant under Local Policy:¹²

- Industrial activities requiring substantial thresholds distances are located in the core of industrial areas, while activities with minimal threshold requirements are encouraged to locate towards the perimeter of industrial areas.
- Protect industrial activities in industrial zones from encroachment of sensitive uses that would adversely affect industry viability.
- Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries to ensure residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

68. The Policy also requires consideration of the Separation Distance Guideline (Environment Protection Authority, August 2024).

4.1.7 Employment

As outlined above, the Combined Amendment Area is located adjacent to the GRREP. Local Policy recognise the strategic role of the GRREP within Greater Geelong, and the relevant strategy seeks to minimise amenity and land use conflicts at the Precinct interface.¹³ The GRREP Framework Plan is included under the Policy (refer Figure 4)

⁹ Clause 16.01-1S Housing supply.

¹⁰ Clause 17.03-1S Industrial land supply.

¹¹ Clause 02.03-1 Strategic Directions Settlement

¹² Clause 17.03-1L Industrial land supply.

¹³ 17.01-1L-02 Geelong Ring Road Employment Precinct.

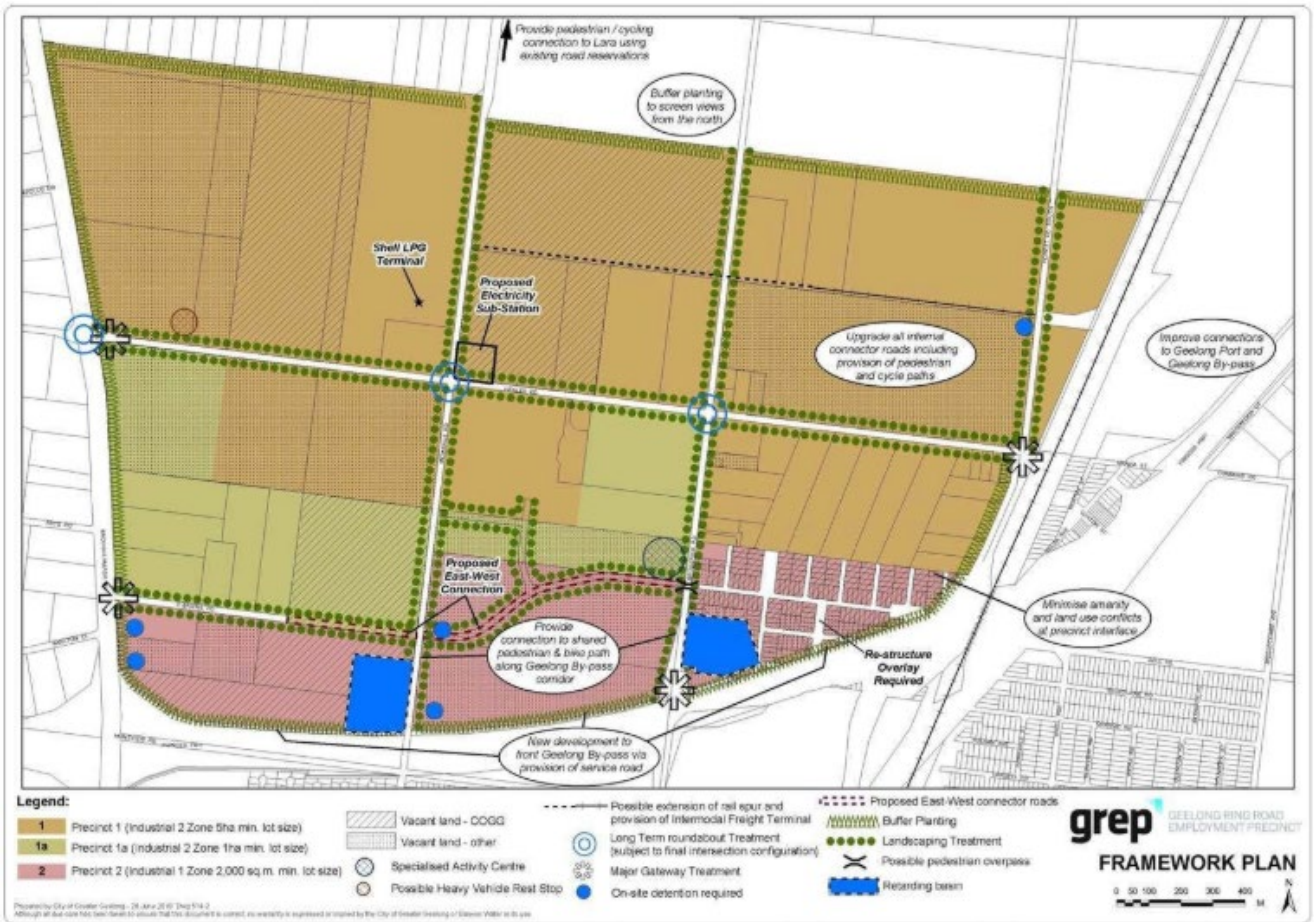


Figure 4 – GRREP Framework Plan under Clause 17.01-1L-02

4.2 Zones

4.2.1 Existing Zones

69. The Combined Amendment area is currently zoned FZ. The existing zoning of the Combined Amendment area and immediate surrounds is shown in Figure 5 below.

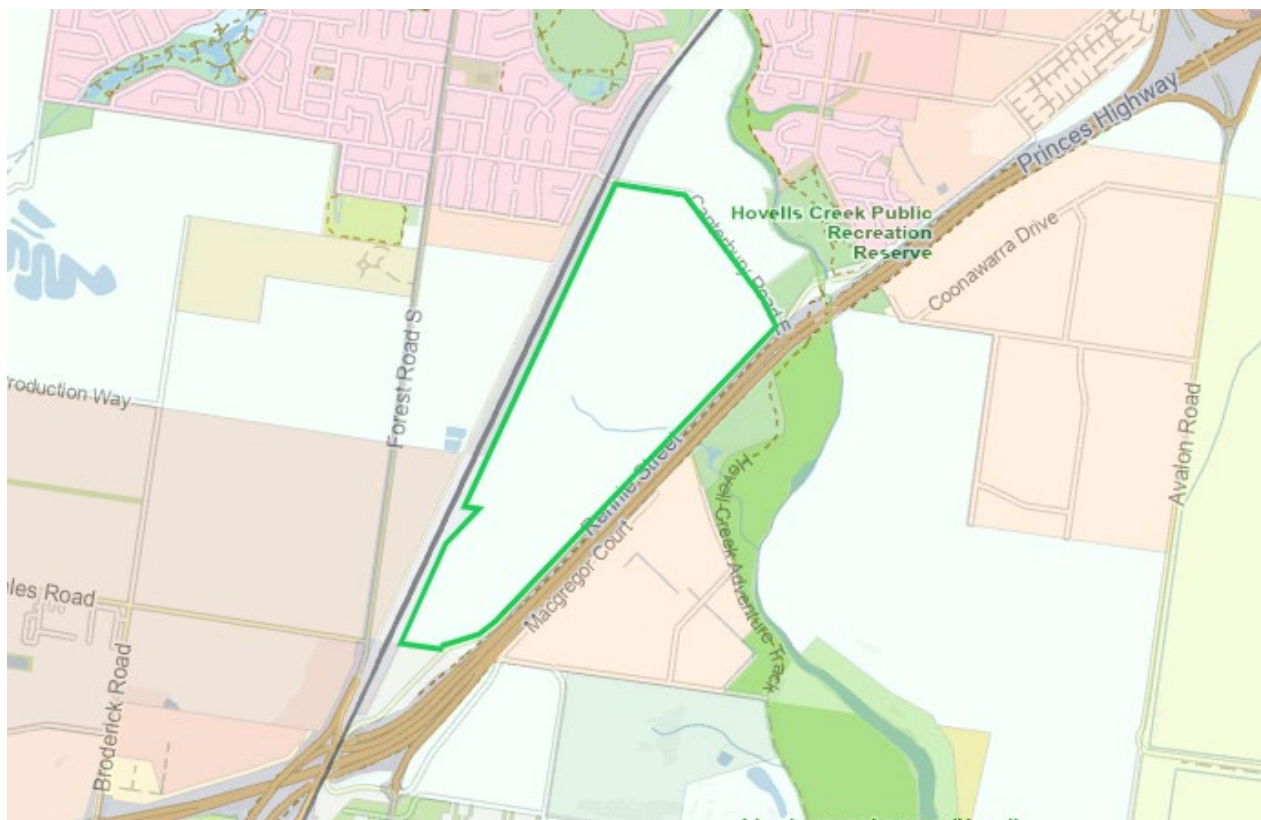


Figure 5 – The existing zoning of the Combined Amendment area and surrounds

70. The general pattern of zoning of the immediately surrounding area is described in Section 3 above.

71. The zoning of surrounding land that is of particular relevance to the Residential Amendment area includes:

- FZ land located to the north and on the opposite side of Canterbury Road East. The purpose of the FZ is set out under Clause 35.07 and includes providing for agriculture, to encourage retaining productive agricultural land, to protect land for agriculture from non-agricultural uses, including dwellings, and to retain employment and population to support rural communities.
- Five parcels of land zoned RLZ located to the west and on the opposite side of the rail corridor. The purpose of the RLZ is set out under Clause 35.03 and includes providing for residential use in rural environments and agricultural land uses that do not adversely affect amenity values.
- GRZ1 land located to the west and on the opposite side of the rail corridor. The GRZ1 land forms part of the established Lara township and is in a block bound by Canterbury Road East, Blackbird Circuit, Forest Road South, and the rail corridor. The GRZ1 in this location seeks to encourage development that is responsive to neighbourhood character, diversity of housing types, and to allow non-residential uses which serve local community needs in appropriate locations.

72. The zoning of surrounding land that is of particular relevance to the Business Park Amendment area includes:

- FZ land to the west on the opposite side of the rail corridor that is adjacent to the northern half of the Business Park Amendment area.

- IN2Z land located to the west on the opposite side of the rail corridor that is adjacent to the southern half of the Business park Amendment area. The purpose of the IN2Z is set out under Clause 33.03 and includes to provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities. The IN2Z also promotes locating industrial activities that require a substantial threshold distance within the core of the zone, and seeks to retain the core of the zone for those activities by restricting activities which are suitable for alternative locations. The IN2Z land in this location forms part of GRREP.
- RLZ land adjacent to the west and on the opposite side of Princes Highway. The lots in this location range from 1-2 hectares in size.

4.2.2 Proposed Zones

73. The proposed Amendment seeks to apply the following zones to the Combined Amendment area:

- General Residential Zone – Schedule 1 (GRZ1)
- Industrial 1 Zone (IN1Z)
- Industrial 3 Zone (IN3Z)

74. The purpose of each of the proposed zones is described as follows:

4.2.2.1 Clause 32.08 – General Residential Zone – Schedule 1

75. The purpose of the General Residential Zone is to:

- Encourage development that is responsive to the neighbourhood character of the area.
- Encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- Allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

76. Schedule 1 does not include any additional neighbourhood character objectives or modifications to the requirements of the General Residential Zone.

4.2.2.2 Clause 33.01 – Industrial 1 Zone

77. The purpose of the IN1Z is to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

78. A permit is not required for a range of industry uses. A permit is required for community, retail, and office uses at limited scales and intensities, while accommodation is prohibited.

4.2.2.3 Clause 33.03 – Industrial 3 Zone

79. The purpose of the IN3Z is to provide for industries and associated uses where special consideration is required of the nature and impacts of industrial uses to avoid inter-industry conflict. The IN3Z is also anticipated to act as a buffer between the IN1Z and more sensitive uses and includes provision for industries and associated uses that may be compatible with nearby communities and do not affect the safety and amenity of those land uses. This includes limited opportunities for convenience shops, small scale supermarkets and associated shops in appropriate locations.

4.3 Overlays

4.3.1 Existing Overlays

80. There are no existing overlays which apply to the Combined Amendment area.
81. The closest relevant overlay over adjacent land is the Design and Development Overlay located over land in the southwestern portion of the GRREP. Schedule 18 to Clause 43.02 applies and sets out requirements relating to the layout of individual sites, landscaping and building design, the design of street facing fences, and stormwater quality and re-use.

4.3.2 Proposed Overlays

82. The proposed Amendment seeks to apply the following overlays to the Combined Amendment area:
- The Design and Development Overlay to the Residential Amendment area.
 - The Environmental Audit Overlay to parts of the Residential Amendment area.
 - The Development Plan Overlay to the Business Park Amendment area.
 - The purpose of these overlay controls is described as follows.

4.3.2.1 Design and Development Overlay

83. The Design and Development Overlay identifies areas where specific requirements apply to the design and built form of new development. The schedules to the Overlay identify the design objectives to be achieved for the area.

4.3.2.2 Development Plan Overlay

84. The Development Plan Overlay identifies areas where a development plan is required before a permit can be granted to use or develop land. The development plan will identify the form and conditions of future use and development, and must describe:
- The land to which the plan applies.
 - The proposed use and development of each part of the land.
 - Any other requirements specified for the plan in a corresponding schedule.

4.3.2.3 Environmental Audit Overlay

85. The purpose of the EAO is to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination. The EAO sets out requirements that must be met prior to construction or commencement of sensitive use to ensure that contaminated land effects can be appropriately addressed.

5 Relevant Strategic Plans

5.1 Plan for Victoria

86. Plan for Victoria is a long-term strategic plan that sets out the vision for Victoria to 2050. Plan for Victoria identifies five pillars to guide actions and strategic outcomes, including:

- Self-determination and caring for Country.
- Housing for all Victorians.
- Accessible jobs and services.
- Greater places, suburbs and towns.
- Sustainable environments.

87. The Plan includes a series of maps which identify the long term vision for Victoria. Map 15: Geelong in the Future is particularly relevant to the Combined Amendment area (refer Figure 6). The Map identifies the Residential Amendment area within the Geelong Settlement Boundary and urban area, as well as the GRREP. The Precinct is recognised alongside other state-significant industrial precincts that represent strategically located land for major industrial development that are to be protected from encroachment by sensitive or incompatible land uses so that continual growth in investment can occur.



Figure 6 – Map 15: Geelong in the Future under Plan for Victoria

5.2 G21 Regional Growth Plan

88. G21 is the formal alliance of Government, business, and community organisations in the Geelong Region. The G21 Regional Growth Plan manages growth within the region to 2050, including within City of Greater Geelong.
89. Relevant to Greater Geelong and Lara, the Growth Plan identifies taking up existing areas identified in the Lara Structure Plan for residential growth and expansion of the town centre as an implementation action.

5.3 Greater Geelong Settlement Strategy

90. The Greater Geelong Settlement Strategy (August 2020) is a strategic review of housing growth for Geelong until 2036. The Strategy identifies the preferred future location and direction of growth in Geelong and the Lara township. It is listed as a Background document in the Schedule to Clause 72.08 Background Documents.
91. Figure 1 of the Greater Geelong Settlement Strategy contains the 'Greater Geelong Housing Framework Plan – 2036'. This is implemented into the Planning Scheme under Clause 02.04 Strategic Framework Plans incorporated under Planning Scheme Amendment C468ggee gazetted on 25 June 2025. The Settlement Strategy is shown in Figure 3 above.
92. The Residential Amendment area is located at the southeastern edge of the Lara settlement boundary. The Business Park Amendment area is located outside of this settlement boundary.

5.4 Lara Structure Plan

93. The Lara Structure Plan was adopted April 2011 and provides a strategic framework for the future planning and development of the Lara township.
94. The Lara Structure Plan map is implemented into the Planning Scheme under Clause 11.01-1L-03 Settlement. It is also shown in Figure 7 below.
95. Relevant to the Combined Amendment area, the Lara Structure Plan map identifies:
 - A Settlement Boundary.
 - 'Conventional residential' use within the Residential Amendment area.
 - A 'Consolidation boundary' at the interface of the Settlement Boundary.
 - A buffer to Heales Road Industrial Area over the Business Park Amendment Area. Existing zones are identified as to be retained within the buffer area.
 - A potential open space opportunity within the northern part of the Business Park Amendment area.
 - A potential business park opportunity within the Business Park Amendment area.
96. The Lara Structure Plan notes the following with respect to these key identified features:
 - A preferred Settlement Boundary identifies a Settlement Boundary for the township in order to facilitate a compact urban form.
 - The consolidation of existing settlements is encouraged. A Consolidation Boundary is identified around the township, indicating where existing RLZ land may be investigated for reconsolidation for conventional residential development.
97. A 1,000 metre buffer is to be retained around the GRREP, where there is no prospect to establish residential and rural residential zones. The Structure Plan notes that uses within the buffer area will need to be strictly limited to minimise the potential effects of development on the GRREP and to prevent the intrusion of sensitive land uses.

98. Notwithstanding the above, the Structure Plan identifies that there are opportunities to investigate a sporting facility or a Business Park on land to the north of the GRREP. This land is located within the 1000 metre buffer zone required for the Precinct itself, however it is noted that non-sensitive land uses may be appropriate as they will not compromise the buffer.

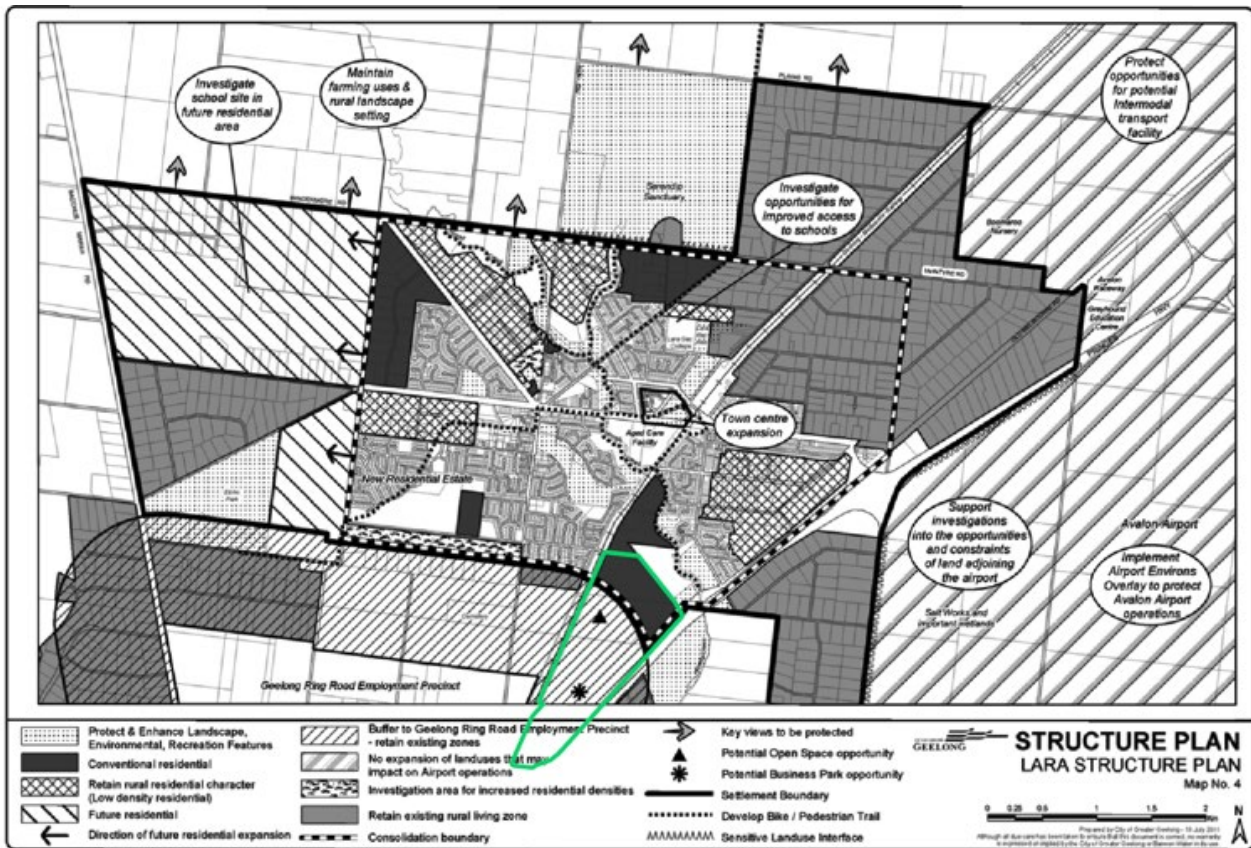


Figure 7 – Lara Structure Plan under Clause 11.01-1L-03. The Combined Amendment area is identified in green outline

5.5 Long Term Settlement Boundary Review for Urban Geelong

99. The Geelong Settlement Strategy identified the need to undertake a limited review of the settlement boundary identified in that strategy, with view to setting a Long Term Settlement Boundary for Urban Geelong.
100. This review was undertaken in 2023 and the purpose of the review was to determine whether the settlement boundary should be revised or not
101. The review established a set of criteria guided by the review principles contained in the Geelong Settlement Strategy and relevant State Policy.
102. The review recommendations and the subsequent draft Amendment C428ggee to give effect to these recommendations do not propose changes to the Lara Settlement Boundary.

