

Greater Geelong Planning Scheme

Amendment C452ggee

Explanatory Report

Overview

The amendment proposes to correct errors and anomalies existing in the Greater Geelong Planning Scheme. These include inserting correct maps and document references, correcting property addresses in the Heritage Overlay, deleting redundant Heritage and Design and Development Overlays, correcting zoning and overlay mapping errors, and deleting Public Acquisition, Floodway, Land Subject to Inundation, Significant Landscape and Environmental Audit Overlays that are no longer required. The amendment also proposes to rezone Council owned land and Crown land to reflect its conservation and public open space status, rezone private utility installations, and include updated Heritage Overlay controls and statements of significance for heritage properties.

The changes will apply appropriate zoning and overlays to reflect land use and status and update content more accurately in the Ordinance to improve the clarity and administration of the Planning Scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- City of Greater Geelong's website at www.geelongcity.vic.gov.au
- By appointment only during office hours at City of Greater Geelong, Wurriki Nyal, 137-149 Mercer Street, Geelong – Monday to Friday 8am to 5pm.
- Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Monday 1 July, 2024.

A submission must be sent to:

The Coordinator

Strategic Implementation Unit

City of Greater Geelong

PO Box 104

Geelong VIC 3220; or

- by email to amendments@geelongcity.vic.gov.au or

- lodged online at www.geelongaustralia.com.au/amendments

Panel hearing dates

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

- directions hearing: In the week commencing 9 September 2024.
- panel hearing: In the week commencing 7 October 2024.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Greater Geelong City Council, which is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to the following land:

1. 680 Ballan Road, Moorabool (Existing AusNet terminal station)
2. 380-530 Ballarat Road, Batesford – one area to the northeast and one area to the northwest of the Moorabool River
3. 86 Fenwick Street, Portarlington
4. 8-14 and 16-42 Beach Vista Drive, Curlewis
5. 85, 87-89, 91 and 95A Gamble Way, 3, 4 and 10A Weeroona Street, and 12-14 and 16-18 Paywit Street, St Leonards
6. 80-100 Woods Road, St Albans Park (Future AusNet Terminal Station)
7. 1-87 Groves Road, Armstrong Creek, 111-215 Sparrovale Road, Charlemont, and 225 Baenschs Land, Armstrong Creek (Allotments 2A and 2B) (known as the Sparrovale-Ngubitj yoorree Wetlands)
8. 6 Winders Lane, 26 Gill Road and the western side of Winders Lane, Phelan Street and Patching Street, Point Lonsdale
9. 41-49 North Valley Road, Highton
10. 1385-1425 Ballan Road and 1435-1475 Ballan Road, Anakie
11. 45-99 Ballarat Road, North Geelong
12. 1 & 3, and 7 Coronal Avenue, Newtown and 9 & 11 Dudley Avenue, Newtown
13. 245 Noble Street, Newtown
14. 51 Marnock Road, Newtown
15. 56-58 Bellerine Street, Geelong
16. 237 McKillop Street, East Geelong
17. 191-195 Ryrie Street, Geelong

18. Parts of Rechenberg Boulevard, Charlemont and Nova Walk & Moonlight Drive, Mt Duneed
19. 299 Anakie Road, Lovely Banks
20. Eastern and western side of Wallington Road including 341-359, 602-606, 608-610, 612-614, 616-634, & 642-650 Wallington Road, 1-13 & 2-10 Rhinds Road, 2-10 Orchard Crescent, 47-55 Miranda Court, 61-69 & 71-79 Hardings Road, and 15-17 Island Road, Wallington
21. Fyansford/Herne Hill environmental audit overlay areas
22. Armstrong Creek - Land within the Urban Growth Zone Schedule 3
23. Lara - Land within the Special Building Overlay Schedule 1
24. 9-13 Parkland Drive, 10 Dunmow Crescent, and 1-35 Katoomba Court Hamlyn Heights.