5.6 Planning for Industrial Land Supply in Greater Geelong

- 103.** The City of Greater Geelong released a paper titled 'Planning for Industrial Land Supply in Greater Geelong' in May 2025. This Paper was prepared to respond to questions put to Council by the Department of Transport and Planning (DTP) and to inform future planning for industrial land supply in the greater Geelong region.
- 104.** The Document sets out the following matters that are of particular relevance to the Business Park Amendment:
- City of Greater Geelong is in the process of undertaking an Industrial Land Supply Review to inform long-term demand supply of industrial land. This review is currently in draft form and is further detailed below.¹⁴
 - The Paper identifies that the proposed Business Park Amendment is being prepared, to be development ready by 2030 and will release INIZ and IN3Z land.¹⁵
 - The Paper advocates for the timely authorisation of specific industrial amendments as a way that DTP could support the City of Greater Geelong in the planning for industrial land supply.¹⁶

5.7 Draft Industrial Land Supply Review Report

- 105.** The City of Greater Geelong commenced a review of industrial land supply and demand in February 2025. The Final Report is anticipated to be available in 2026, with the draft report and recommendations having been published in August 2025 to inform community engagement.
- 106.** The Draft Industrial Land Supply Review identifies that the GRREP has experience significant development and increases in land value since completion of the Geelong Ring Road in 2013 and now functions as the key precinct for large-format, major industry.
- 107.** It notes that at present, the GRREP is the primary source of vacant industrial land, comprising 73 per cent of available land supply.¹⁷
- 108.** Modelling undertaken to inform the Review indicates that the City has less than 15 years of industrial land supply, with available theoretical supply being subject minimum lot size requirements under the planning scheme.¹⁸
- 109.** The Business Park Amendment area is identified in the Review as a potential future employment precinct, referred to as Lara Business Park.
- 110.** The Review identifies various recommendations of relevance to the proposed Amendments, including the facilitation of new industrial precincts, the preparation of a broader Industrial Land Use Strategy, and protection the GRREP.

¹⁴ The City of Greater Geelong, Planning for Industrial Land Supply in Greater Geelong, page 4.

¹⁵ Ibid, page 7.

¹⁶ Ibid, page 9.

¹⁷ Draft Industrial Land Supply Review (2025), page 6

¹⁸ Ibid, page 63

6 The Proposal

111. The Residential Amendment C444 and the Business Park Amendment C453 apply to a combined area of 118 hectares of land in Lara.
112. The proposed amendments are summarised in the Explanatory Reports and detailed below.

6.1 Residential Amendment C444

113. Broadly, the following changes to the Greater Geelong Planning Scheme are proposed under the Residential Amendment, which will enable the development of approximately 600 new dwellings:
- Amend planning scheme map nos. 18 and 19 to rezone land at 76-156 Canterbury Road East (part), 705-765 Princess Highway (part) and 785-805 Princes Highway (part), Lara from FZ to GRZ1.
 - Amend planning scheme maps nos. 18 and 19 to rezone land at 785-805 Princes Highway (part) from FZ to IN3Z to reserve land for open space and drainage.
 - Amend planning scheme map no. 18EAO and inserts planning scheme map 19EAO to apply the EAO to 76-156 Canterbury Road East (part) and 705-765 Princes Highway (part), Lara.
 - Amend planning scheme map no. 18DPO and inserts planning scheme map 19DPO to apply the DPO48 to 76-156 Canterbury Road East (part), 705-765 Princess Highway (part) and 785-805 Princes Highway (part), Lara.
 - Insert Schedule 48 to Clause 43.04 (Development Plan Overlay) to facilitate development of the South East Lara Residential Growth Area.
 - Amend the Schedule to Clause 72.03 to include maps 19EAO and 19DPO in the Greater Geelong Planning Scheme.
114. The zoning proposed under the Residential Amendment is illustrated in Figure 8.

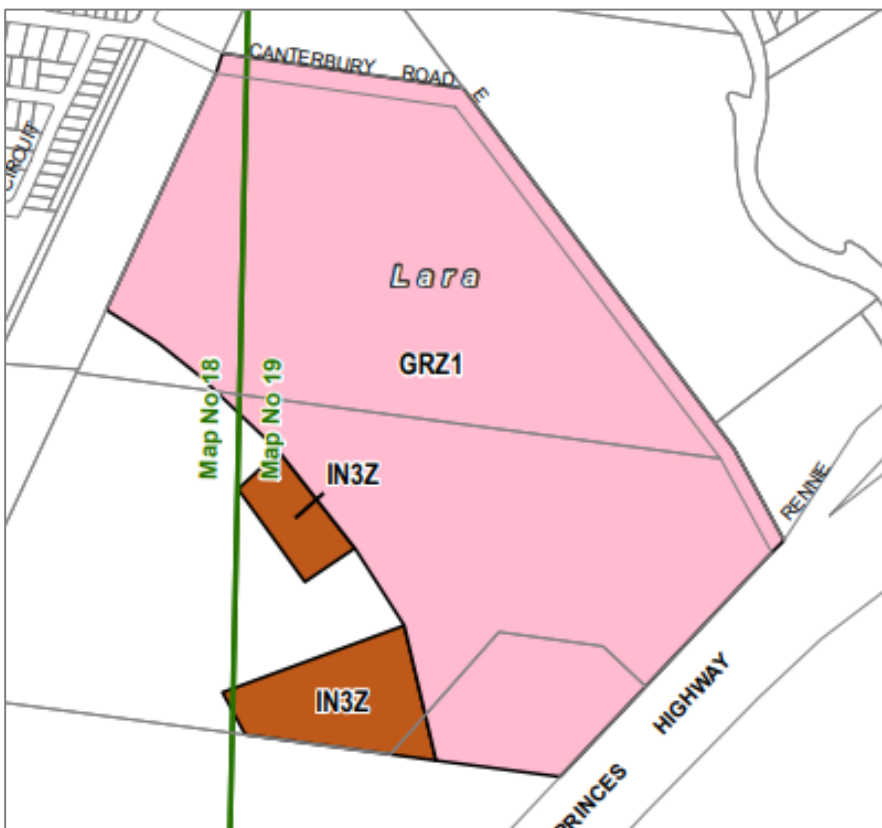


Figure 8 - Proposed zoning under the Residential Amendment

115. The spatial extent of proposed DPO48 is shown in Figure 9 below:

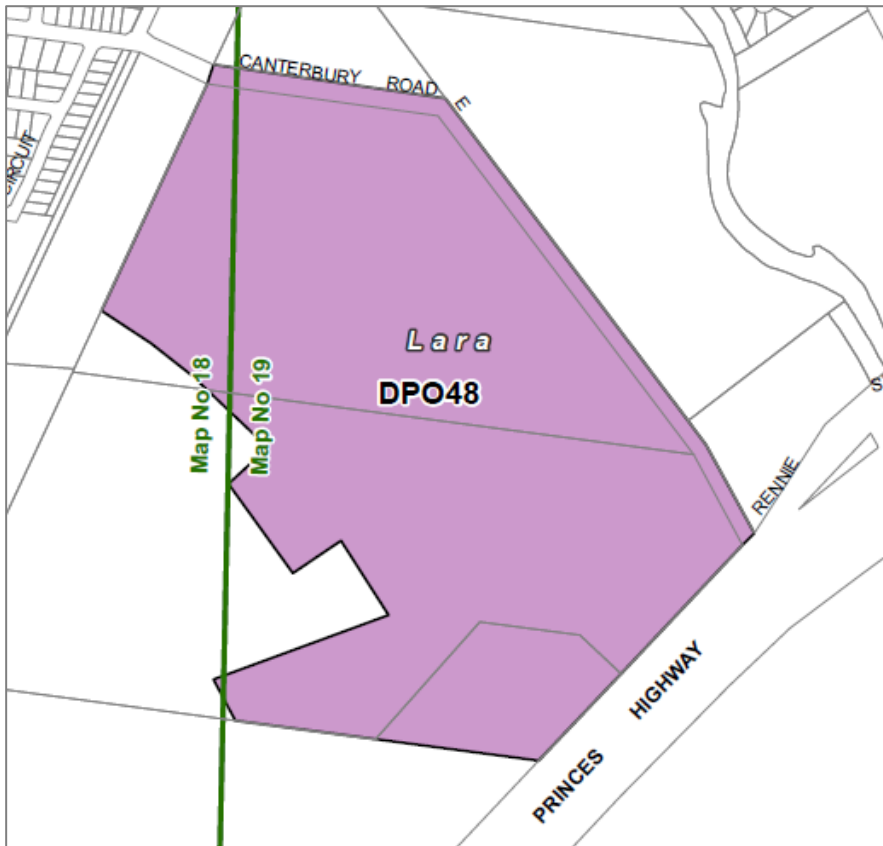


Figure 9 - Proposed DPO48

116. The following key provisions are to be included in DPO48:

Objectives which seek to:

- Facilitate the orderly and integrated residential development.
- Create a safe and integrated road network that minimise road connection to Canterbury Road East.
- Provision of a shared pathway network and safe and interconnected walking and cycling routes to nearby destinations.
- Provide a liveable and sustainable urban environment inclusive of a range of lot sizes and housing types to meet diverse community needs, including affordable housing.
- Promote best practice storm water management and water quality treatment to protect and conserve biodiversity and waterways.

117. Conditions and requirements for permits which relate to the management of traffic and rail noise, affordable housing, and open space contributions.

118. Inclusion of the South East Lara Residential Growth Area Framework Plan, shown in Figure 10 below. The Framework Plan identifies a sensitive noise interface at the eastern and western boundaries adjacent to the rail corridor and Princes Highway and an Industrial to Residential Landscape Interface at the southern boundary adjacent to the Business Park Amendment area.

119. Development Plan requirements, including:

- Being generally in accordance with the South East Lara Growth Area Residential Framework Plan.
- The provision of an Urban Design Masterplan, Staging and infrastructure Delivery Plan, and management plans and strategies relating to water management, wildlife, traffic, open space, traffic and rail noise, affordable housing, and Environmentally Sustainable Development

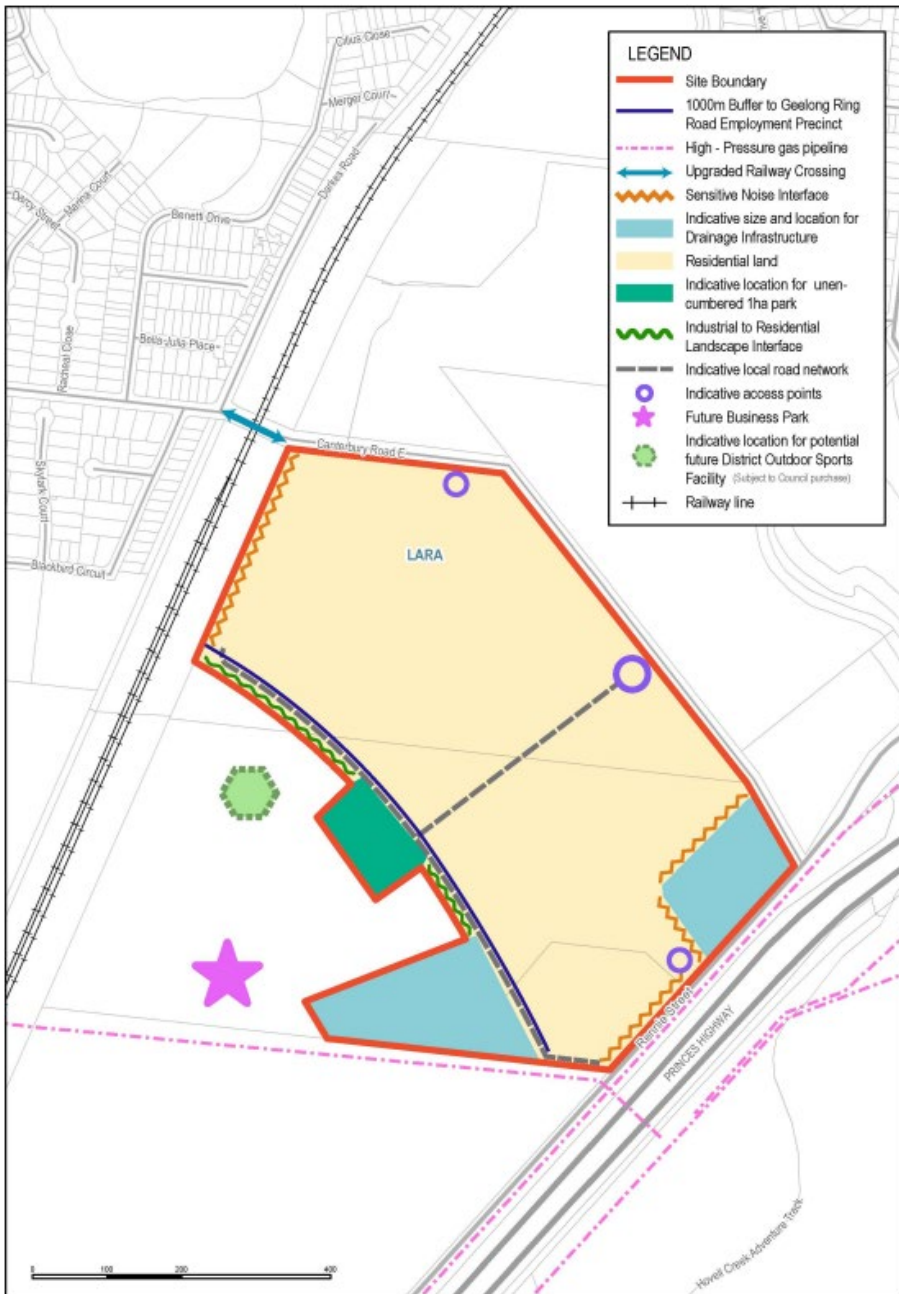


Figure 10 - Proposed South East Lara Residential Growth Area Framework Plan

120. The proposed spatial extent of the EAO is shown in Figure 11 below



Figure 11 – Proposed EAO.

6.2 Business Park Amendment C453

121. Broadly, the following changes to the Greater Geelong Planning Scheme are proposed under the Business Park Amendment:

- Amends Planning Scheme Map Nos. 18, 19 and 26 to rezone land at 76-156 Canterbury Road East (part), 785-805 Princes Highway (part), 705-765 Princes Highway (part) and 610 Rennie Street, Lara from the FZ to IN3Z and IN1Z.
- Amends Planning Scheme Map Nos. 18DDO, 19DDO and 26DDO to apply DDO55 to 76-156 Canterbury Road East (part), 785-805 Princes Highway (part), 705-765 Princes Highway (part) and 610 Rennie Street, Lara.
- Inserts Schedule 55 to Clause 43.02 Design and Development Overlay.

122. The zoning proposed under the Business Park Amendment is illustrated in Figure 12.

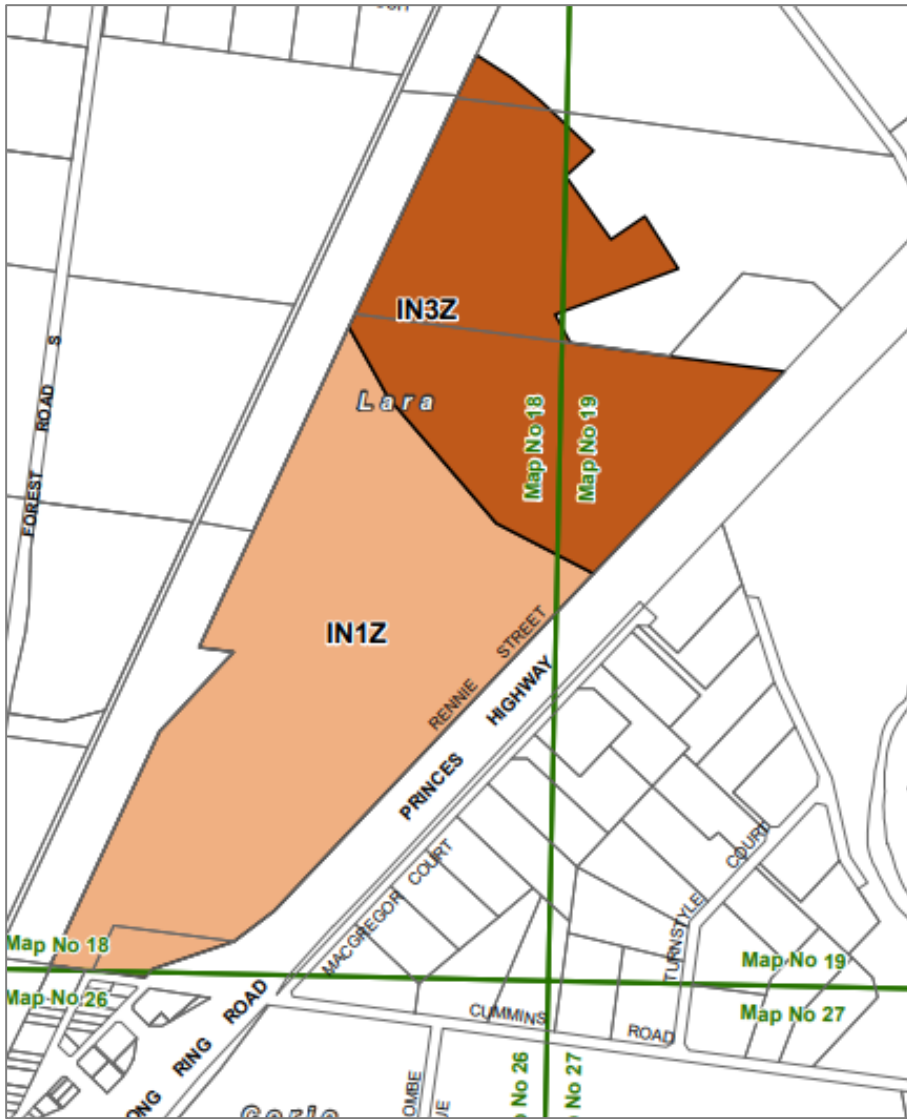


Figure 12 - Proposed zoning under the Business Park Amendment

123. The spatial extent of proposed DDO55 is shown in Figure 13 overleaf.

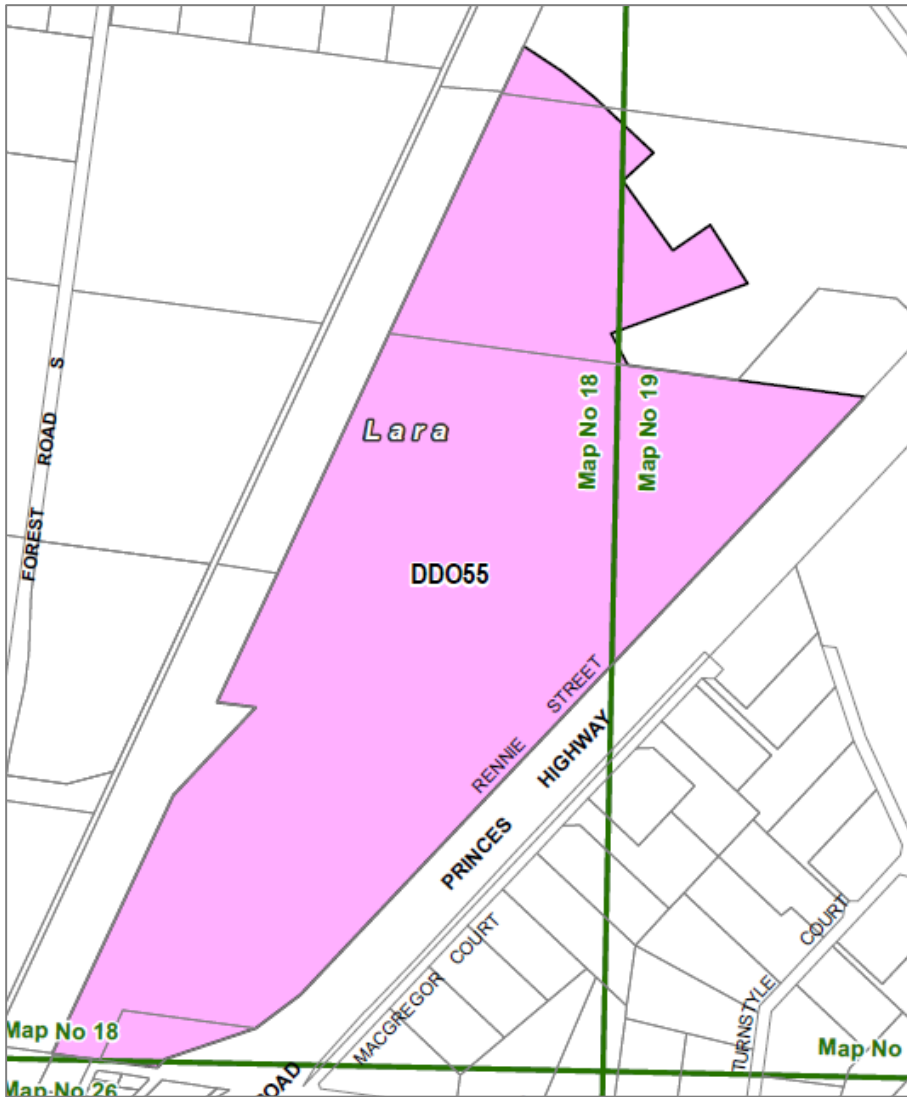


Figure 13 – Proposed DDO55

124. The following design objectives are proposed under DDO55:

- Facilitating commercial and industrial development that is efficient, functional and meets changing market demands.
- Ensure development achieves a high-quality, site responsive design that enhances visual amenity from major transport routes and surrounding non-industrial land.
- Promote best practice stormwater quality, management and reuse measures that protect and conserve biodiversity and waterway values of the Ramsar Wetlands and Hovells Creek.

125. The specific Decision Guidelines proposed include requirements to consider:

- The design and siting of existing development in the area.
- Any adverse impacts to Hovells Creek, Por Phillip Bay and Bellarine Peninsula Ramar site.
- The interface with adjoining zones, rail corridor, Rennie Street and Princes Highway.
- Whether subdivision design is generally in accordance with the Lara Business Park Outline Development Plan (refer Figure 14). The Outline Development Plan contained within the draft DDO identifies a future Business Park generally in the proposed IN3Z, industrial use generally in the proposed IN1Z, and signals future residential use in the Residential Amendment area.

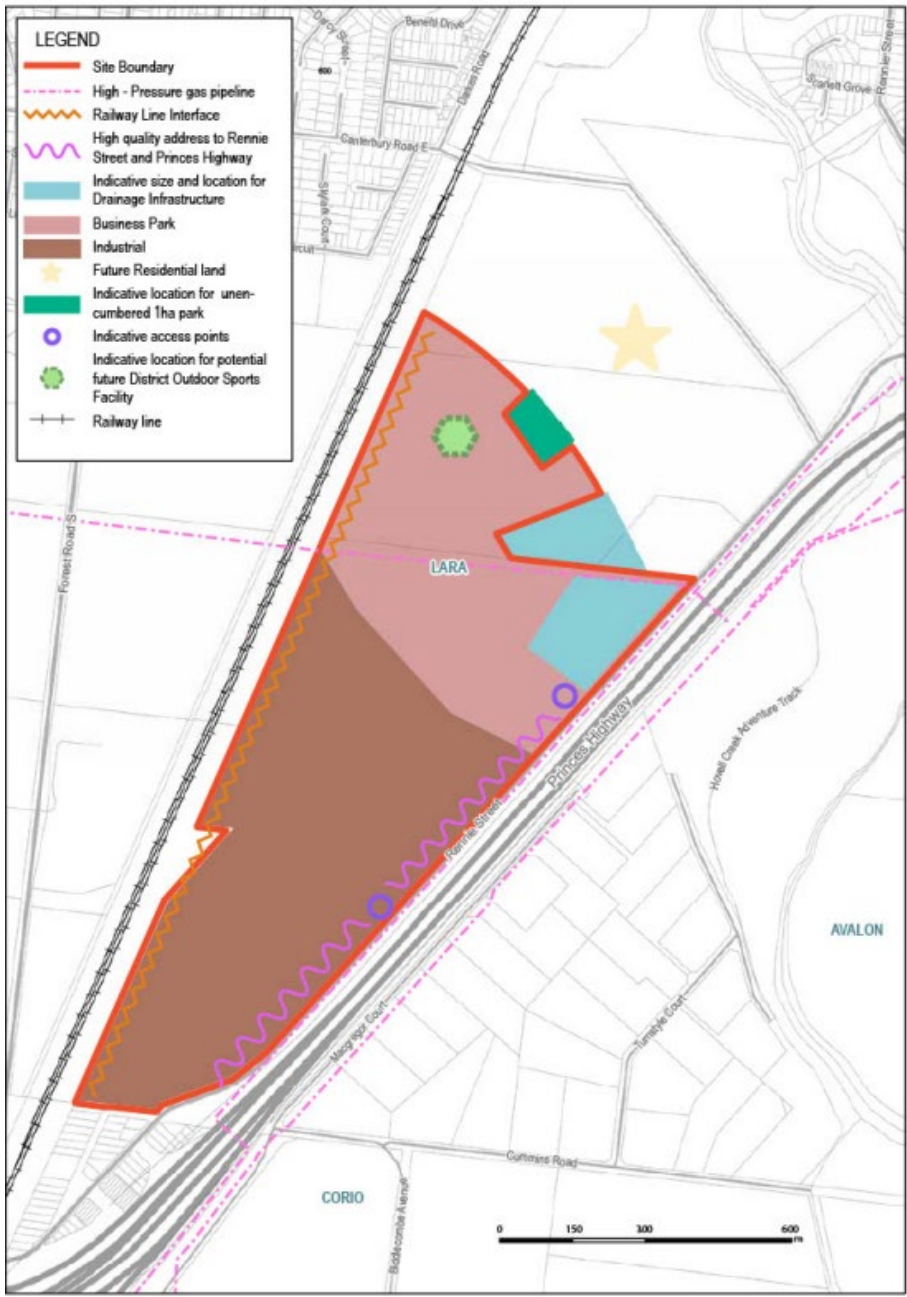


Figure 14 - Proposed Lara Business Park Outline Development Plan

7 My Opinion

126. I have been asked to provide my opinion about the appropriateness of the proposed Amendments, having regard to relevant matters within the limits of my expertise.

127. In forming my opinion about the appropriateness of the proposed Residential Amendment, I have considered the following matters:

- The strategic justification for rezoning.
- The following key planning considerations:
 - Proximity to the GRREP.
 - The Interface between the proposed GRZ1 and IN3Z.
 - Site access and movement
 - Drainage and flooding.
 - Biodiversity.
 - The potential amenity impacts of rail and freeway.
 - Open space.
 - The provision of social infrastructure (including education facilities).
 - High pressure gas pipelines
- The appropriateness of the proposed planning controls
 - GRZ.
 - DPO48.
 - EAO.

128. In forming my opinion about the appropriateness of the proposed Business Park Amendment, I have considered the following matters:

- The strategic justification for rezoning
- The following key planning considerations:
 - Suitability of the proposed zoning of land within the GRREP buffer
 - Site access and movement
 - Urban design and the presentation of development to the Princes Freeway.
 - Drainage
 - High pressure gas pipelines
- The appropriateness of the content of the proposed planning Controls
 - IN1 & IN3.
 - DDO55.

129. My views and assessment of the above matters are addressed below.

7.1 Residential Amendment (C444)

7.1.1 Strategic Justification for Rezoning

130. In assessing the strategic justification for rezoning under the Residential Amendment, I have considered Ministerial Direction No. 11 – Strategic Assessment of Amendments (MD11) which requires evaluation of how an amendment addresses various strategic considerations.
131. My assessment of the Residential Amendment against the strategic considerations contained in MD11 is included at **Appendix C**.
132. The key strategic planning consideration for the Residential Amendment is whether or not rezoning the subject site for residential purposes is consistent with the relevant State and local settlement planning policies contained within the Greater Geelong Planning Scheme.
133. The relevant local housing settlement policy for Lara seeks to contain residential development within the defined settlement boundary shown on the Lara Structure Plan map contained within that policy.¹⁹
134. The housing settlement boundary shown in this structure plan map is also reflected in the settlement boundary shown in the Geelong Housing and Settlement Framework (clause 2.04-3) and Plan for Victoria.
135. The Residential Amendment is consistent with the Lara Structure Plan in that it only proposes to zone land within the settlement boundary defined in that plan for residential purposes.
136. The Residential Amendment proposes to apply a Development Plan Overlay (DPO) over that land, as well as some small portions of land outside of the settlement boundary. The DPO schedule includes an Outline Development Plan (ODP) within it and it requires that development be generally in accordance with that plan, as well as an infrastructure plan and various technical reports.
137. The application of these controls to the land will ensure that it is developed in an orderly manner.
138. In summary, I consider that the Residential Amendment is strategically justified for the following reasons:
- It is required to implement the relevant planning objectives relating to facilitating residential land supply in Greater Geelong
 - It is consistent with the delivery of the relevant housing policy targets set under Plan Melbourne for Greater Geelong
 - It is required to give effect to particular land use outcomes outlined in Plan for Victoria, the Geelong Housing & Settlement Framework and the Lara Structure Plan.
 - It addresses any potential environmental effects associated with the GRREP, for the reasons set out later in this report.
 - It addresses other relevant matters such as climate change, bushfire risk, land contamination, for the reasons set out later in this report.
 - It makes proper use of the Victoria Planning Provisions to facilitate the delivery of a new residential neighbourhood in this location, for the reasons set out later in this report.

¹⁹ Clause 11.01-1L-03

7.1.2 Key Planning Considerations

139. My opinions on what I consider to be the key planning considerations for the Residential Amendment are as follows.

7.1.2.1 Proximity to the Geelong Ring Road Employment Precinct

140. The Residential Amendment proposes to apply the GRZ to land that is located circa 1000m from the GRREP, to its southwest on the opposite side of the rail corridor.
141. The GRREP contains IN1Z and IN2Z land and contains established industrial land uses. The GRREP is the largest industrial estate in Greater Geelong, and the provision of IN2Z land enables the establishment of heavy industry activities that require substantial buffers from more sensitive land uses.
142. State Policy (Clause 13.07-1S) contains the following strategies regarding land use compatibility:
- Ensure that use or development of land is compatible with adjoining and nearby land uses
 - Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
 - Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
 - Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.
143. The Residential Amendment satisfies these objectives as the related to the nearby GRREP in that it limits any residential zoning to land at/beyond the 1000m buffer shown in the Lara Structure Plan. This will ensure that residential use on the subject land will not limit ability of the GRREP to fulfil its role as a regionally significant industrial precinct.
144. The Business Park Amendment proposes to rezone the northern part of that Amendment land to IN3 and the southern part to IN1.
145. One of the purposes of the IN3 zone is to 'provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community'. Further, the use land for industry is section 2 (permit required) under that zone, and the zone contains extensive amenity requirements, application requirements and decision guidelines to ensure that any future industrial use does not adversely affect the amenity of existing or proposed nearby uses.
146. Further, any proposed future industrial use in the proposed IN1 zone further south of the proposed GRZ land that has a threshold distance listed in the table to clause 53.10 is also a section 2 (permit required) use and that zone also contains application requirements and decision guidelines to ensure that any future industrial use does not adversely affect the amenity of existing or proposed nearby uses.
147. I consider that the proposed zoning configurations across the Combined Amendment Area will ensure that the above strategies regarding land use compatibility can be achieved.
148. I note that the Residential Amendment proposes that some small areas outside the settlement boundary to be zoned Industrial 3 (IN3), and that the Outline Development Plan (ODP) contained within DPO48 makes provision for a local park and retarding basin on the IN3 land.
149. These uses are proposed within the 1000m buffer to the GRREP, but the Lara Structure Plan is clear that it is only seeking to limit residential uses within this 1000m buffer, and that the use of land outside the settlement boundary for open space purposes is expressly contemplated:

*"[the 1000m buffer is intended] to prevent the intrusion of sensitive uses, namely residential and rural residential uses, from developing close to the industrial estate."*²⁰

*"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)..."*²¹

150. For the above reasons, I consider that the proposed spatial extent of the GRZ under the Residential Amendment, separation distance from the GRREP, and its inter-relationship to the IN3/IN zoning proposed under the Business Park Amendment to be appropriate and in accordance with the strategic outcomes anticipated under the Lara Structure Plan.

7.1.2.2 The Interface between the Proposed GRZ1 and IN3Z

151. The proposed GRZ1 will directly interface with IN3Z land that is proposed under the Business Park Amendment. It is therefore necessary to consider whether the proposed residential and industrial zoning interface will enable land use or built form compatibility outcomes.

152. I have stated in the above section of my report that I consider that the IN3 zone is an appropriate zone to have at the interface with the GRZ because it contains within it amenity requirements, application requirements and decision guidelines which will ensure that the State land use compatibility policy outcomes can be achieved.

153. In addition to this, the Residential Amendment (DPO48) contains the following features to ensure that an appropriate design interface is achieved between residential areas and the proposed future business park:

- The proposed ODP locates a 1ha local park and a large drainage asset at the interface between the two uses. This will physically separate the residential and business park uses to some extent.
- The proposed ODP identifies a local road at the interface between the two uses. DPO48 requires that the Development Plan include a cross section for the "Industrial to Residential Landscape Interface" which provides a 3-metre landscaped verge between residential development and the adjacent business park precinct.

154. The proposed local park, drainage reserve and 3m wide landscape reserve will provide sufficient area to create a high quality landscape separation between the two uses.

155. Additionally, the ODP makes provision for a potential future district outdoor sports facility within the business park area. If council does elect to purchase land for this purpose, then this will create an even more substantial land use separation between the business park and residential areas.

156. I am satisfied that the above measures will appropriately avoid and mitigate potential adverse impacts of industrial uses while protecting industrial use in the IN3Z and INIZ from encroachment by sensitive activities. In addition, I consider that the proposed zoning will generally not undermine the provision of required buffer distances for activities that can be anticipated in the INIZ and IN3Z, including the distances required under the EPA *Separation Distance Guideline* publication.

²⁰ Lara Structure Plan, page 71

²¹ibid, page 11

7.1.2.3 Access and Movement

- 157.** The Residential Amendment will enable the development of approximately 600 dwellings, and it proposes new access points to Canterbury Road East and Rennie Street, as well as an upgraded rail crossing.
- 158.** I have considered (within the limits of my expertise) whether the Residential Amendment adequately addresses relevant state planning policy considerations relating to road access and other movement networks.
- 159.** State policy (at clause 18.02-4S) requires that the road network be planned and developed to (inter-alia):
- Ensure people are safe on and around roads.
 - Improve people's perceptions of safety on and around roads.
 - Improve road connections for all road users.
- 160.** An integrated Traffic Impact Assessment Report (TIAR) has been prepared to consider the combined impact of both the Residential and Business Park Amendments. This assessment has concluded that:
- The anticipated residential yield can be accommodated within the surrounding road network, including existing intersections, subject to identified mitigation works and localised roading infrastructure upgrades.
 - The indicative site access points are considered appropriate as they can achieve sufficient sight distances. Further refinement to Access Point 2 at the western side of Canterbury Road East is recommended to ensure compliance with Safe intersection sight distance (SISD) requirements
- 161.** I note that the TIAR also concluded that in order to accommodate the development traffic, the following mitigating works are required:
- The upgrade of the existing Canterbury Road East level crossing to include an active gated control to facilitate safe pedestrian and dismounted cyclist movements across the rail line (on the south side, the side of the development).
 - The provision of a short channelised right turn lane and a basic left turn treatment to be provided on Rennie Street at the Canterbury Road East/Rennie Street Intersection.
 - The upgrade of Canterbury Road East to a connector style road, consistent with the balance of Canterbury Road East to the west of the rail line.
 - Nasmth Street should be closed, or attractiveness reduced such that local traffic heading to the Avalon Road interchange Archimedes Avenue.
- 162.** In relation to public transport, walking and cycling, the TIAR concluded the following:
- The surrounding bus network is able to be extended along Canterbury Road East. This would ensure the vast majority of future dwellings, industrial land use, and the potential regional sports reserve would be adequately serviced by public transport.
 - The site is well serviced by quality off-road bicycle trails to the east of the subject site and to the north-west of the subject site. Footpath/shared paths should be introduced along the site's northern frontage to Canterbury Road East and the north-eastern section of Rennie Street to provide pedestrians with a connection to the existing pedestrian infrastructure surrounding the site. A pedestrian connection should also be proposed to connect the proposed paths along the site's frontages to the Hovell Creek Trail, located at the east of the site.
- 163.** I am not qualified to comment on the technical veracity of the TIAR analysis. However, if the TIAR findings are demonstrated to be sound, then the scale of impact of the proposed amendments on the surrounding road network appears to within acceptable limits.

- 164.** Where there are some potential adverse impacts, these can be mitigated by the road works described in the TIAR report.
- 165.** The Residential Amendment contains mechanisms to enable these impact mitigation measures to be achieved:
- The three locations are indicatively identified in the South East Lara Residential Growth Area Framework Plan included under proposed DPO48. Future development will access the Residential Amendment area from three new access points. Generally, the access points located at the mid-point of Rennie Street to the east and along the western and mid-point of Canterbury Road East to the north. The Canterbury Road East mid-point access also provides connection to a north-south orientated local road.²²
 - The proposed DPO48 objectives seek to create a safe and integrated road network that minimises road connections on to Canterbury Road East and to provide a shared pathway network that connects to link to nearby destinations.
 - The Development Plan requirements also include the preparation of a Road Network and Traffic Management Plan that has regard to the Residential Amendment area TIA prepared by Traffic Group. The Road Network and Traffic Management Plan is required to address the internal road network and access for vehicular traffic as well as necessary upgrades to the surrounding road network.²³
- 166.** Based on the assessments prepared by Traffix Group, I am satisfied that the Residential Amendment, including proposed DPO48, can facilitate an efficient and safe road network.
- 167.** I am also satisfied that the proposed Residential Amendment (at DPO48) provide an acceptable means of ensuring that the relevant access and movement upgrades recommended by the TIAR are given effect via the approval of a development plan and subdivision permits in the Amendment area.