A mapping reference table is attached at [Attachment 1](#) to this Explanatory Report.

What the amendment does

The amendment corrects zoning and overlay anomalies and minor errors and removes redundant provisions identified in the Greater Geelong Planning Scheme maps. The amendment also amends several clauses of the Planning Policy Framework, the Schedules to the Incorporated Documents and Background Documents, and Schedules to the Heritage Overlay, Special Building Overlay and Urban Growth Zone to correct errors and delete redundant provisions.

The amendment makes these changes to correct obvious errors, to maintain up-to-date content and enhance operation of the planning scheme.

Specifically, the amendment makes the following changes to the Greater Geelong Planning Scheme:

Zoning Maps

- Amends Planning Scheme Maps 16, 31, 32, 43, 59, 62, 67, 68 and 78 in the manner shown in Attachment 1 to this Explanatory Report.

Overlay Maps

- Amends Planning Scheme Maps 32SLO, 36SLO, 83SLO and 89SLO in the manner shown in Attachment 1 to this Explanatory Report.
- Amends Planning Scheme Maps 52DDO14 and 62DDO14 in the manner shown in Attachment 1 to this Explanatory Report.
- Amends Planning Scheme Maps 9HO, 10HO, 33HO, 37HO, 48HO, 49HO, 50HO, and 51HO in the manner shown in Attachment 1 to this Explanatory Report.
- Amends Planning Scheme Maps 66LSIO-FO and 67LSIO-FO in the manner shown in Attachment 1 to this Explanatory Report.
- Deletes Planning Scheme Maps 25PAO and 81PAO and amends Planning Scheme Map 70PAO in the manner shown in Attachment 1 to this Explanatory Report.
- Amends Planning Scheme Maps 31EAO, 36EAO, 47EAO and 48EAO in the manner shown in Attachment 1 to this Explanatory Report.

Planning Scheme Ordinance

- Amends Clause 11.03-6L-01 (Bellarine Peninsula) under Policy Documents to correct the date of the Barwon Heads Structure Plan and to insert the correct Barwon Heads Structure Plan Map.
- Amends Clause 16.01-1L-02 (Increased Housing Diversity) to insert the correct Barwon Heads Increased Housing Diversity Areas Map.
- Amends Schedule 3 to Clause 37.07 (Urban Growth Zone) to correct the Applied zone provisions for Education.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) to:
 - correct the heritage place description and address, insert a Statement of Significance and apply tree controls for HO126.
 - correct the heritage place description and address and insert a Statement of Significance for HO25.
 - correct the heritage place description and address and insert a Statement of Significance for HO154.
 - delete the entry for HO155.
 - delete the entry for HO1356.
 - correct the street address for HO868.
- Amends Schedule 1 to Clause 44.05 (Special Building Overlay) to correct the PS number for lots 333-391 in Table 1.
- Amends the Schedule to Clause 72.03 (What Does This Planning Scheme Consist Of?) to delete planning scheme maps 25PAO and 81PAO.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) to insert three new Statements of Significance for HO126, HO154 and HO25.
- Amends the Schedule to Clause 72.08 (Background Documents) to correct the date of the Barwon Heads Structure Plan and to reinsert the *Drysdale Bypass Access Management Strategy (VicRoads, 2017)*.

Strategic assessment of the amendment

Why is the amendment required?

Amendment C452ggee is required to correct errors and anomalies and remove redundant provisions identified in ordinances, and on the zone and overlay maps within the Planning Scheme.

The amendment also rezones Council and Crown land to reflect its conservation and public open space status, deletes redundant overlays, and makes other rezoning changes where zoning does not reflect existing use of land and ownership.

A table is provided at Attachment 2 to this Explanatory Report which identifies the land affected, the proposed changes to that land/provision and explains why the amendment is required.

This amendment implements Council's obligation to maintain up-to-date content and ensure effective administration of the Planning Scheme. It is incumbent upon Council

to resolve these matters for effective operation and administration of the Planning Scheme.