7.1.2.4 Drainage and Flooding

- 168.** As the Residential Amendment will enable the site to be intensified for urban activities, I have considered whether stormwater quantity and quality associated with future development can be appropriately managed.
- 169.** I am instructed that an independent expert witness report is being prepared by Ms Nina Barich of Incitis on drainage aspects of the proposed amendments and I defer to Ms Barich's expertise on drainage matters but provide the following comments on town planning related aspects of drainage.
- 170.** State policy (at clause 13.03-1s) requires that planning:
- Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes.
 - Avoid intensifying the impact of flooding through inappropriately located use and development.
 - Plan for the cumulative impacts of use and development on flood behaviour.

²² I note that the design and location of Access Point 2 identified under the proposed Framework Plan is indicative only and this access point, along with other required mitigation measures, will be subject to detailed design and further refined at the time of development.

²³ I assume that this reference in DDO48 will be updated to reference the most current integrated TIAR

171. A Stormwater Management Strategy has been prepared by Loetis and my assessment relies on their findings.²⁴
172. The Loetis Stormwater Management Strategy identifies the stormwater management objectives for the Combined Amendment area and identifies the new stormwater infrastructure to be constructed as part of a wider treatment train approach to manage both stormwater quantity and quality.
173. Key features of the stormwater management strategy include three new combined wetlands and stormwater detention basins. Two of these basins are indicatively located within the Residential Amendment area, with the northernmost proposed to discharge directly to Hovells Creek adjacent to the existing Rennie St road reserve, and the southernmost area anticipated to treat both the residential and industrial development, and discharge environmental and high flows to the existing 'waterway' culvert crossing the princes Freeway.
174. Loetis' assessment confirms that the Combined Amendment area is not considered to be vulnerable to flooding, and the report anticipates that refinement of the modelling will be completed as part of detailed design and planning permit stage.
175. I understand that both Council and the Corangamite Catchment Management Authority have reviewed the Loetis Stormwater Management Strategy and are satisfied that the proposed conceptual drainage design adequately addresses the management of increased peak flows for flood events up to and including the 1% AEP rain event.
176. The Development Plan requirements contained within DPO48 include the need to prepare an Integrated Water Management Plan that has regard to the Stormwater Management Strategy prepared by Loetis.
177. The Integrated Water Management Plan is required to address various technical design considerations as well as the requirements of Clause 56.07 of the Greater Geelong Planning Scheme, EPA Urban Stormwater Management Guidelines, Councils infrastructure design manual, the management of adverse effects to the surrounding upstream and downstream areas, and the staging of development.
178. Based on the assessment undertaken by Loetis, I am satisfied that the Residential Amendment, including proposed DPO48, has made sufficient provision to demonstrate and ensure that drainage can be appropriately managed at the time of future development.

7.1.2.5 Biodiversity

179. State policy (at clause 13.03-1s) requires that planning:
 - Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
 - Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.
 - Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:
 - Cumulative impacts.
 - Fragmentation of habitat.
 - The spread of pest plants, animals and pathogens into natural ecosystems.

²⁴ I also note that the abovementioned stormwater management strategy was informed by an impact assessment on the Limeburners Bay Ramsar Wetlands (Venant Solutions, 2024).

- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention)

180. The potential impacts of new development on biodiversity values associated with the Residential Amendment area have been assessed in the following reports:

- Vegetation in the Vegetation Assessment prepared by Mark Trengove Ecological Services dated 7 November 2024.
- Fauna in the Fauna Assessment prepared by Austral dated November 2024.
- The Limeburners Bay Ramsar Wetland in the Impact Assessment Report prepared by Venant Solutions dated 6 November 2024.
- Targeted surveys for growling grass frog and golden sun moth in the Surveys prepared by Austral dated 6 February 2025.

181. In summary, these technical assessments found the following:

- Existing vegetation in the Residential Amendment area is degraded and dominated by exotic species, and the area does not provide habitat for listed threatened plant species.
- The Residential Amendment will result in a slight increase in flow from increased impervious surfaces, resulting in minimal impacts on Hovells Creek, its floodplain, and Limeburners Bay (A Ramsar wetland). Potential impacts can be appropriately managed subject to following best practice engineering design guidelines at the time of detailed design and development.
- Despite the presence of potential habitat, neither growling grass frog nor golden sun moth were detected within the study area following targeted surveys undertaken in accordance with the recommendations of the Fauna Assessment.

182. The Development Plan requirements under proposed DPO48 include consideration of the impacts of stormwater management on biodiversity, and the need to prepare an Integrated Water Management Plan and an Environmental Management Plan ensuring impacts to fauna are minimised.

183. Based on the technical assessment undertaken, I am satisfied that the Residential Amendment, including proposed DPO48, has appropriately addressed potential impacts on biodiversity values in the Residential Amendment area and proximate to it.

7.1.2.6 The Potential Amenity Impacts of Rail and Freeway

184. The Residential Amendment area is bound by the rail corridor to the west and Princes Highway to the east, which have the potential to generate noise effects that can adversely impact on residential amenity for future residential land use.

185. I am instructed that an independent expert witness report is being prepared by Mr Tom Evans of Resonate on acoustic aspects of the proposed amendments and I defer to his expertise on acoustic matters, but I provide the following comments on town planning related aspects of this topic.

186. State policy (at clause 13.05-1s) requires that planning:

'Minimise the impact on human health from noise exposure to occupants of sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital) near the transport system and other noise emission sources through suitable building siting and design (including orientation and internal layout), urban design and land use separation techniques as appropriate to the land use functions and character of the area.'

- 187.** I have considered the potential amenity impacts of rail and traffic noise on the Residential Amendment Area.
- 188.** An Acoustic Report has been prepared by Enfield titled "Lara Subdivision and Rezoning Acoustic Report" and dated 24 January 2024. This report considers the potential noise impacts of both the rail corridor and Princes Highway on the noise amenity of potentially dwellings located in the Residential Amendment area. The report has regard to relevant road and rail noise policies and guidelines, and it draws the following conclusions:
- "Overall, the proposal presents as low risk in terms of adverse noise impacts, noting that both traffic and rail noise can be adequately managed by townhouse construction and land restriction covenants (subject to approval from VicRoads and the Referral Authorities) requiring townhouse construction to specific areas and affected lots to be designed to achieve internal rail and road traffic noise criteria."*
- 189.** This assessment confirms that rail and traffic noise can be appropriately managed through a range of measures including dwelling layout, design and construction methodologies and it identifies detailed requirements that can be applied as part of the assessment and granting of planning permits for the future residential subdivision of the land.
- 190.** For those parts of the Residential Amendment anticipated to be affected to road traffic noise, the report recommends a combination of internal layout and private open space design standards.
- 191.** For those parts of the Residential Amendment anticipated to be affected to rail noise, the report recommends that a covenant be applied to those areas to achieve an internal bedroom noise level design standard.
- 192.** In summary, the Acoustic report that accompanies the Residential Amendment has demonstrated that noise associated with the freeway and rail line can be mitigated through suitable building siting and design, urban design and land use separation techniques.
- 193.** The Development Plan requirements under proposed DPO48 include a requirement to prepare a Traffic and Rail Noise Impact Assessment (TRNIA) that must do the following:
- Apply specified noise objectives to the land
 - Assess noise levels
 - Include recommendations for any noise attenuation measures required to meet the applicable noise level objective
 - Specify noise attenuation measures that can be included within a Memorandum of Common provisions (MCP) via future subdivision permits.
 - Identify those parts of the sites where noise attenuation measures are to be implemented via MCP measures.
- 194.** I understand that consideration is being given to whether to utilise an MCP or Section 173 agreement to record the necessary noise attenuation measures on title.²⁵ Whilst both are recorded on the title, in my experience MCPs are more commonly used to record more detailed dwelling siting and design matters in residential subdivisions, and Building Surveyors are accustomed to reviewing MCPs in their assessment of building permits. I prefer the MCP approach for this reason.
- 195.** I am not qualified to comment on the technical veracity of the Acoustic report, or the appropriateness of specific noise objectives and methodologies proposed in DPO48.

²⁵ The DP submission 'tracked changes' version of DPO48 suggests the use of a S173 Agreement in preference to an MCP.

- 196.** However, from a town planning perspective, the requirement contained within DPO48 to prepare and approve a TRNIA is an appropriate means of ensuring that future development complies with the noise objectives contained within that document.
- 197.** I am satisfied that it is not necessary for DPO48 to include detailed design measures to can be implemented to achieve the desired noise levels, as there appear to be a range of design measures that are available and these can be confirmed via the TRNIA approvals and given effect via the planning permit and MCPs as appropriate.
- 198.** Overall, I consider proposed DPO48 provides an appropriate mechanism to ensure that residential amenity, health and safety of future occupants of dwellings on the site are achieved. Specifically, it satisfies the relevant state noise policy of facilitating the use of building siting and design (including orientation and internal layout), urban design and land use separation techniques to address noise impacts on dwellings proposed near the transport system.

7.1.2.7 The Provision of Open Space

- 199.** State policy (at clause 19.02-6S) seeks to ensure that land is set aside and developed in residential areas for local recreational use.
- 200.** The Greater Geelong Planning Scheme (at clause 53.01) contains a requirement for 10% of land (being land intended to be used for residential purposes, or a percentage of the site value of such land, or a combination of both) to provided as an open space contributions in circumstances where 10 or more lots are to be created on land zoned for residential purposes after August 31st 2007.
- 201.** The Residential Amendment (in the ODP contained within DPO48) identifies an indicative 1ha park to the south of the proposed GRZI. The location of the proposed park is generally consistent with the location identified in the Lara Structure Plan.
- 202.** I understand that the total land area proposed to be rezoned to residential will be circa 35ha, and therefore setting aside the 1ha park will be a partial contribution towards the overall open space requirements under clause 53.01. I expect that the balance of contributions will be made as a percentage of the site value of the land.
- 203.** The provision of a 1ha park to service a neighbourhood of circa 600 people is consistent with the infrastructure provision rates described in the Geelong Social Infrastructure Plan (being in the order of 2 hectares of local open space per 1,000 people).²⁶
- 204.** The Development Plan requirements under proposed DPO48 include the preparation of an Open Space and Landscape Masterplan that includes provision of the park generally as it has been identified in the Framework Plan. The preparation and approval of this masterplan will provide a mechanism for resolving the conceptual design of this park.
- 205.** I note the identified park is additional to the potential future District Outdoor Sports Facility identified within the Business Park Amendment area and that the two features are generally co located within the proposed Framework plan. Delivery of this potential District-level open space facility is a separate consideration to the provision of local open space pursuant to clause 53.01, and it is contingent on Council agreeing to purchase the land for that purpose at a future time.
- 206.** In my view, the Residential Amendment includes sufficient provision to deliver local open space opportunities that are aligned with the Lara Structure Plan.

²⁶ Social Infrastructure Plan for the City of Greater Geelong, June 2020, Proposed Quantum Provision Standards for Open Space, page 142

7.1.2.8 The Provision of Other Social Infrastructure

- 207.** State policy (at clause 19.02) supports the delivery of social, cultural, health and education infrastructure. Specifically, it also supports social infrastructure being delivered in growth areas early in the development process and in the right locations (Clause 19.02-4S).
- 208.** At a township scale, the Lara Structure Plan is the relevant strategic planning tool to give effect to these outcomes.
- 209.** A number of submissions have raised concerns that there is insufficient social infrastructure, including education facilities, within the Lara Township to support additional residential development.
- 210.** The development of the subject site for 600 lots will not in itself trigger the need for additional school facilities in Lara but it does form part of the wider growth patterns in the township that are contributing towards broader needs for education and other social infrastructure.
- 211.** In relation to the provision of education facilities, I note the following:
- Government primary schools are typically planned to cater for populations of circa 8-10,000 people, and government secondary schools for populations of circa 25-30,000 people.
 - The Lara Structure Plan contains two school-related actions – to investigate improved access to schools in the central area of town, and to investigate provision of a new school site in a future residential area to the west of the township.
 - There are currently three schools within the Lara – Lara Primary School (to the north-east), Lara Lakes Primary School (to the central-south) and St Anthony’s primary School (to the north-west)
 - The Lara West Precinct Structure Plan makes provision for a state primary and secondary school and an additional non government primary school.²⁷
 - I understand that the Department of Education is planning for an additional school within the Lara West Urban Growth Area (consistent with the Lara Structure Plan)
 - Lara currently has a population of circa 24,000 people, and is forecast to grow to 29,999 people by 2046.²⁸
- 212.** Based on the above, it is likely that additional government education facilities will be required in future years to cater for the existing/planned growth, and that the Department of Education is planning to expand education facilities to cater for the forecast growth needs. The Lara West PSP make substantial provision for future education infrastructure to support this growth.
- 213.** In relation to the development of the subject site for residential purposes contributing towards the provision of other social infrastructure, I note that a section 173 agreement is proposed for Community Infrastructure Contributions to be payable with respect to new residential lots and dwellings in the Residential Amendment area.
- 214.** I am satisfied in this case that the Residential Amendment is making an acceptable contribution towards the future delivery of social infrastructure via the abovementioned Community Infrastructure Contribution, noting that the provision of residential development on this land has long been anticipated under the Lara Structure Plan and other strategic planning documents.

²⁷ Greater Geelong Planning Scheme, UGZ26

²⁸ <https://forecast.id.com.au>

7.1.2.9 High pressure oil and gas pipelines

215. State planning policy seeks to ensure that gas and oil is safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.²⁹
216. The following planning strategies apply to planning for existing and new pipelines:
- Recognise existing transmission-pressure pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided
 - Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.³⁰
217. Gas and oil transmission pipelines are regulated under a range of laws and statutory requirements which have the purpose of helping to protect the pipeline from external interference and ensure the integrity of the pipeline and the safety of the surrounding community.
218. A number of pressure gas and oil transmission pipelines run along the southern boundary of the Residential Amendment Area.
219. The Residential Amendment is accompanied by an infrastructure servicing assessment report (prepared by Loetis consulting) which provides a broad overview of the preliminary considerations arising from the proximity of these pipelines to proposed future residential land.
220. The DPO48 specifies that where development is proposed within the measurement length of a high-pressure pipeline easement, the development plan must:
- Identify the location and extend of the easement
 - Be accompanied by a Safety Management Study in accordance with the relevant Australian Standard (AS2885)
 - Ensure that sensitive uses are avoided or mitigated through appropriate siting and design measures.
221. DPO48 also requires that prior to the approval of any Development Plan, notice of the plan must be given to the pipeline licensee/operator seeking their comment on the proposed plan.
222. Viva Energy own and operate three high pressure oil pipelines south of the Residential Amendment Area.
223. Viva Energy have requested that DPO48 be amended to expand the requirements under the high pressure pipeline plan to include engagement with the Pipeline Licensee for any necessary protective works, and to require any permits on land within or adjacent to the Measurement Lengths of certain nominated pipelines to include a condition requiring mitigation measures be implemented to the satisfaction of the Minister administering the Pipelines Act 2005.
224. APA are the licensee for two high pressure gas pipelines south of the Residential Amendment area, and they have not objected the Residential Amendment but they have submitted that DPO48 should be amended as follows:
- Reference an 85m 'Area of Consequence' (rather than the Measurement Length)
 - Ensure that the Area of Consequence is mapped in the Development Plan

²⁹ clause 19.01-3S

³⁰ *ibid*

- Ensure that APA is consulted in the approval of any Development Plan
 - To list the relevant sensitive uses in order to provide clarity.
- 225.** I do not have relevant expertise to comment on the technical determination of matters such as Measurement Lengths, Areas of Consequences or Sensitive Uses under the relevant Australian Standards or gas industry guidelines.
- 226.** I have some experience in the use of planning tools to protect high pressure gas pipelines in growth area settings. It has been my experience land use considerations need to be addressed as part of preparing relevant structure plans or development plans, whilst consideration of safeguarding the pipes from encroachment works is a matter that is dealt with via the approval of construction management plans at the planning permit stage.
- 227.** I understand that the SMS is a tool that can inform decisions relating to both land use and asset protection matters, and that therefore an SMS can be prepared or updated to inform decisions at different points in the urban planning process.
- 228.** In the present case, the SMS is a tool that can inform the drafting of the Development Plan (as it relates to land use and the broad spatial layout of infrastructure) and the permitting of development (as it relates to the protection of pipeline assets).
- 229.** It is common for planning tools such as Precinct Structure Plans and Urban Growth Zone schedules to contain the following type of provisions relating to high pressure pipelines:
- Define the relevant uses that are considered to be sensitive uses (noting that in the case of dwellings, it is my understanding that it is only higher density dwellings are considered to be sensitive uses from a pipeline blast risk perspective.³¹)
 - Spatially define the relevant buffer area (this can sometimes be both the Measurement Length or the Area of Consequence, depending on the circumstances).
 - Provide for notice to be given to the Pipeline licensees given of subdivision or certain types of land use applications within the relevant gas pipeline buffer area.
 - Provide for the endorsement of a gas pipeline construction management plan prior to the commencement of works on or close to the boundary of pipeline easements.³²
- 230.** I support DDO48 including the following matters:
- a definition of the relevant sensitive uses
 - identification of the relevant buffer area(s) on the ODP contained within the schedule
 - a provision requiring that notice be given to the pipeline licensees of any application for sensitive uses or the carrying out of works within the defined buffer area/s.³³ and
 - a provision requiring approval of a construction management plan prior to the commencement of works on or close to the boundary of the pipeline easement.
- 231.** I understand instructed that technical expert evidence is being called by the proponent of the Amendment on this topic and I defer to his expertise on relevant technical matters relating to high pressure gas transmission pipelines.

³¹ See for example the Western Outer Ring Main WORM Gas Pipeline EES (Chapter 15.6 – Construction impact assessment) and Ministers Assessment report (January 2022, page 27) which address sensitive uses and residential densities.

³² See for example Melton Planning Scheme Urban growth Zone Schedule 9 (Mt Atkinson & Tarneit Plains PSP)

³³ This would also need to be included in clause 66.06

232. I also understand that further changes to the exhibited DPO48 may be being considered by Council, and that these will be reflected in the Day 1 version of the Amendment documents which will be filed after my report is filed.
233. Given the above, I wish to reserve my opinions on the detailed drafting of DPO48 as it pertains to high pressure pipelines until I have had the opportunity to review and relevant technical evidence and Day 1 drafting changes.

7.1.3 Proposed Development Plan Overlay Schedule 48 – other matters

234. As previously discussed, DPO48 is proposed under the Residential Amendment and sets out objectives, permit conditions, and development plan requirements.
235. My assessment of proposed DPO48 with respect to several key planning considerations is set out above.
236. For completeness, my views of the other matters addressed in DPO48 are set out below:
- Urban design masterplan:
237. I consider that DPO48 identifies an appropriate range of matters to be addressed in the urban design masterplan for the Residential Amendment area.
- Staging and infrastructure delivery plan:
238. Given the relatively small size of the precinct and land parcels within it, and the fact that there are multiple land holdings within the Residential Area, I consider that it is reasonable to require the submission and approval of a staging and infrastructure delivery plan in the circumstances.
- Avalon Airport Wildlife Hazard Report:
239. Given the proximity of the Residential Amendment area to Avalon Airport, I support the inclusion of this requirement.
- Affordable housing delivery strategy:
240. I understand that the proponents of the Residential Amendment and the Planning Authority have agreed to the affordable housing delivery strategy for this land. I consider that both the primary obligations and the means of achieving it as described in DDO48 are clearly articulated and are supportable.
- EMP/ESD Assessment:
241. I consider that the requirements to prepare an EMP manage impacts on fauna and an ESD assessment to be reasonable requirements to apply to the future residential development of the Residential Amendment area.
242. In summary, I am satisfied that proposed DPO48 is generally of sufficient detail to enable the relevant planning considerations to be addressed through a Development Plan at the planning permit stage, noting that further amendments on matters of detail are expected to be included within the Day 1 version of the Amendment documents. I also note that the inclusion of the DPO is well aligned with the existing approach to facilitating new use and development in other locations under the Greater Geelong Planning Scheme.

7.1.4 General Residential Zone

243. The Lara Structure Plan contemplates 'conventional residential' development on land within the Residential Amendment area.
244. I consider that the General Residential Zone is the most appropriate of the available residential zones to achieve that outcome, noting that the purpose of this zone is to (inter- alia) encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

7.1.5 Environmental Audit Overlay

245. The EAO is proposed to apply over part of the Residential Amendment area that is potentially contaminated.
246. A technical assessment has been undertaken to inform the application of the EAO in accordance with the requirements set out in Ministerial Direction No. 1 – Contaminated Land (MD1).
247. A Preliminary Risk Screen Assessment has been undertaken by AAA Environmental, which finds that contaminated land is likely to be present at 76-156 Canterbury Road East requiring an environmental audit, while the land at 705-775 and 785-805 Princes Highway is unlikely to be contaminated and no environmental audit is required.
248. Having regard to the findings of the AAA Environmental report, I am satisfied that the EAO has been appropriately applied within the Residential Amendment area, and that the requirements under Clause 45.03-1, including the need to undertake an environmental audit, consistent with the recommendations of AAA Environmental, will ensure that the effects of contaminated land on any future sensitive use, including residential use, can be appropriately addressed, including through the remediation of contaminated land where this is necessary.

7.2 Business Park Amendment (C453)

7.2.1 Strategic Justification for Rezoning

249. In assessing the strategic justification for rezoning under the Business Park Amendment, I have considered Ministerial Direction No. 11 – Strategic Assessment of Amendments (MD11) which requires evaluation of how an amendment addresses various strategic considerations.
250. My assessment of the Business Park Amendment against the strategic considerations contained in MD11 is included at **Appendix D**.
251. The key strategic planning consideration for the Business Park Amendment is whether or not rezoning the subject site for commercial and industrial purposes is consistent with the relevant State and local planning policies contained within the Greater Geelong Planning Scheme.
252. The State economic development strategies contained in the Greater Geelong Planning Scheme are as follows:
- Provide an adequate supply of industrial land that meets the needs of different industries.
 - Focus new industrial development around major transport routes and infrastructure assets.
 - Encourage the growth of new and economically sustainable industry sectors.
 - Provide a diverse range of high quality industrial and commercial land.
253. The municipal framework plan contained in the Greater Geelong Planning Scheme identifies the GRREP as one of the city's primary existing industrial nodes.³⁴
254. The Greater Geelong Planning Scheme also contains the following relevant local policies relating to economic development and employment land uses in Lara:

³⁴ It is worth noting that the Municipal Framework Plan does not identify a settlement boundary. The settlement boundaries shown within the Housing & Settlement Framework Plan and also the Lara Structure Plan relate to the outward extent of residential growth. In my view the boundaries shown on those plans not preclude urban industrial use from being able to establish on land outside of those boundaries as is the case with existing employment nodes including the GRREP).

- The Geelong Ring Road Employment Precinct (GRREP) Framework Plan is incorporated at clause 17.01.1L-02
- Local policy encourages regional and national scale industrial businesses are encouraged to locate in the southern part of the GRREP.
- The Lara Structure Plan is incorporated at clause 11.01-1L-03. This plan identifies a potential business park opportunity on land that is the Business Park Amendment.

- 255.** There has been significant change and growth in the Geelong economy since the Lara Structure Plan was first prepared in 2011.
- 256.** The most recent analysis of industrial land supply is the Draft Industrial Land Supply Review (2025).³⁵ This review identified that the GRREP has experience significant development since completion of the Geelong Ring Road in 2013 and now functions as the key precinct for large-format, major industry.
- 257.** The Review has identified that the City has less than 15 years of industrial land supply, with large proportions of the available theoretical supply being subject minimum lot size requirements under the planning scheme.³⁶
- 258.** The Review found that the subdivision requirements that applied within the GRREP generally limit the GRREP to businesses that require a large land footprint, and that these requirements successfully exclude smaller and medium size operations that generally require smaller lots.³⁷
- 259.** The Review identifies the Lara Business Park Amendment area is identified as a potential future employment precinct, and it relies upon the rezoning of this land to contribute to the City's future industrial land supply.³⁸
- 260.** The Business Park Amendment proposes to apply a Design and Development Overlay (DDO55) over that land. The DDO contains design objectives as well as requirements relating to siting layout and design, car parking and access, landscaping, stormwater, subdivision, traffic management, etc.
- 261.** DPO55 will ensure that the future development of the business park area is well designed and achieves best practice stormwater outcomes to protect and conserve the values of nearby Hovells Creek and Ramsar wetlands.
- 262.** In summary, I consider that the Business Park Amendment is strategically justified for the following reasons:
- The potential to create a business park on the Subject Site was first identified in the Lara Structure Plan in 2011. The site is well located for such uses insofar as it is close to the GRREP, and its exposure and access to the Princes Highway.
 - The rezoning is needed implement the relevant planning objectives relating to facilitating industrial land supply in Greater Geelong. The abovementioned land supply analysis has identified the need to bring-on the potential business park opportunity, to increase the City's industrial land supply.

³⁵ I understand that a submission has been made to the effect that the C453gge land should be delayed until the Geelong Industrial Land Supply Review is completed. I do not agree with this submission on the basis that the Review is a technical data study and not a strategy. It provides important data on the current state of industrial land supply and demand in Geelong which is of relevance to the Business Park Amendment but its purpose does not extend beyond that.

³⁶ Draft Industrial Land Supply Review, page 75

³⁷ Ibid, page 60

³⁸ Ibid, pages 73, 75

- The GRREP is (by design) not catering for smaller and medium size operations that generally require smaller holdings. The nature and location of the Business Park Amendment area well best suited to small-medium sized light industrial and commercial uses in that it can complement the larger format industrial uses in that are GRREP, as well as continuing to fulfil a land use separation role between the GRREP and residential areas in Lara.
- Creating a business park in the Business Park Amendment Area will create substantial localised employment opportunities for the Lara community.
- DPO55 will ensure that future development of the business park area is well designed.
- The Business Park Amendment addresses any potential environmental effects associated with the GRREP, for the reasons set out later in this report.
- The Business Park Amendment makes proper use of the Victoria Planning Provisions to facilitate the delivery of a new commercial and industrial precinct this location, for the reasons set out later in this report.

7.2.2 Key Planning Considerations

263. A number of the key planning considerations that apply to the Residential Amendment also apply to the Business Park Amendment.

264. Matters such as drainage and flooding, biodiversity, access and movement have been assessed in various technical studies across the Combined Amendment area. My comments in relation to these matters are expressed in my assessment of the Residential Amendment also generally apply to the Business Park amendment.

265. My opinions on other key considerations for the Business Park Amendment are as follows.

7.2.2.1 Buffer to the Geelong Ring Road Employment Precinct

266. The Lara Structure Plan identifies land within the Business Park Amendment area as a buffer to the GRREP where existing zones are to be retained. As the Amendment seeks to rezone the existing FZ, I have assessed the proposal's provision a buffer to the GRREP and provide the following comments:

- At present, the Business Park Amendment area acts as a buffer between IN2Z land in the GRREP to the west and RLZ land to the east.
- The Business Park Amendment proposes to rezone the land to IN1Z and IN3Z. In my view and having regard to the purpose of these zones and anticipated land use outcomes, both the IN1Z and IN3Z can function as an appropriate buffer to the existing IN2Z land within the GRREP and existing RLZ land as they do not facilitate sensitive land uses.
- The GRREP and existing RLZ land are also separated by the existing rail corridor which has an approximate width of 100m and Rennie Street and Princes Highway, which also have a combined legal width of approximately 100m. In my view, this separation distance will assist to avoid and mitigate any off-site impacts from the more intensive industrial uses anticipated under the IN2Z and will enable sufficient buffers to be achieved between the GRREP and more sensitive land uses located within the Lara Settlement boundary.

267. I have considered the land use compatibility issues that might arise between uses seeking to locate in the IN1 or IN3 zones within the Business Park Amendment area and the proposed residential areas earlier in this report.

268. The IN3 zone is intended to operate as a transition between industrial areas and sensitive uses, and the IN1 zone also contains mechanisms for dealing with land uses that have the potential to cause adverse amenity impacts.

269. For the reasons outlined above and earlier in this report, I am of the view that the rezoning of FZ land within the Business Park Amendment area will not compromise land use compatibility outcomes anticipated under the Lara Structure Plan or the provision of an appropriate buffer to the GRREP.

7.2.2.2 Site access and movement

- 270.** The Business Park Amendment will enable new industrial land use and associated vehicle movements and new access points to Rennie Street and the wider surrounding road network. I have considered whether the potential traffic and site access can be appropriately managed.
- 271.** Two new access points are proposed to service the Business Park Amendment area, located along Rennie Street and shown in the Lara Business Park Outline Development Plan included under proposed DDO55.
- 272.** My assessment has considered the TIA prepared for the Business Park Amendment by Ratio. Their assessment found that:
- The traffic movements associated with industrial development, including heavy vehicle movements, and a potential outdoor sports facility and can be accommodated within the existing road network.
 - Future development is expected to have a minimal impact on the operation of the Rennie Street and Princes Highway on-ramp intersection.
 - There is opportunity to investigate a third access point from Rennie Street at the time of detailed design. Either two or three access points from Rennie Street can operate safely and efficiently.
- 273.** I also note that the integrated TIA subsequently prepared by Traffix Group for the Combined Amendment area does not raise significant traffic engineering matters that would preclude the proposed rezonings.
- 274.** Proposed DDO55 includes requirement to consider traffic and pedestrian movements at the time of subdivision and to have regard to the TIA prepared by Ratio. In addition, DDO55 sets out the design considerations for any new movement network within the Business Park Amendment area. I expect that the subsequent Traffix Group report for the Combined Amendment area will also be referenced in DDO55.
- 275.** Based on the traffic impact assessments prepared by Ratio and Traffix, I consider that from a town planning perspective traffic and access effects associated with future industrial development within the Business Park amendment area can be satisfactorily managed accordance with the provisions of proposed DDO55. I am satisfied that the amendment can facilitate an efficient and safe road network, noting that no significant wider transport infrastructure upgrades have been identified as being necessary in the relevant technical assessments.

7.2.2.3 Urban Design – Presentation of Development to the Princes Highway

- 276.** The Business Park Amendment area has a significant frontage to Rennie Street and the Princes Highway where due to the existing topography, future buildings will be visible from the Highway. Their design quality and visual appearance is therefore relevant to achieving a, healthy, functional and enjoyable urban environment as sought under State Policy 15.01-1S.
- 277.** Overall, I am of the view that proposed DDO55 places sufficient emphasis on the design quality of new buildings, including the following:
- Design Objectives, which seek to ensure development achieves a high-quality, site responsive design that enhances visual amenity from major transport routes and surrounding non-industrial land.
 - A design requirement that states that sites adjoining Rennie Street should provide a design response that achieves positive visual amenity including landscaping and canopy trees when viewed from the Princes Freeway.
- 278.** Other key provisions include permit requirements for fences with street frontage, and requirements for building location and design and landscaping as they relate to street frontages.

279. A design statement is required for any permit application, and decision guidelines include consideration of the interface with Rennie Street and Princes Highway and whether subdivision design is generally in accordance with the Lara Business Park Outline Development Plan. The Outline Development Plan is shown in Figure 14 above, and includes a 'High quality address to Rennie Street and Princes Highway' notation.

280. I am satisfied that DDO55 includes provisions that will enable an adequate assessment of the built and visual quality of new buildings as part of the planning permit stage.

7.2.2.4 Urban Design – tree canopy cover

281. The exhibited version of DPO55 contains a requirement for landscaping to meet the minimum tree canopy targets of 25% contained in the City of Greater Geelong Urban Forest Strategy 2015.

282. The DTP submission suggests that this target be amended to 30 percent to reflect the Plan for Victoria target.

283. This 30% target is now references in the PPF, at clause 12.06-1S which states the following:

“Contribute to achieving an overall 30 per cent tree canopy target for urban areas by:

- *Encouraging the retention of existing canopy trees.*
- *Promoting the planting of new canopy trees:*
 - *Within the public realm and open space (excluding areas dedicated to biodiversity or native vegetation conservation).*
 - *On private land.”*

284. I note that both the municipal and Plan for Victoria are targets for broad urban areas, and the state policy is framed around ensuring that development contributes towards achieving an overall 30 percent target.

285. Different parts of an urban area will have greater and lesser ability to contribute towards this target. For example waterways and open space networks can contribute a much higher tree canopy than industrial areas or town centres.³⁹

286. The State tree canopy target is being given statutory effect in residential areas via the introduction of a new canopy tree control at clause 52.37 (Canopy Trees). However, there is no equivalent control for commercial or industrial areas at this point.

287. Whilst I support DDO55 containing a requirement for development to development how it is contributing towards achievement of a 30 percent target, I am not confident for the material that I have reviewed as part of this amendment that it is practical for all development within the Amendment are to deliver either a 25% or 30% tree canopy target.

288. I therefore recommend that the tree canopy requirement in DDO55 be amended to specify that Landscaping should demonstrate how it is contributing towards achieving the 30 percent target contained in Plan for Victoria.

7.2.2.5 Drainage and Flooding

289. Drainage and flooding matters have been assessed in the Stormwater Management Strategy prepared by Loetis, and the findings of this assessment are summarised earlier in this report.

³⁹ The City of Greater Geelong Urban Forest Strategy 2015 (page 250 identifies that tree canopy cover in Geelong's industrial areas is currently <5%.

- 290.** Relevant to the Business park Amendment area is the identification under the proposed Outline Development Plan of two areas for drainage infrastructure to accommodate the combined wetlands and stormwater detention basins in accordance with stormwater management strategy. The northernmost area is anticipated to treat both residential and industrial developments and this area is identified under both DPO48 and DDO55.
- 291.** The proposed DDO55 objectives seek to promote best practice storm water management and water quality treatment measures. It contains requirements for subdivision to be informed by a stormwater management strategy that has regard to the abovementioned Loetis assessment, and relevant EPA Best Practice guidelines.
- 292.** The proposed DDO55 will operate alongside the existing stormwater management provisions contained in the Greater Geelong Planning Scheme at clause 53.18.
- 293.** Over and above these standard provisions, the proposed DDO55 appropriately recognises the need to ensure that stormwater from development on the Business Park land should not adversely impact on the ecological values of the downstream ecosystems, and it contains a requirement for stormwater systems to be designed to ensure that:
- Peak discharge rates of all stormwater leaving the site post development are no greater than pre-development rates and the overall volume of outfall stormwater is reduced to the extent reasonably practicable.
 - No unreasonable adverse impacts to any surrounding and downstream land, including the saline dependant floodplains of Hovells Creek, and the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site.
- 294.** I am not qualified to comment on the technical design basis of the Loetis stormwater strategy.
- 295.** However, I am satisfied that the Business Park Amendment, including proposed DDO55, has made sufficient provision to ensure that future subdivisions demonstrate and ensure that drainage can be appropriately managed at the time of future development.

7.2.2.6 High pressure oil and gas pipelines

- 296.** The Business Park Amendment is accompanied by an infrastructure servicing assessment report (prepared by Loetis consulting) which provides an overview of the preliminary considerations arising from the proximity of these pipelines to proposed future residential land.
- 297.** The DDO55 requires that a Safety Management Study (SMS) led by the pipeline licensee be submitted for any permit lodged under Clause 43.02 on land within the measurement length of any High Pressure Pipeline to the satisfaction of the Responsible Authority.
- 298.** The DDO55 also contains a number of siting and design requirements in response to the presence of high pressure pipelines in the Amendment area, as follows:
- minimises the number of road crossings of the high pressure gas pipeline and ensure they are at 90 degrees to the pipeline.
 - Any landscaping over a high pressure pipeline or within an associated easement must consider the operational safety of the pipeline and be to the satisfaction of the pipeline operator.
 - Unless located in a reserve, subdivision must locate a high pressure pipeline easement within the frontage of industrial lots where carparking and landscaping is proposed
- 299.** A submission made by Viva energy requests that the SMS application requirements be extended to include the requirement for the applicant to engage with the Pipeline Licensee for any necessary protective works.
- 300.** I consider that with this issue is best addressed by the inclusion of the following into DDO5:

- A provision in the requiring approval of a construction management plan (CMP) to deal with relevant protective works prior to the commencement of works on land within or adjacent to any pipeline easement, and
 - A provision requiring that notice be given to the pipeline licensees of any application for the carrying out of works within the defined buffer area/s.⁴⁰
- 301.** A submission made by the APA Group has submitted that it wishes limit sensitive uses in the Area of Consequence. The question arises as to how to best achieve that outcome.
- 302.** It is necessary for agreement to be reached on the relevant sensitive uses and pipeline buffer areas in order to determine how the combination of zones and overlay controls might best deal with the management of pipeline blast risk.
- 303.** The relevant buffer area(s) should be identified on the ODP contained within the DDO schedule.
- 304.** The IN3 zone will prohibit certain sensitive uses such as accommodation.
- 305.** However, there are a limited number of other permissible uses under the UGZ that might potentially be characterised as a sensitive use from the perspective of pipeline blast risk. These uses include education centres, child-care centres and places of assembly. These uses are section 2 (permit required) under the IN3 zone.
- 306.** If there are sensitive uses that are permissible (subject to the granting of a permit) under the IN3 zone then it is necessary to determine whether this can be adequately managed via giving notice of such applications to the Pipeline Licensee and relying on the exercise of discretion by the Responsible Authority, or whether a more prescriptive approach is required.
- 307.** In the former scenario the Responsible Authority must determine the suitability of the proposed use having regard to the objectives and decision-making guidelines contained in the IN3 zone and DDO55, amongst other matters.
- 308.** As currently drafted, the DDO55 requires approval of an SMS for any permits sought under DDO55.
- 309.** In my view:
- Matters relating to the protection of pipeline assets should be addressed via a requirement to approve a construction management plan (CMP) prior to the commencement of works on land within or adjacent to any pipeline easement. The DDO should outline the broad requirements expected of the CMP, and the pipeline operator can rely on its SMS to inform its position on the suitability of CMPs.
 - Matters relating to the suitability of sensitive land uses within any defined buffer under DDO55 should be dealt with via the exercise of discretion by the responsibility under the IN3 and DDO55, taking into account the views of the relevant pipeline licensees. The pipeline operator can rely on the SMS process to inform its position on the suitability of the proposed use.
- 310.** For this to work effectively, it will be necessary for the DDO55 to contain an Objective and Decision Guideline relating to the management of risk to people within the high pressure pipeline buffer.
- 311.** It will also be necessary or the planning scheme to require that notice is given the relevant pipeline operators in relation to relevant sensitive uses within the defined buffer area.
- 312.** Alternatively, any such applications could be referred to the Minister administering the Pipelines Act 2005.

⁴⁰ This would also need to be included in Clause 66.06

313. If a more belts and braces approach is needed then a Buffer Area Overlay (BAO) could potentially be applied to the relevant pipeline buffer area within the IN3 zone to guide decision making.
314. However, I am not yet satisfied that it will be necessary to use the BAO to achieve the desired outcomes.
315. Once there is agreement on what land uses are considered 'sensitive' in the context of pipeline blast risk, then it will be possible to determine whether dealing with this issue can be left to the exercise of discretion under the IN3 and DPO55, or whether the BAO or some other measure is warranted.
316. For these reasons, I wish to reserve my opinions on the detailed drafting of DDO55 as it pertains to high pressure pipelines until I have had the opportunity to review and relevant technical evidence and Day 1 drafting changes.

7.2.3 Industrial 1 and Industrial 3 zones

317. I consider that the Industrial 1 and Industrial 3 zones are appropriate zones to apply to land within the Business park Amendment area. They provide a suitable land use transition between the GRREP and residential areas (as described elsewhere in this report and they also provide the opportunity for a wide range of commercial and industrial businesses to establish in an accessible and high profile location within the municipality.
318. The only issue that requires further resolution is the potential for a limited range of sensitive uses to seek permission to locate within the high-pressure gas pipeline buffer area. However, there are a range of ways of managing this risk (as discussed above) none of which involve applying different zones to that land.