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

The amendment implements the objectives of planning in Victoria as stipulated in section 4(1) of the *Planning and Environment Act 1987* (PE Act) including:

- *to provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment supports this objective by correcting mapping errors and applying appropriate zones and overlays to ensure consistency between existing ownership and use of land within the municipality.

- *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

Maintaining up-to-date content and improving clarity ensures the planning scheme facilitates sustainable and safe administration of development and use of land to achieve state and local policies.

- *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The amendment facilitates provision and protection of public assets by rezoning Council land and crown lands to PPRZ/PCRZ to recognise and support use of these sites for conservation, public use and open space purposes.

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

Environmental effects

The amendment poses minimal adverse effects on the environment. The Sparrovale-Ngubitiy yoorree Wetlands will be included in the PCRZ in accord with the Masterplan for the area. A large area of public open space at Curlewis will be appropriately included in the PPRZ.

Large parts of Fyansford will be removed from the EAO as the required environmental audits have been completed and the certificates/statements issued with new residential/urban development in progress.

Social effects

The amendment is expected to have a net positive impact on community infrastructure and open space. Rezoning land to support public recreation and open space implements the purpose of the PPRZ and contributes to social benefits to the community. This also reduces the need for planning permits for public works and infrastructure. Similarly, including the private utility installations in St Albans Park and Moorabool within the SUZ16 will reduce the need for planning permits and ensures consistency in planning provisions with other similar facilities across Greater Geelong.

Economic effects

The amendment does not have adverse economic effects. Land subject of redundant

overlays will be freed up from these planning controls.

Does the amendment address relevant bushfire risk?

The amendment is largely administrative in nature and does not impact on bushfire risk.

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

Ministerial Direction – The Form and Content of Planning Schemes

All schedules and consequential changes to local planning provisions in the amendment have been prepared in accordance with applicable style guides, formatting and layout as specified in the Ministerial Direction - The Form and Content of Planning Schemes.

Ministerial Direction No.1 – Potentially Contaminated Land

Two of the proposed rezonings are correcting anomalies and making minor extensions to existing zones (Portarlinton and St Leonards), with the balance of proposed rezonings being wholesale zoning changes. For these, the following analysis applies:

- 680 Ballan Road, Moorabool and 80-100 Woods Road, St Albans Park – Both sites are proposed for rezoning from FZ to SUZ16 for privately owned utility installations. Sensitive uses, children's playground and secondary school are prohibited in this zone.
- 380-530 Ballarat Road, Batesford – both sites are proposed for rezoning from SUZ7 to UGZ. Sensitive uses, children's playground or secondary school are largely prohibited. Additionally, sub-clause 37.07-6 Environmental audit applies for land that is a pre-school, primary school or secondary school. These areas are also subject of a PSP process.
- 8-14 and 16-42 Beach Vista Drive, Curlewis – rezoning from GRZ1 to PPRZ to be provided as public open space.
- Sparrovale-Ngubitj yoorree wetlands – rezoning from FZ and UGZ2 to PCRZ to be provided for public conservation purposes.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

This explanatory report has been prepared in accordance with the strategic assessment requirements. This amendment complies with Ministerial Direction No. 11 Strategic Assessment of amendments under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

Ministerial Direction No. 15 – Planning Scheme Amendment Process

This planning scheme amendment has been prepared in accordance with the requirements of Direction 15 for preparing a planning scheme amendment including exhibition and notice requirements.

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

By correcting anomalies and obvious errors in the planning scheme, the amendment facilitates land use and development in accordance with the Planning Policy Framework.

The amendment corrects the Barwon Heads Structure Plan date and map in Clause 11.03-6L-01 which were inadvertently changed by C417ggee. The amendment also inserts the correct Barwon Heads Increased Housing Diversity Areas Map in Clause 16.01-1L-02 which was also inadvertently changed by C417ggee.