7.2.4 Proposed Development Design Overlay Schedule 55

319. Proposed DDO55 sets out various design considerations for the future development within the Business Amendment area. Subject to the changes referred to elsewhere in this report (relating to tree canopy cover and high pressure pipelines), I am satisfied that the proposed Schedule contains appropriate design considerations for development in the Business Park Amendment area, including with respect building layout and design, landscaping, vehicle access and parking, and stormwater management.

Disclaimer

This report is dated 9 April 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of . (**Instructing Party**) for the purpose of . (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A – Mark Woodland CV



Mark Woodland

Partner



About Mark:

Mark has over 30 years' experience in the planning and development sectors. He has held senior roles in both government (State and Local) and the property industry, giving him a rare understanding of the decision-making processes within both government and the private sector.

Mark has worked on some of Melbourne's most significant projects and major development strategies across Australia. He recognises the importance of planning informed by market realities while maintaining a vision for the future of precincts and projects.

His expertise spans a wide range of fields, including environmental policy, strategic planning, development approvals, development feasibility, negotiations and project management.

Contact details

- +61 3 8663 4821
- mwoodland@urbis.com.au

Relevant Project Experience

- **South Melbourne Central Structure Plan (2024)**
Co-drafted Structure Plan with Council, provided technical advice on planning policies and controls
- **Great Ocean Road 50 Year Framework Plan (current)** | Currently preparing a 50 year strategy for the long term management of land use and economic development in the Great Ocean Road region
- **Fishermans Bend Employment Precinct (2023)** | Co-led the development of an Urban Design & Land Use Strategy
- **Suburban Rail Loop (2024)** | Peer review of SRL Structure Plans and Planning Scheme Amendments
- **Tally Ho Structure Plan (2025)** Provided technical advice on planning policies and controls
- **Central Geelong Framework Plan (2021)** Peer review of Framework Plan and expert evidence on proposed planning scheme controls
- **Value Capture via the Planning System (2023)** Independent review of the use of value capture tools for delivering public benefits via the planning system

Qualifications

Bachelor Planning & Design, Melbourne University

Memberships

Victorian Planning & Environmental Law Association
Metropolitan Development Advisory Panel
Fishermans Bend Advisory Committee (2017-2018)
Property Council of Australia

Appendix B – My Instructions



Figure 1: Residential Amendment Land

Amendment C453 (Business Park Amendment)

The Business Park Amendment proposes:

- rezoning the land from the FZ to the *Industrial 1 Zone (IN1Z)* and the IN3Z;
- applying the *Design and Development Overlay – Schedule 55 (DDO55)*; and
- amending maps 18ZN, 19ZN, 26ZN, 18DDO, 19DDO and 26DDO.



Figure 2: Business Park Amendment Land

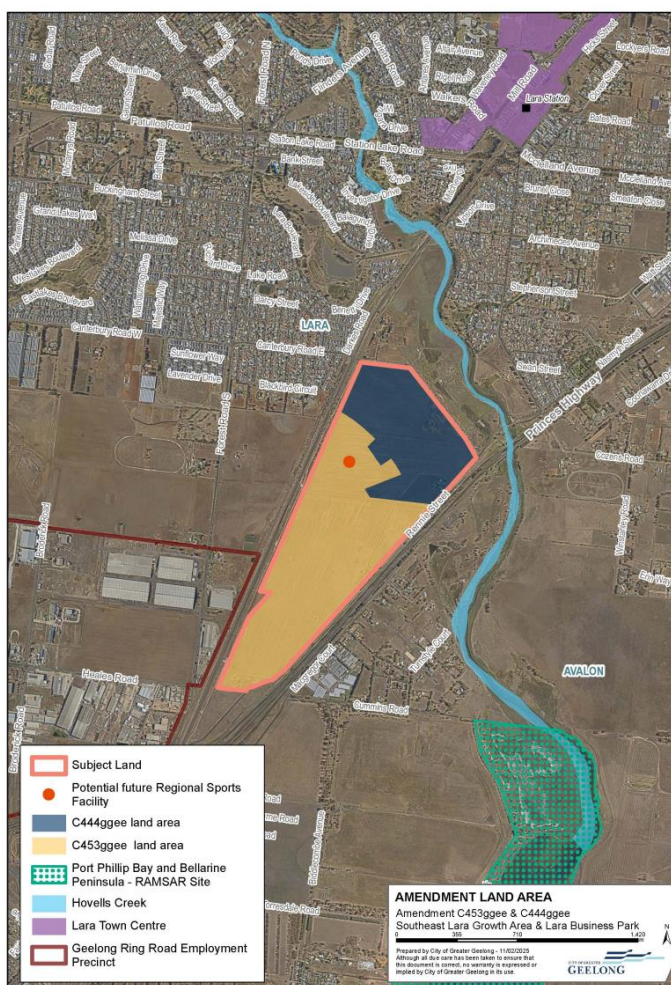


Figure 3: Land subject to the Amendments

Lara Farms has instructed us to brief you, with a view to you providing independent expert opinion and evidence in this matter. Accordingly, we provide the following brief.

1 Background

- 1.1 The overall Amendment Area is bound by the Melbourne-Geelong railway corridor to the west, Canterbury Road East to the north, and Rennie Street and Princes Freeway to the east and southeast.
- 1.2 The Residential Amendment is supported by a strategic planning policy setting which includes, inter alia, the *G21 Regional Growth Plan*, *City of Greater Geelong Settlement Strategy* and *Lara Structure Plan* respectively.
- 1.3 The Business Park Amendment is also supported by a strategic planning policy setting which includes, inter alia, the *G21 Regional Growth Plan* and *Lara Structure Plan* respectively.
- 1.4 Lara Farms lodged submissions in respect of the Amendments, which are provided at Tab E of your brief.

2 Land (Residential Amendment and Business Park Amendment)

- 2.1 The Land subject to the Residential Amendment and Business Park Amendment is shown below.

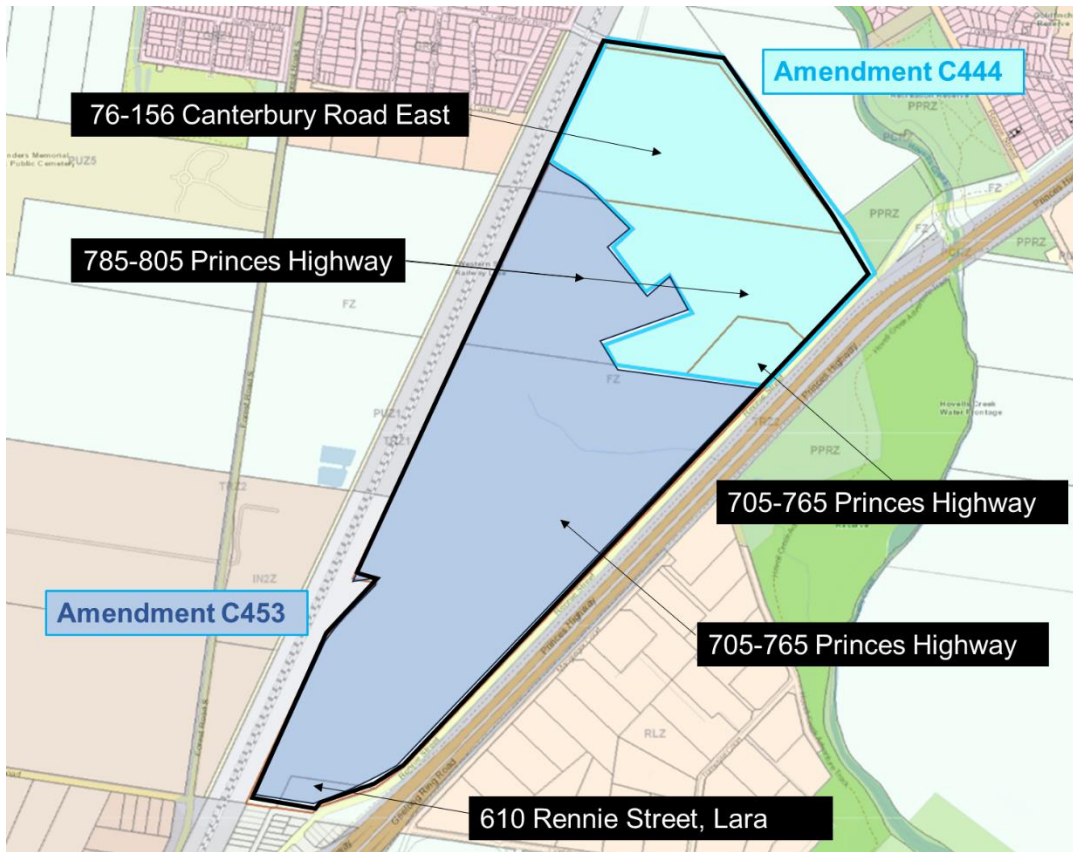


Figure 4: Residential Amendment and Business Park Amendment Land

2.2 The current zoning pattern of the Land and surrounds is shown below in Figure 5.

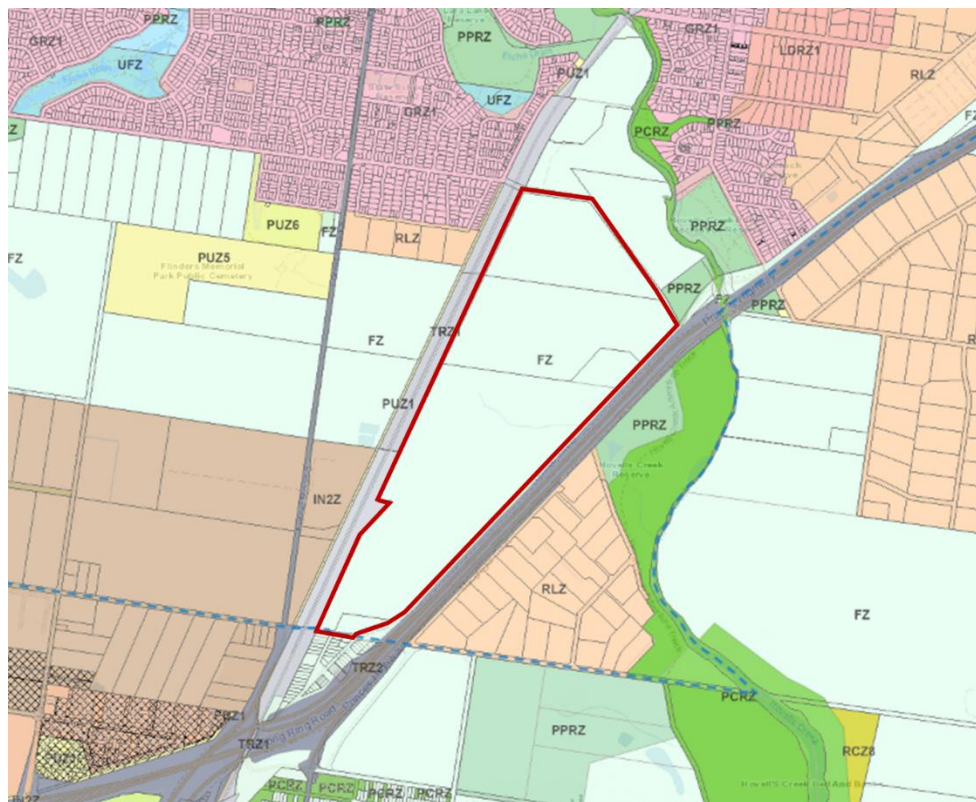


Figure 5: Map of existing zoning - Residential Amendment and Business Park Amendment Land

2.3 The current overlays applying to the areas surrounding the Land are shown below in Figure 6.

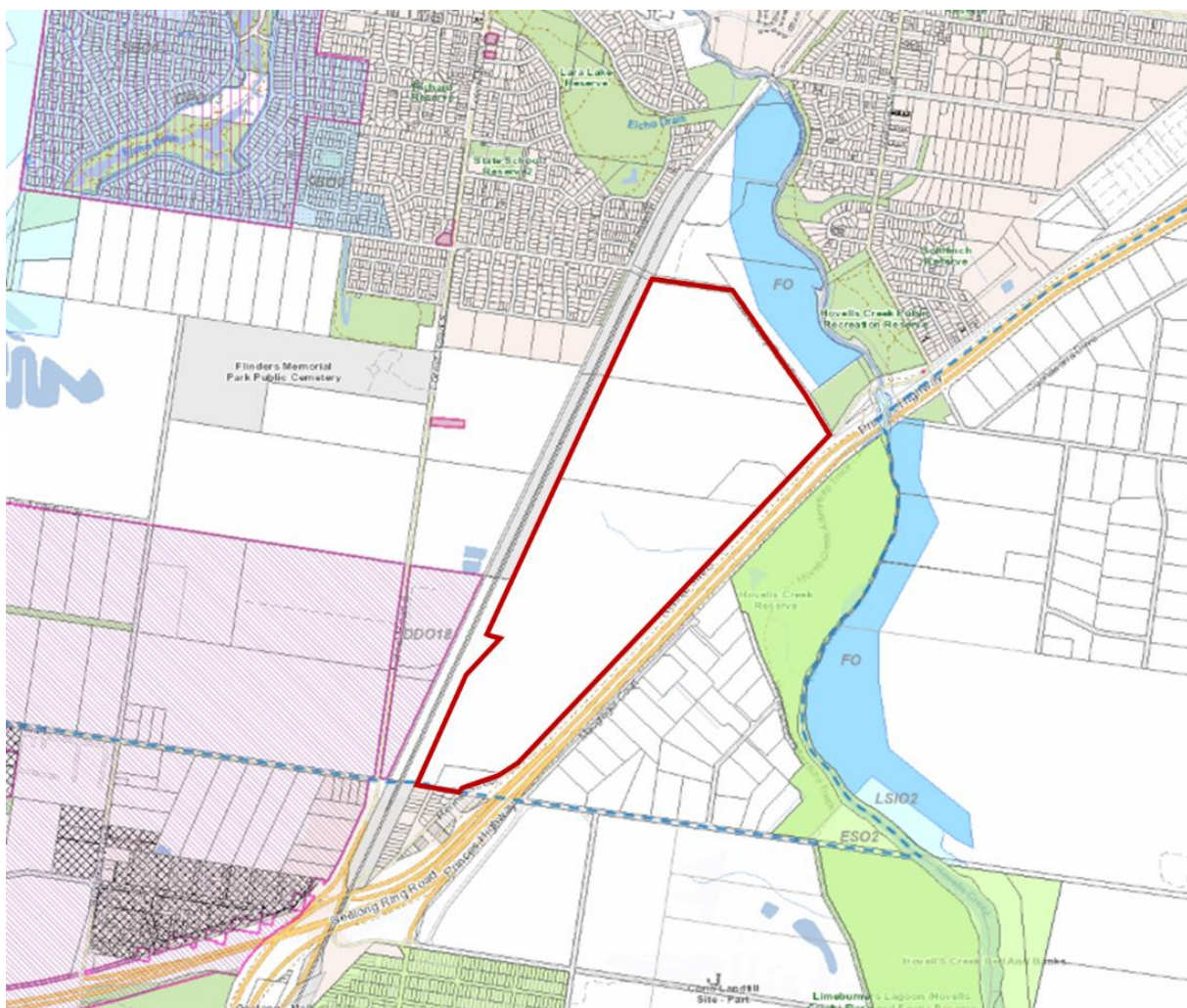


Figure 6: Map of existing overlays – surrounding Residential Amendment and Business Park Amendment Land

3 Residential Amendment Land

3.1 The Residential Amendment Land has an area of approximately 40 hectares and comprises the parcels noted below. We are instructed that this description of the Residential Amendment Land supersedes the details included in the exhibited Planning Report and aligns with what is shown in the exhibited Explanatory Report.

Street Address	Certificate of Title	Parcel description	Registered proprietor
76-156 Canterbury Road East	Volume 09925 Folio 167	3C\15B\PP5452	Lara Farms Pty Ltd
705-765 Princes Highway	Volume 09329 Folio 313	Lot 1 on Title Plan 191059	Trevor Clarence Nash, Anthony Leo Raso and Janine Baird (executors of the estate of Donald Nash)
785-805 Princes Highway	Volume 12385 Folio 750	Lot 1 on Title Plan 156147	Lara Farms Pty Ltd

3.2 Pursuant to the Scheme, the Residential Amendment Land is:

- (1) currently wholly within the FZ ;
- (2) partly covered by *Areas of Aboriginal Cultural Heritage Sensitivity*;
- (3) in a Bushfire Prone Area; and
- (4) not affected by any overlays.

3.3 The Residential Amendment Land is bound by:

- (1) to the immediate northeast, land within the FZ and *Public Parks and Recreation Zone (PPRZ)* respectively, with Hovells Creek, public open and the established GRZ1 area beyond. Further north is the Lara Town Centre and Lara Train Station (north of Station Lake Road);
- (2) to the immediate east is the Princes Highway, beyond which is land within the PPRZ, *Public Conservation and Resource Zone (PCRZ)* and Hovells Creek;
- (3) to the immediate south, land within the FZ Farming Zone (the subject of the Business Park Amendment); and
- (4) to the immediate west, the rail corridor, beyond which is land within the FZ, the *Rural Living Zone (RLZ)* and established GRZ1 area.



Figure 7: Areas of Aboriginal Cultural Sensitivity – Residential Amendment Land (VicPlan)

3.4 Figure 1 to the DPO48, extracted below at Figure 8, contains the *South East Lara Residential Growth Area Framework Plan*.

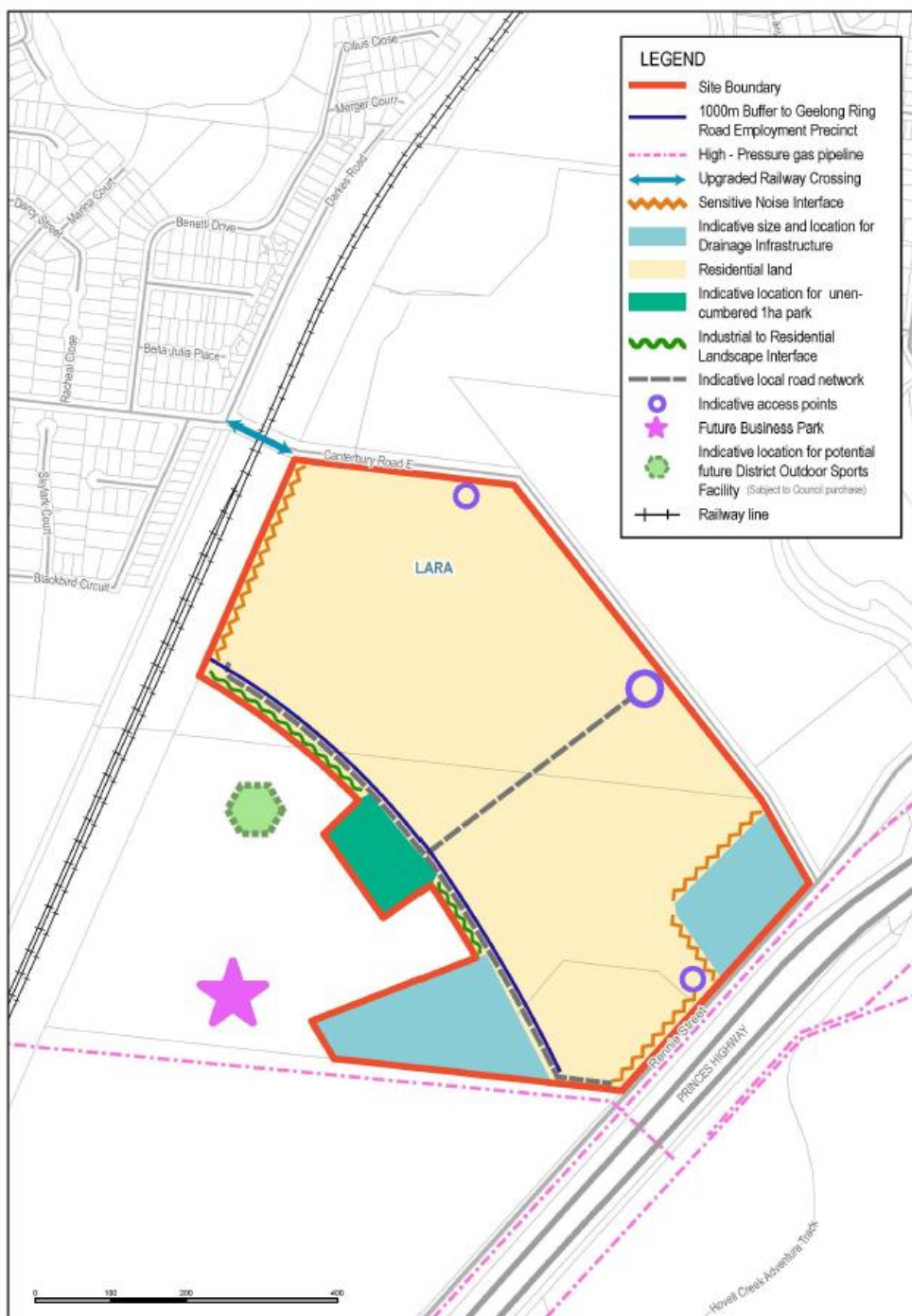


Figure 8: South East Lara Residential Growth Area Framework Plan (DPO48 – Figure 1)

4 Business Park Amendment Land

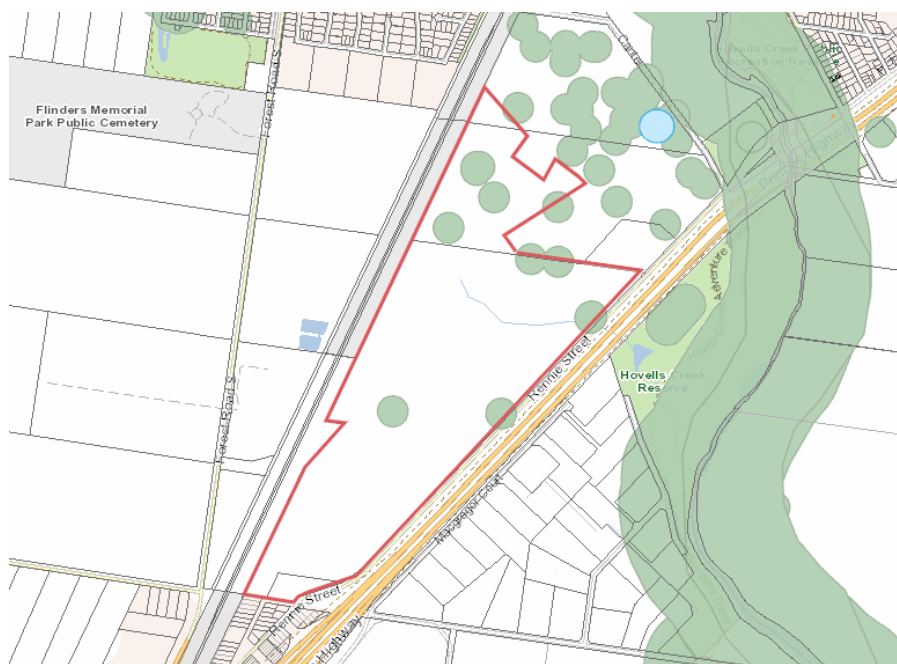
4.1 The Business Park Amendment Land has an area of approximately 78 hectares and is comprised of the 4 parcels noted below.

Street Address	Certificate of Title	Parcel description	Registered proprietor
76-156 Canterbury	Volume 09925 Folio	3C\15B\PP5452	Lara Farms Pty Ltd

Road East	167		
705-765 Princes Highway	Volume 09002 Folio 660	Lot 2 on Plan of Subdivision 098249	Lara Farms Pty Ltd
	Volume 09329 Folio 313	Lot 1 on Title Plan 191059G	Trevor Clarence Nash, Anthony Leo Raso and Janine Bird
785-805 Princes Highway	Volume 12385 Folio 750	Lot 1 on Title Plan 156147J	Lara Farms Pty Ltd
610 Rennie Street	Volume 09002 Folio 659	Lot 1 on Plan of Subdivision 098249	Benjamin Fabretto

4.2 Pursuant to the Scheme, the Business Park Amendment Land is:

- (1) currently wholly within the FZ;
- (2) partly covered by *Areas of Aboriginal Cultural Heritage Sensitivity*;
- (3) in a Bushfire Prone Area; and
- (4) not affected by any overlays.



■ Areas of Aboriginal Cultural Sensitivity

Figure 9: Areas of Aboriginal Cultural Sensitivity – Business Park Amendment (VicPlan)

4.3 The Business Park Amendment Land is bound by:

- (1) to the immediate north, land within the FZ (the subject of the Residential Amendment), beyond which to the northeast is land within the FZ and PPRZ respectively, with Hovells Creek, public open and the established GRZ1 area beyond. Further north is the Lara Town Centre and Lara Train Station (north of Station Lake Road);
- (2) to the immediate east is the Princes Highway, beyond which is land within the PPRZ, PCRZ, Hovells Creek and land within the RLZ;

- (3) to the immediate south, land within the FZ Farming Zone; and
- (4) to the immediate west, the rail corridor, beyond which is land within the FZ, and land in the *Industrial 2 Zone (IN2Z)* within the *Geelong Ring Road Employment Precinct*.



Figure 10: Geelong Ring Road Employment Precinct

5 Background issues

Potential regional sports facility

- 5.1 Council is contemplating a potential purchase of part of the Land affected by the Business Park Amendment for a potential regional sports reserve. Lara Farms continues to engage with Council on a confidential, without prejudice basis in this respect. It remains to be seen whether Council will commit to this purchase.

Section 173 agreement: 610 Rennie Street, Lara (Business Park Amendment)

- 5.2 Lara Farms provided a Preliminary Risk Screen Assessment (**PRSA**) to Council ensuring the majority of the Land is suitable for sensitive land uses. While the PRSA did not include 610 Rennie Street, Lara (in the southeastern corner of the Business Park Land), Council and the registered proprietor of that land, Mr Benjamin Fabretto, voluntarily agreed to enter into a section 173 agreement with Council in lieu of preparing a PRSA. That agreement forms part of the exhibited materials and restricts 610 Rennie Street, Lara from being used for a sensitive land use (i.e. residential use, childcare centre, kindergarten, pre-school centre or primary school), even if ancillary to another use, as defined in Ministerial Direction no. 1 (*Potentially Contaminated Land*).

Section 173 agreement: community infrastructure (Residential Amendment)

- 5.3 Council requested Lara Farms to enter into a section 173 agreement to facilitate the provision of a contribution towards community infrastructure. Lara Farms and Council have agreed in principle to a section 173 agreement in this respect, which was an exhibited document under the Residential Amendment.
- 5.4 By way of background, the exhibited DPO48 provides as follows at clause 3.0 (Conditions and requirements for permits):

Except for permits issued under Clause 2.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of an approved Development Plan. This may include a condition requiring a Section 173 Agreement to facilitate delivery of infrastructure identified in the Staging and Infrastructure Plan.

Section 173 agreement: affordable housing (Residential Amendment)

- 5.5 The exhibited Development Plan Overlay provides that unless there is an agreement with Council already in place for the provision of affordable housing, an Affordable Housing Delivery Strategy must be included within the Development Plan.

Any requirement in this schedule for a development plan to include an Affordable Housing Delivery Strategy does not apply:

- where any other provision of the Greater Geelong Planning Scheme, or the Planning and Environment Act 1987 (or any other Act), requires an affordable housing contribution to be made in respect of the residential development of the land.*
- to land in respect of which an agreement with the Responsible Authority has already been entered into for the provision of affordable housing.*

- 5.6 Lara Farms and Council propose entering into a section 173 agreement (with the form of this agreement already agreed in principle) in respect of affordable housing contributions in lieu of the preparation of an Affordable Housing Delivery Strategy as part of the future Development Plan.

- 5.7 This agreement was not placed on exhibition, but is provided at Tab D.

6 Your engagement

- 6.1 It is envisaged that your engagement will include:

- (1) Review of this memorandum and the background materials in your brief;
- (2) Provision of your independent expert opinion in respect of the appropriateness of the proposed Amendments, having regard to relevant matters within the limits of your expertise;
- (3) If instructed, preparation of an expert witness statement; and
- (4) If instructed, appearance before the Panel, to provide independent expert evidence.

- 6.2 You will be provided with further instructions in due course.

- 6.3 Any evidence should be prepared in compliance with the enclosed *Planning Panels Victoria Practice Note 1 – Expert Evidence*.

7 Enclosed documents

- 7.1 Your briefing materials are enclosed via Dropbox link. Please advise us should you require any printed copies of documents.

8 Fee proposal

- 8.1 Please arrange for your fee estimate to be provided to us in the first instance, for our client's review and instructions, prior to you undertaking any work in this matter.

- 8.2 If engaged, please issue your accounts directly to our client, the details for which will be confirmed upon acceptance of your proposal.

9 Confidentiality

- 9.1 This letter and enclosed documents and all future communications between us and between you are confidential (**Confidential Information**) and are subject to a claim for privilege and must not be disclosed without our consent or the consent of our client.
- 9.2 The duty of confidentiality will continue beyond the conclusion of your instructions.
- 9.3 If you are obliged by law to disclose Confidential Information, it is not a breach of this engagement if you first give written notice to us of that obligation, if you can do so without breach of any law.
- 9.4 You must return all documents and other media, including copies, which contain Confidential Information to us. You must delete all electronically stored material immediately when requested to do so by us.
- 9.5 You must take all steps necessary to maintain Confidential Information and notes in strictest confidence.

10 Change of opinion

- 10.1 If for any reason you change your opinion after delivering your expert evidence statement, please advise us as soon as possible. If that change is material, a supplementary report will need to be prepared, which explains the reasons for the change in your opinion.

Please contact the undersigned on 0476 574 032 should you have any questions regarding this matter or require any further materials.

Yours faithfully

Nick Sutton
Partner
Norton Rose Fulbright Australia

30 March 2026

 NORTON ROSE FULBRIGHT

You will note that not all materials provided within your brief will necessarily be relevant to your expertise and instructions. You are instructed to determine for yourself what is relevant to your instructions in this matter.

Please contact the undersigned on 0476 574 032 should you have any questions regarding this matter or require any further materials.

Yours faithfully



Nick Sutton
Partner
Norton Rose Fulbright Australia

Appendix C (i) - Assessment of
Residential Amendment (C444) against
Ministerial Direction No. 11 Strategic
Assessment of Amendments

Assessment of Residential Amendment (C444) against Ministerial Direction No. 11 Strategic Assessment of Amendments

The table below assesses the Residential Amendment against the strategic considerations set out in Ministerial Direction No. 11 – Strategic Assessment of Amendments (MD11).

Strategic Consideration	Response
(1) Evaluate and include in the explanatory report a discussion about how the amendment addresses the following strategic considerations:	Refer below.
Why is an amendment required?	<p>This Amendment seeks to enable residential use within the Lara Settlement Boundary by rezoning the land from FZ to GRZ1.</p> <p>The proposal to use and develop the land for residential purposes is in accordance with the Greater Geelong Settlement Strategy (clause 2.04-3) and the Lara Structure Plan (clause 11.01-1L-03).</p> <p>The Amendment proposes to coordinate the future orderly development of the area by requiring that such development be generally in accordance with an Outline Development Plan (ODP) incorporated into the planning Scheme via DPO48.</p> <p>Two discrete areas of IN3Z are also proposed in areas that have been indicatively identified for public open space and stormwater infrastructure in the abovementioned ODP.</p> <p>DPO28 contains detailed requirements for a Development Plan to be prepared – I consider that adherence to these requirements will ensure that a good planning outcome will be achieved on the land.</p> <p>The amendment appropriately addresses potential environmental and amenity impacts (I discuss these further in the body of this report).</p> <p>The requirements of DPO48 will ensure that future development plan appropriately addresses these matters on detail in that it requires preparation and approval of the following:</p> <ul style="list-style-type: none"> • An integrated stormwater management plan • A wildlife hazard report • A road network and traffic management plan • A traffic and rail noise impact assessment report • A Safety Management Study (for development within the measurement length of any high-pressure pipeline easement), and an Environmental Management Plan. <p>I also consider the amendment will achieve a net community benefit, by increasing housing supply in Lara, delivering affordable housing and local open space, 25% tree canopy, and enabling consideration for the delivery of a future district outdoor open space facility.</p> <p>Overall, I consider that this amendment is the most appropriate method of providing for the future use and development of this land</p>

Strategic Consideration	Response
	as urban residential development as anticipated in the Greater Geelong Settlement Strategy and the Lara Structure Plan.
How does the amendment implement the objectives of planning in Victoria?	<p>I consider that that the Residential Amendment will implement the relevant objectives of planning in Victoria are contained in section 4 of the Planning and Environment Act 1987 (PEA) for the following reasons:</p> <ul style="list-style-type: none"> ▪ Section 4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land. <ul style="list-style-type: none"> – The amendment provides for land within an existing settlement boundary to be developed for residential purposes, consistent with the Lara Structure Plan. – The amendment has demonstrated how the land can be developed in an orderly manner, and how the relevant environmental considerations are to be dealt with (as discussed in the body of my report) ▪ Section 4(1)(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity. <ul style="list-style-type: none"> – The amendment has demonstrated how the relevant environmental considerations are to be dealt with (as discussed in the body of my report) ▪ Section 4(1)(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria. <ul style="list-style-type: none"> – The amendment will ensure that residential uses do not encroach on the 1000m buffer from the GRREP precinct provided for in the Lara Structure Plan. ▪ Section 4(1) (d) to conserve and enhance any places of known scientific, aesthetic, architectural, or historical interest, or otherwise of special cultural value. <ul style="list-style-type: none"> – The amendment does not impact any such places. ▪ Section 4(1) (e) to protect public utilities and other assets and enable the orderly provision and coordination of public assets and utilities. <ul style="list-style-type: none"> – The amendment appropriately acknowledges the high pressure pipelines and the need for a Safety Management Study to be done in advance of developing any land within the defined measurement length from this asset. – The amendment has been informed by an assessment of the physical infrastructure required to support development on the site, and it proposes to allow for the levying of development contributions via an agreement made pursuant to Section 173 of the Act. ▪ Section 4(1)(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

Strategic Consideration	Response
	<ul style="list-style-type: none"> - The Amendment proposes to rezone the land to GRZ and to apply a DPO to the land. These are appropriate to tools to facilitate the future development of the land. ▪ Section 4(1)(fa) to facilitate the provision of affordable housing in Victoria. <ul style="list-style-type: none"> - The amendment makes provision for affordable housing contributions. ▪ Section 4(1)(g) to balance the present and future interests of all Victorians. <ul style="list-style-type: none"> - The amendment strikes an appropriate balance in that it provides for the delivery of housing to meet the wider housing needs within the municipality, whilst dealing with the relevant location specific considerations such as land use buffers, site access, drainage, etc.
How does the amendment address any environmental, social and economic effects?	I am satisfied that the relevant environmental, social, and economic effects that affect the subject site and its surrounds have been adequately addressed. I address the relevant specific matters in the body of this report.
How does the amendment consider climate change?	<p>Ministerial Direction No. 22 Climate Change Consideration (MD22) specifies under clause 3 that a planning authority must have regard to matters relating to climate change specified in paragraphs 5 and 5 when it prepares a planning scheme amendment to rezone land from non-urban to urban purposes.</p> <p>Clauses 5 and 6 relate to the following topics:</p> <ul style="list-style-type: none"> • Clause 5: Minimising greenhouse gas emissions • Clause 6: Increasing resilience to climate change risks. <p>I note that the Council resolved to prepare the Residential Amendment on 25th March 2025 (with Authorised having been granted by the Minister for Planning on 28th August), and that MD22 commenced operation on 11 September 22, 2025.</p> <p>I understand that because Council resolved to prepare the amendment prior to MD22 coming into operation, no Climate Change Consideration Report was prepared for the Residential Amendment.</p> <p>However, I make the following comments from a planning perspective above how the Amendment responds to the matters identified in MD22:</p> <ul style="list-style-type: none"> ▪ The proposal is for new greenfield development within the defined Lara Settlement Boundary. ▪ The proposal includes provision for active transport by requiring the preparation of an Urban Design masterplan that includes a pedestrian and bicycle network plan as part of any Development Plan prepared under Clause 43.04-2. ▪ The Residential Amendment area is not identified as being vulnerable to natural hazards, including bushfire risk. ▪ A stormwater management strategy has been prepared and it is anticipated that stormwater flows can be managed to ensure no increase in peak runoff for the one per cent AEP event.