The rezoning of Council and Crown Land to PCRZ and PPRZ gives effect to relevant local and state policy for wetlands conservation and open space including clauses 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs), 12.03-1R (Rivers of the Barwon), 19.02-6S (Open space), and 19.02-6L (Open space). These changes support public open space, public use and wetlands conservation by applying appropriate public land zoning.

How does the amendment support or implement the Municipal Planning Strategy?

By correcting anomalies and obvious errors in the planning scheme, the amendment facilitates land use, development and conservation in accordance with the Municipal Planning Strategy.

Specifically, the amendment supports and implements the Municipal Planning Strategy and gives effect to clauses 02.03-2 (Environmental and landscape values) through protecting the Sparrovale-Ngubitj yoorree Wetlands by rezoning to PCRZ; and 02.03-5 (Built environment and sustainability) through conserving heritage places with updates to the heritage overlay, statements of significance and incorporated documents for heritage places.

Correction of technical and obvious errors and removal of redundant provisions further improves the operation and clarity of the Planning Scheme to facilitate appropriate land use and development outcomes.

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

The amendment supports proper use of the Victoria Planning Provisions. It corrects the misapplication of land use zones and fixes mapping and obvious errors identified in the Planning Scheme. Changes to the Ordinance use the correct format and templates. Changes to the Schedule to Clause 43.01 (Heritage Overlay) implement the requirement to include a Statement of Significance as required by PPN01.

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

Council has consulted with DTP on the zoning of parcels of Crown Land as part of the Sparrovale-Ngubitj yoorree Wetlands in the PCRZ and on the removal of SLO17 from 22 properties. Both are supported as an appropriate planning scheme change.

Council has consulted with DEECA on the current status of the change to the works authority licence for the 380-530 Ballarat Road, Batesford site. The land has been excised from the extractive industry works authority areas on 4 April 2024.

Consultation has taken place with Barwon Health on extent of a reduced HO154 at 45-99 Ballarat Road, North Geelong with endorsement given for the revision.

Consultation has also occurred with VicRoads on the deletion of the PAO6 along Wallington Road, Wallington/Ocean Grove.

Further consultation will be undertaken with relevant agencies and stakeholders during exhibition of the amendment.

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

The amendments are minor in nature and will not impact on the transport system.

Resource and administrative costs

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

The amendment will have a negligible impact on the resource and administrative costs on Council as the Responsible Authority.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference	Proposed changes		
			Zone	Overlay	Deletion
Moorabool	680 Ballan Road	Greater Geelong C452ggee 028znMap16 Exhibition	Rezone from FZ to SUZ16	-	-
Batesford	380-530 Ballarat Road (sites northeast and northwest of the Moorabool River, and adjoining public land)	Greater Geelong C452ggee 025znMap32 Exhibition	Rezone from SUZ7 to UGZ Rezone adjoining public land from SUZ7 to PCRZ	-	-
Portarlinton	86 Fenwick Street	Greater Geelong C452ggee 026znMap43 Exhibition	Rezone from GRZ2 to RGZ3	-	-
Curlewis	8-14 and 16-42 Beach Vista Drive	Greater Geelong C452ggee 023znMap59 Exhibition	Rezone from GRZ1 to PPRZ	-	-
St Leonards	85, 87-89 and 91 Gamble Way, 3 and 4 Weeroona Street, and 12-14 and 16-18 Paywit Street	Greater Geelong C452ggee 024znMap62 Exhibition	Rezone from SUZ3 to GRZ2	-	-
St Leonards	10A Weeroona Street	Greater Geelong C452ggee 002d-ddo14Map62 Exhibition	-	-	DDO14
St Albans Park	80-100 Woods Road	Greater Geelong C452ggee 021znMaps67_68 Exhibition	Rezone from FZ to SUZ16	-	-
Charlemont/ Armstrong Creek	Sparrovale-Ngubiti yoorree Wetlands	Greater Geelong C452ggee 022znMaps67_68_78 Exhibition	Rezone from FZ and UGZ2 to PCRZ	-	-
Point Lonsdale	6 Winders Lane, 26 Gill Road, and the western side of Winders Lane, Phelan Street and Patching Street	Greater Geelong C452ggee 020d-sloMaps83_89 Exhibition	-	-	SLO11
Highton	41-49 North Valley Road	Greater Geelong C452ggee 001d-ddo14Map52 Exhibition	-	-	DDO14

Location	Land /Area Affected	Mapping Reference	Proposed changes		
			Zone	Overlay	Deletion
Anakie	1385-1425 Ballan Road	Greater Geelong C452ggee 011d-hoMaps09_10 Exhibition	-	-	HO25
	part of 1435-1475 Ballan Road	Greater Geelong C452ggee 012hoMap09 Exhibition	-	HO25	
North Geelong	45-99 Ballarat Road	Greater Geelong C452ggee 013d-hoMaps33_37 Exhibition	-	-	HO154
Newtown	1 & 3 Coronal Avenue and 9 & 11 Dudley Avenue	Greater Geelong C452ggee 009d-hoMap48 Exhibition	-	-	HO126
	7 Coronal Avenue	Greater Geelong C452ggee 010hoMap48 Exhibition		HO126	
Newtown	245 Noble Street	Greater Geelong C452ggee 005d-hoMap48 Exhibition	-	-	HO1356
Newtown	51 Marnock Road	Greater Geelong C452ggee 004d-hoMap49 Exhibition	-	-	HO1335
Geelong	56-58 Bellerine Street	Greater Geelong C452ggee 007d-hoMap50 Exhibition Greater Geelong C452ggee 008hoMap50 Exhibition	-	HO868	HO868
East Geelong	237 McKillop Street	Greater Geelong C452ggee 029d-hoMaps50_51 Exhibition Greater Geelong 030hoMaps50_51 Exhibition	-	HO1642	HO1038
Geelong	191-195 Ryrie Street	Greater Geelong C452ggee 006d-hoMap50 Exhibition	-	-	HO155

Location	Land /Area Affected	Mapping Reference	Proposed changes		
			Zone	Overlay	Deletion
Mt Duneed and Charlemont	Rechenberg Boulevard, Charlemont and Nova Walk and Moonlight Drive, Mt Duneed	Greater Geelong C452ggee 014d-lsio-foMap66 Exhibition Greater Geelong C452ggee 031d-lsio-foMap67 Exhibition	-	-	LSIO1 and FO1
Lovely Banks	299 Anakie Road	Greater Geelong C452ggee 018d-paoMap25 Exhibition	-	-	PAO2
Wallington and Ocean Grove	Wallington Road, 341-359, 602-606, 608-610, 612-614, 616-634, & 642-650 Wallington Road, 1-13 & 2-10 Rhinds Road, 2-10 Orchard Crescent, 47-55 Mirranda Court, 61-69 & 71-79 Hardings Road, and 15-17 Island Road	Greater Geelong C452ggee 015d-paoMap81 Exhibition Greater Geelong C452ggee 016d-paoMap81 Exhibition Greater Geelong C452ggee 017d-paoMap70 Exhibition Greater Geelong C452ggee 019d-paoMap70 Exhibition	-	-	PAO6
Fyansford/Herne Hill	Various properties in Archibald Street, Bedrock Drive, Berryman Lane, Black Bull Range, Brookes Street, Bunce Court, Bunny Court, Casey Boulevard, Clarkes Road, Dell Boulevard, Dolder Street, Elevation Drive, Escarpment Drive, Gugger Place, Hardiman Circuit, Hunt Road, Jennings Court, Knowles Street, Littlewood Drive, Longleaf Street, McAuliffe Drive, Marr Court, Maskell Court, McCurdy Road, Monier Way, Pebble Street,	Greater Geelong C452ggee 003d-eaoMaps31_36_47_48 Exhibition	-	-	EAO