Strategic Consideration	Response
	<ul style="list-style-type: none"> ▪ DPO48 contains an objective and requirements to protect and conserve biodiversity and waterway values. <p>Based on the above, I am satisfied that the amendment has given appropriate consideration of climate change impacts.</p>
<p>How does the amendment address any relevant bushfire risk?</p>	<p>The Residential Amendment area is located outside of the Bushfire Management Overlay but is within a designated as a Bushfire Prone Area under the Building Regulations 2018.</p> <p>State Policy under Clause 13.03-1S seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>Beacon Ecological has prepared a Bushfire Risk Assessment for the proposal. Their assessment finds that future residential use will be able to support the required construction standards, and that the proposal will not increase the vulnerability of the existing Lara community to bushfire.</p> <p>On this basis I consider that the amendment meets the objective under Clause 13.03-1S and therefore satisfactorily addresses relevant bushfire risks.</p>
<p>Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?</p>	<p>Ministerial Direction No. 1 Potentially Contaminated Land (MD1) is of particular relevance to the Residential Amendment.</p> <p>I consider the proposal complies with the requirements of MD1, and I address the relevant specific matters under this Ministerial Direction in the body of this report.</p>
<p>How does the amendment support or implement the Planning Policy Framework and any adopted State policy?</p>	<p>Those elements of State policy under of particular relevance to the Residential Amendment area set out in Section 4 of the Planning Report.</p> <p>In my view, the Residential Amendment will support and implement the Planning Policy Framework and adopted State policy as follows:</p> <ul style="list-style-type: none"> ▪ In accordance with Clause 11.01-1S, the proposal will facilitate sustainable growth and development that is contained within the identified boundary of the Lara Settlement. ▪ In accordance with Clause 11.02-2S, the proposal is consistent with the strategic outcomes identified in the Lara Structure Plan, contained under Clause 11.01-1L-03. ▪ In accordance with Clause 13.04-1S, land that is potentially contaminated will be appropriately addressed through the application of the EAO. ▪ In accordance with Clause 13.07-1S, the proposal achieves the anticipated land use compatibility outcomes by locating residential use in accordance with the Lara Structure Plan.
<p>Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?</p>	<p>State Policy identifies a housing target of 128,600 dwellings for Greater Geelong under Clause 16.01-1S. The Residential Amendment is consistent with the delivery of this target as it will enable greenfield residential development within the identified Settlement Boundary for the Lara township.</p>

Strategic Consideration	Response
<p>If the planning scheme includes a Local Planning Policy Framework, how does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?</p>	<p>Those elements of State policy under of particular relevance to the Residential Amendment area set out in Section 4 of the Planning Report.</p> <p>In my view the Residential Amendment will support and implement the Local Planning Policy Framework contained under Clauses 11.01-1L-01 and 11.01-1L-03 as it will locate RSZ1 land within the Lara Settlement Boundary and in an area that has been identified for 'Conventional Residential'.</p> <p>The Residential Amendment does not seek to change the objectives or strategies of the Local Policy Planning Framework.</p>
<p>If the planning scheme includes a Municipal Planning Strategy, how does the amendment support or implement the Municipal Planning Strategy?</p>	<p>The Greater Geelong Planning Scheme includes a Municipal Planning Strategy at Clause 02, and the strategic directions of particular relevance are set out in Section 4 of this report.</p> <p>In my view, the Residential Amendment will support and implement the Municipal Planning Strategy as follows:</p> <ul style="list-style-type: none"> • In accordance with Clauses 02.03-1 and the Housing and Settlement Framework Plan included under Clause 02.04-3, the Residential Amendment proposes to rezone land within the identified Settlement boundary to RLZ1. • In accordance with the relevant Strategic Directions specific to Lara (Clause 02.03-1), the proposal will contribute to: <ul style="list-style-type: none"> • Maintaining a compact urban form and sustainable, communities by containing development within the Lara Settlement Boundary. • Facilitate an adequate supply of residential land by enabling development to occur within land that has been earmarked for residential use under the Lara Structure Plan. • Facilitate an efficient and integrated movement network for all modes of transport by identifying the necessary transport infrastructure upgrades to support development and making provision for an active transport network as part of the Development Plan approval process.
<p>Does the amendment make proper use of the Victoria Planning Provisions?</p>	<p>The Residential Amendment seeks to apply GRZ1 as the underlying zoning and the EAO to land at 76-156 Canterbury Road East and 705-765 Princes Highway. DPO48 is proposed to guide the preparation of a future Development Plan. In my view, these are the most appropriate and efficient tools under the Victoria Planning Provisions (VPP) to manage future development within the Residential Amendment area.</p>
<p>How does the amendment address the views of any relevant agency?</p>	<p>Preliminary views were sought from relevant agencies prior to the exhibition of the planning scheme amendment, and the yin turn informed the content of the amendment, as documented in in the Explanatory Report.</p> <p>The formal agency responses to the exhibited amendment either supported or offered no objection to the amendment.</p>

Strategic Consideration	Response
	<p>The Department of Transport and Planning (DTP) submission's support for the amendment was condition upon completion of a cumulative impact assessment of the Combined Amendment, as well as considering the need for upgrades to the canterbury Rd east level crossing, clearer support for the provision of active transport networks, and clarification on the underlying assumption from some of the traffic distribution assumptions.</p> <p>A new TIA report has been prepared which I understand essentially addresses the key issues raised in the DTP submission.</p> <p>The DPO48 provides for the Development Plan to be accompanied by a Road Network and Traffic Plan and a Traffic and Rail Noise Assessment which will enable the Responsible Authority to satisfy itself that specific issues raised by DTP in relation to movement, access and noise are appropriately addressed.</p> <p>Accordingly, I consider that the Residential Amendment has made appropriate provision to obtain and address the view of relevant agencies.</p>
<p>Does the amendment address the requirements of the Transport Integration Act 2010?</p>	<p>The TIA requires a planning authority to have regard to a set of transport system objectives and decision-making principles where a planning scheme amendment is likely to have a 'significant impact on the transport system'.</p> <p>A key question is therefore whether the amendment is likely to have a significant impact on the transport system.</p> <p>A TIAR has been prepared in support of the Residential Amendment. This report identifies some impacts and proposes mitigations for those impact but I do not interpret these impacts to be 'significant impacts' and therefore I have concluded that it is not necessary to undertake a more detailed assessment of the Residential Amendment against the TIA transport system objectives and decision-making principles.</p> <p>The TIA Act (at Part 2, Division 2, section 11) requires that the transport system should provide for the effective integration of transport and land use and facilitate access to social and economic opportunities. I consider that the consolidated TIAR that accompanies the Combined Amendment addresses this requirement.</p>
<p>How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017 in relation to Yarra River land and other land, the use of development of which may affect Yarra River land?</p>	<p>The Residential Amendment does not Affect Yarra River land.</p>
<p>(2) Assess the impact of the new planning provision on the resource and administration costs of the responsible authority.</p>	<p>As the proposed planning framework is generally in keeping with the Greater Geelong Planning Scheme, the proposal is not anticipated to create unreasonable or unanticipated costs for implementing and administrating the new planning provisions.</p>

Appendix D (ii) - Assessment of
Business Park Amendment (C453)
against Ministerial Direction No. 11
Strategic Assessment of Amendments

Assessment of Business Park Amendment (C453) against Ministerial Direction No. 11 Strategic Assessment of Amendments

The table below assesses the Residential Amendment against the strategic considerations set out in Ministerial Direction No. 11 – Strategic Assessment of Amendments (MD11).

Strategic Consideration	Response
(1) Evaluate and include in the explanatory report a discussion about how the amendment addresses the following strategic considerations:	Refer below.
Why is an amendment required?	<p>This Amendment seeks to enable commercial and industrial uses on land identified in Lara Structure Plan for potential future business park purposes.</p> <p>The proposal to use and develop the land for commercial and industrial purposes is supported by the broader economic development policies contained within the Greater Geelong Planning Scheme (clause 17.03-1S), and it is in general accordance with the long term land use directions described in the Lara Structure Plan (clause 11.01-1L-03).</p> <p>The Amendment proposes to coordinate the future orderly development of the area by incorporating and Outline Development Plan (ODP) for the precinct into the planning Scheme via DDO55. This control requires the decision maker to determine whether any future subdivision design is generally in accordance with the ODP.</p> <p>DDO55 contains a series of design Objectives and requirements relating to site layout and building design matters such as site layout and design, carparking and access, landscaping, signage, stormwater quality, and fencing.</p> <p>DO55 also contains a series subdivision related requirements which address matters such as the high pressure gas pipeline, stormwater management traffic and pedestrian movements.</p> <p>I consider the amendment will achieve a net community benefit, by increasing industrial land supply in Lara, whilst also ensuring that development protects downstream ecological values and presents buildings with a high quality of design to the princes Highway.</p> <p>Overall, I consider that this amendment is the most appropriate method of providing for the future use and development of this land a business park development as anticipated in the Lara Structure Plan.</p>
How does the amendment implement the objectives of planning in Victoria?	I consider that that the Business Park Amendment will implement the relevant objectives of planning in Victoria as contained in section 4 of the Planning and Environment Act 1987 (PEA) for the following reasons:

Strategic Consideration	Response
	<ul style="list-style-type: none"> ▪ Section 4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land. <ul style="list-style-type: none"> – The amendment provides for land identified in the Lara Structure Plan as a potential future business park to be developed for that purpose. – The amendment has demonstrated how the land can be developed in an orderly manner, and how the relevant environmental considerations are to be dealt with (as discussed in the body of my report) ▪ Section 4(1)(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity. <ul style="list-style-type: none"> – The amendment has demonstrated how the relevant environmental considerations are to be dealt with (as discussed in the body of my report) ▪ Section 4(1)(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria. <ul style="list-style-type: none"> – The amendment will ensure that residential uses do not encroach on the 1000m buffer from the GRREP precinct provided for in the Lara Structure Plan. ▪ Section 4(1) (d) to conserve and enhance any places of known scientific, aesthetic, architectural, or historical interest, or otherwise of special cultural value. <ul style="list-style-type: none"> – The amendment does not impact any such places. ▪ Section 4(1) (e) to protect public utilities and other assets and enable the orderly provision and coordination of public assets and utilities. <ul style="list-style-type: none"> – The amendment appropriately acknowledges the high pressure pipelines and the need for a Safety Management Study to be done in advance of developing any land within the defined buffers from this asset. – The amendment has been informed by an assessment of the physical infrastructure required to support development on the site, and it proposes to allow for the levying of community infrastructure contributions via an agreement made pursuant to Section 173 of the Act. ▪ Section 4(1)(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e). <ul style="list-style-type: none"> – The Amendment proposes to rezone the land to IN1 and IN3 and to apply a DDO to the land. These are appropriate to tools to facilitate the future development of the land. ▪ Section 4(1)(fa) to facilitate the provision of affordable housing in Victoria. <ul style="list-style-type: none"> – Not relevant ▪ Section 4(1)(g) to balance the present and future interests of all Victorians.

Strategic Consideration	Response
	<ul style="list-style-type: none"> The amendment strikes an appropriate balance in that it provides for the delivery of employment land to support the wider economic function of the Geelong region over the longer term whilst also providing local employment opportunities for the Lara community.
How does the amendment address any environmental, social and economic effects?	I am satisfied that the relevant environmental, social, and economic effects that affect the subject site and its surrounds have been adequately addressed. I address the relevant specific matters in the body of this report.
How does the amendment consider climate change?	<p>Ministerial Direction No. 22 Climate Change Consideration (MD22) specifies under clause 3 that a planning authority must have regard to matters relating to climate change specified in paragraphs 5 and 5 when it prepares a planning scheme amendment to rezone land from non-urban to urban purposes.</p> <p>Clauses 5 and 6 relate to the following topics:</p> <ul style="list-style-type: none"> Clause 5: Minimising greenhouse gas emissions Clause 6: Increasing resilience to climate change risks. <p>I note that the Council resolved to prepare the Business Park Amendment on 25th March 2025 (with Authorised having been granted by the Minister for Planning on 28th August), and that MD22 commenced operation on 11 September 22, 2025.</p> <p>I understand that because Council resolved to prepare the amendment prior to MD22 coming into operation, no Climate Change Consideration Report was prepared for the Business Park Amendment.</p> <p>However, I make the following comments from a planning perspective above how the Amendment responds to the matters identified in MD22:</p> <ul style="list-style-type: none"> The proposal is for new greenfield development within an area that is located immediately adjacent to the established Lara Settlement and GRREP. In addition, the proposal will enable increased local employment opportunities within Lara and Greater Geelong. The proposal includes provision for active transport by requiring subdivision design to consider the provision of safe and convenient footpaths and shared pathways between future residential and business park areas. The requirements are included under Clause 3.0 of proposed DDO55 which require a permit to subdivide land. The Business Park Amendment area is not identified as being vulnerable to significant natural hazards, including bushfire hazard. A stormwater management strategy has been prepared and it is anticipated that stormwater flows can be managed to ensure no increase in peak runoff for the one per cent AEP event. DPO55 contains an Objective and requirements to promote best practice stormwater quality, management and reuse measures

Strategic Consideration	Response
	<p>that protect, and conserve biodiversity and waterway values of the Ramsar Wetlands and Hovells Creek.</p> <p>Based on the above, I am satisfied that the amendment has given appropriate consideration of climate change impacts.</p>
<p>How does the amendment address any relevant bushfire risk?</p>	<p>The Business Park Amendment area is located outside of the Bushfire Management Overlay but is within a designated as a Bushfire Prone Area under the Building Regulations 2018.</p> <p>State Policy under Clause 13.03-1S seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>The Explanatory Report notes that the Country Fire Authority (CFA) has confirmed that the amendment is low risk and note that bushfire hazard is likely to be minimal to the Business Park Amendment area.</p> <p>On this basis I consider that the amendment meets the objective under Clause 13.03-1S.</p>
<p>Does the amendment comply with the requirements of any other Minister’s Direction applicable to the amendment?</p>	<p>Ministerial Direction No. 1 Potentially Contaminated Land (MD1) is of particular relevance to the Residential Amendment.</p> <p>I consider the proposal complies with the requirements of MD1, and I address the relevant specific matters under this Ministerial Direction in the body of this report.</p>
<p>How does the amendment support or implement the Planning Policy Framework and any adopted State policy?</p>	<p>Adopted State Policy under the Planning Policy Framework of particular relevance to the Residential Amendment area set out in Section 4 of the Planning Report.</p> <p>In my view, the Business Park Amendment will support and implement the Planning Policy Framework and adopted State policy as follows:</p> <ul style="list-style-type: none"> ▪ In accordance with Clause 11.02-2S, the proposal is generally consistent with the strategic outcomes identified in the Lara Structure Plan, contained under Clause 11.01-1L-03 to facilitate open space and business park opportunities on the land. ▪ In accordance with Clause 13.07-1S, I consider that the proposal achieves the anticipated land use compatibility outcomes through the proposed spatial extent of the IN2Z and IN3Z in close proximity to the GRREP. In addition, the suitability of interface between the proposed GRZ1 under the Residential Amendment with IN3Z is assessed in the body of my report. ▪ In accordance with Clause 17.03-1S, the proposal will contribute to industrial land supply in what I consider to be an appropriate location that is located immediately adjacent to existing industrial land and has existing access to employees, freight, and transport.
<p>Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?</p>	<p>This strategic consideration is not relevant to the Business Park Amendment as the proposed zoning will not facilitate residential development.</p>

Strategic Consideration	Response
<p>If the planning scheme includes a Local Planning Policy Framework, how does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?</p>	<p>Local Policy under the Planning Policy Framework of particular relevance to the Residential Amendment are set out in Section XX of the Planning Report.</p> <p>In my view the Business Park Amendment will support and implement the Local Planning Policy Framework contained under Clauses 11.01-1L-01 and 11.01-1L-03, as described below.</p> <p><u>Clauses 11.01-1L-01 (Settlement – Greater Geelong)</u></p> <p>Clauses 11.01-1L-01 contains a strategy to discourage land use and development outside the Lara settlement boundary that would prejudice certain specified land use outcomes.</p> <p>it is worth noting that the Municipal Framework Plan contained within the Greater Geelong Planning Scheme does not identify a settlement boundary, and that the settlement boundaries shown within the Housing & Settlement Framework Plan relate to the outward extent of <i>residential growth</i>.</p> <p>To illustrate this point, I note that GRREP is located outside of the settlement boundary shown in both the Housing and Settlement Framework Plan and the Lara Structure Plan.</p> <p>The Lara Structure Plan actively contemplated the creation of a business park on the Business Park Amendment area. Whilst I do not consider the proposed rezoning of that land for business park purposes to be in conflict with either the Municipal Framework Plan or the Lara Structure Plan, I have nonetheless considered where any such development on that land would prejudice the local outcomes described for Lara described in clause 11.01-1L-01. I do not believe that it would, and my reasons are as follows:</p> <p><u>Retention of the rural landscape setting including views to the You Yangs:</u></p> <ul style="list-style-type: none"> • The land immediately adjacent to the Business Park amendment area is primarily urban. In my view, future development in the area will visually appear as an extension of the GRREP, and will not detract significantly from the existing rural landscape setting in Lara. You Yang’s Regional Park is located over five kilometres to the north, and views to it from the subject land will be interrupted by the existing urban areas within Lara itself. <p><u>Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport:</u></p> <ul style="list-style-type: none"> • The proposal does not impact on land north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport. • The proposal will result in the loss of a limited extent of FZ land, but the northern section of the Business Amendment area has already been identified under the Lara Structure Plan as opportunities for open space and a business park. In this context, I am of the view that the loss of agricultural land within the Amendment area is acceptable.

Strategic Consideration	Response
	<p><u>Protection of buffers to the Geelong Ring Road Employment Precinct:</u></p> <ul style="list-style-type: none"> As set out in the body of my Report, I consider the Business Park Amendment retains sufficient buffers between the GRREP and the Lara Settlement. In my view, the resulting outcome is in keeping with the strategic intent of the Lara Structure Plan to maintain a buffer in this location. <p><u>Protection of opportunities for a potential intermodal transport facility:</u></p> <ul style="list-style-type: none"> A potential intermodal transport facility is identified to the northeast of the Lara Settlement Boundary. The Business Amendment area does not undermine the provision of this facility. <p><u>Protection of the current and future operations and development of Avalon Airport including associated or compatible uses:</u></p> <ul style="list-style-type: none"> The Business Park amendment will not compromise the operations and development of Avalon Airport as no sensitive activities are proposed to be developed and the area is sufficient separated from the Airport, with the closest landholdings located approximately two kilometres to the east. <p>Overall, my view is that the Business Park Amendment will not prejudice the matters set out under Clause 11.01-1L-01.</p> <p>Clauses 11.01-1L-03 incorporates the Lara Structure Plan map within it, which in turn identifies the subject site as a potential business park opportunity. At the same time, one of the local policies in this clause is to limit industrial uses within the township to land currently zoned for industrial purposes.</p> <p>I reconcile the differences between the local structure plan map and the policy wording as being about <u>timing</u> (bearing in mind that the structure plan was prepared in 2011).</p> <p>In other words, I interpret the policy as meaning the industrial uses in the township should be limited to land that was (then) currently zoned for industrial purposes until a decision is made about pursuing the potential business park opportunity.</p> <p>I support rezoning the subject land for a business park for the reasons set out in the body of my report.</p>
<p>If the planning scheme includes a Municipal Planning Strategy, how does the amendment support or implement the Municipal Planning Strategy?</p>	<p>The Greater Geelong Planning Scheme includes a Municipal Planning Strategy at Clause 02, and the strategic directions of particular relevance are set out in Section 4 of my Report.</p> <p>In my view, the Business Park Amendment will support and implement the Municipal Planning Strategy by contributing to a compact urban form and sustainable communities in Lara township by locating new industrial land in close proximity to the existing GRREP and by enabling open space and business park development opportunities in accordance with the Lara Structure Plan.</p>

Strategic Consideration	Response
Does the amendment make proper use of the Victoria Planning Provisions?	<p>The Business Park Amendment seeks to apply IN1Z and IN2Z as the underlying zoning. DDO55 is also proposed to manage design outcomes as part of the planning permit stage. In my view, these are the most appropriate and efficient tools under the Victoria Planning Provisions (VPP) to manage future development within the Business Park Amendment area.</p>
How does the amendment address the views of any relevant agency?	<p>Preliminary views were sought from relevant agencies prior to the exhibition of the planning scheme amendment, and the yin turn informed the content of the amendment, as documented in in the Explanatory Report.</p> <p>The formal agency responses to the exhibited amendment either supported or offered no objection to the amendment.</p> <p>The Department of Transport and Planning (DTP) submission’s support for the amendment was condition upon completion of a cumulative impact assessment of the Combined Amendment, as well as considering the need for upgrades to the canterbury Rd east level crossing, clearer support for the provision of active transport networks, and clarification on the underlying assumption from some of the traffic distribution assumptions.</p> <p>A new TIA report has been prepared which I understand essentially addresses the key issues raised in the DTP submission.</p> <p>The DDO55 provides for the Development Plan to be accompanied by a Road Network and Traffic Plan which will enable the Responsible Authority to satisfy itself that specific issues raised by DTP in relation to movement and access are appropriately addressed.</p> <p>Accordingly, I consider that the Business Park Amendment has made appropriate provision to obtain and address the view of relevant agencies.</p>
Does the amendment address the requirements of the Transport Integration Act 2010?	<p>The TIA requires a planning authority to have regard to a set of transport system objectives and decision-making principles where a planning scheme amendment is likely to have a ‘significant impact on the transport system’.</p> <p>A key question is therefore whether the amendment is likely to have a significant impact on the transport system.</p> <p>A TIAR has been prepared in support of the Business Park Amendment. This report identifies some impacts and proposes mitigations for those impact but I do not interpret these impacts to be ‘significant impacts’ and therefore I have concluded that it is not necessary to undertake a more detailed assessment of the Business Park Amendment against the TIA transport system objectives and decision-making principles.</p> <p>The TIA Act (at Part 2, Division 2, section 11) requires that the transport system should provide for the effective integration of transport and land use and facilitate access to social and economic opportunities. I consider that the consolidated TIAR that accompanies the Combined Amendment addresses this requirement.</p>

Strategic Consideration	Response
<p>How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017 in relation to Yarra River land and other land, the use of development of which may affect Yarra River land?</p>	<p>The Business Park Amendment does not Affect Yarra River land.</p>
<p>(2) Assess the impact of the new planning provision on the resource and administration costs of the responsible authority.</p>	<p>As the proposed planning framework is generally in keeping with the Greater Geelong Planning Scheme, the proposal is not anticipated to create unreasonable or unanticipated costs for implementing and administrating the new planning provisions.</p>



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