Location	Land /Area Affected	Mapping Reference	Proposed changes		
			Zone	Overlay	Deletion
	Queensbridge Grove, Schroeder Court, and The Parade				
Hamlyn Heights	9-13 Parkland Drive, 10 Dunmow Crescent, and 1-35 Katoomba Court, Hamlyn Heights	Greater Geelong C452ggee 032d-sloMap36 Exhibition Greater Geelong C452ggee 033d-sloMap32 Exhibition	-	-	SLO17

ATTACHMENT 2 – Explanation of Proposed Changes

Land/Area Affected	Changes to Planning Scheme	Explanation
680 Ballan Road, Moorabool (Existing AusNet terminal station)	Rezone land from Farming Zone (FZ) to Special Use Zone Schedule 16 (SUZ16).	Applying the appropriate zoning to a private utility installation and will be consistent with the zoning for the Geelong Transfer Station.
380-530 Ballarat Road, Batesford – one site northeast and one site northwest of the Moorabool River	Rezone land from Special Use Zone Schedule 7 (SUZ7) to Urban Growth Zone (UGZ) and a minor correction of government land to PCRZ.	<p><u>Northwest site</u> - Extractive activities ceased and this land has been excised from the works authority area for the quarry. Rezoning to UGZ will be consistent with the surrounding land use zoning and the Batesford South Precinct Structure Plan area.</p> <p>A very minor correction is made to adjoining government land to rezone to PCRZ.</p> <p><u>Northeast site</u> - The inclusion of this land in the UGZ was inadvertently missed as part of Amendment C395.</p>
86 Fenwick Street, Portarlington	Extend the Residential Growth Zone – Schedule 3 (RGZ3) to fully include 86 Fenwick Street, Portarlington.	Correction to land that is in two zones. A mapping error from the time of the Increased Housing Diversity Area (IHDA) has persisted with the eastern ¼ portion of the land zoned GRZ2 and the balance in the RGZ3.
8-14 and 16-42 Beach Vista Drive, Curlewis	Rezone land from General Residential Zone – Schedule 1 (GRZ1) to Public Park and Recreation Zone (PPRZ).	Rezoning to PPRZ of public open space along Griggs Creek and north of Beach Vista Drive.
85, 87-89, and 91 Gamble Way, 3 and 4 Weeroona Street, and 12-14 and 16-18 Paywit Street, St Leonards	Rezone part of these properties from SUZ3 to GRZ2.	Correction of land that is in two zones by aligning the boundary between the SUZ3 and GRZ2 to match the subdivision approved by PP-1059-2013. Under the SUZ3 dwelling is prohibited causing particular difficulties for the properties at 87-89 and 91 Gamble and 3 and 4 Weeroona Streets.
10A Weerona Street, St Leonards	Delete DDO14 from the SUZ3.	Incorrect application of DDO14 to the SUZ3 and this is being curtailed to align with the GRZ2 boundary.
80-100 Woods Road, St Albans Park (Future AusNet Terminal Station)	Rezone land from Farming Zone (FZ) to Special Use Zone Schedule 16 (SUZ16)	Applying the appropriate zoning to a private utility installation and will be consistent with the zoning for the Geelong Transfer Station.
Sparrovale – Ngubitj yoorree Wetlands	Rezone Sparrovale – Ngubitj yoorree Wetlands from Farming Zone (FZ)	To align the zoning of the land with the adopted Sparrovale - Ngubitj yoorree Wetlands Master Plan, July 2021.

Land/Area Affected	Changes to Planning Scheme	Explanation
	and Urban Growth Zone Schedule 2 (UGZ2) to Public Conservation and Resource Zone (PCRZ).	The Crown Land at 225 Baenschs Lane, Armstrong Creek forms part of the Lake Connewarre State Wildlife Reserve is also being rezoned by this amendment.
6 Winders Lane, 26 Gill Road, and the western side of Winders Lane, Phelan Street and Patching Street, Point Lonsdale.	Amend the Significant Landscape Overlay Schedule 11 (SLO11) boundary to align with existing property boundaries/road reserves.	Correction to align the SLO11 boundary with property boundaries and road reserves post final subdivision design and development.
41-49 North Valley Road, Highton	Delete the Design and Development Overlay Schedule 14 (DDO14) from a slender strip of Commercial 1 Zone land at 41-49 North Valley Road, Highton.	Incorrect application of DDO14 to commercially zoned land being a minor error made when first mapping the extent of the DDO14 as part of amendment C104 in 2005.
1385-1425 Ballan Road, Anakie and 1435-1475 Ballan Road, Anakie	Delete HO25 from 1385-1425 Ballan Road, Anakie, and apply HO25 to part of the land at 1435-1475 Ballan Road, Anakie. Amend Heritage Overlay Schedule to correct the heritage place description and include the Statement of Significance. Amend Schedule to Clause 72.04 Incorporated Documents to include <i>HO25 Marathon Estate Woolshed & Yard Complex (City of Greater Geelong, March 2023)</i> .	HO25 is currently incorrectly applied to an adjoining property. The new extent of HO25 on the correct site is also being curtailed to only apply to the area of significance. Correction to the 'Heritage Place description' and inclusion of updated Statement of Significance as required by Planning Practice Note 1 'Applying the Heritage Overlay' (PPN01). Inclusion of the updated Statement of Significance for HO25 as an Incorporated Document as required by PPN01.
45-99 Ballarat Road, North Geelong	Reduce the extent of the HO154 applying to the land.	Correction to the extent of HO154 to the main surviving element from the original estate, being the Chapel. As the context/setting has been heavily

Land/Area Affected	Changes to Planning Scheme	Explanation
	<p>Amend the Heritage Overlay Schedule to update the address and place description for HO154 and insert the Statement of Significance.</p> <p>Amend the Schedule to Clause 72.04 Incorporated Documents to include <i>HO154 McKellar Memorial Chapel (City of Greater Geelong, October 2023)</i>.</p>	<p>altered, the HO154 is curtailed to an offset distance of two metres from the Chapel exterior.</p> <p>Correction required to the address of the heritage place to 45-99 Ballarat Road, North Geelong. Correction required to the name of the heritage place from <i>Grace McKellar House, the chapel part of "Bell Park" house</i> to <i>McKellar Memorial Chapel</i> as outlined in the revised statement of significance, which itself is being inserted to the schedule as required by PPN01.</p> <p>The updated statement of significance is being inserted as an incorporated document as required by PPN01.</p>
<p>1 & 3, and 7 Coronal Avenue, and 9 & 11 Dudley Avenue, Newtown</p>	<p>Delete HO126 from 1 & 3 Coronal Avenue and 9 & 11 Dudley Avenue. Expand HO126 to the entirety of 7 Coronal Avenue, Newtown.</p> <p>Amend the Heritage Overlay Schedule to update the <i>Heritage Place</i> description to "Coronal", include the Statement of significance, <i>and amend the 'Tree controls apply?' to "Yes"</i>.</p> <p>Amend Schedule to Clause 72.04 Incorporated Documents to include <i>HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, December 2022)</i>.</p>	<p>HO126 has been reviewed by Council's Coordinator Built Heritage and alterations have been recommended to reflect the heritage significance of 'Coronal' more accurately.</p> <p>Accompanying updates to the 'Heritage Place description', inclusion of updated Statement of Significance (as required by PPN01), and application of tree controls for the land.</p> <p>Inclusion of the updated Statement of Significance for HO126 as an Incorporated Document as required by PPN01.</p>
<p>245 Noble Street, Newtown</p>	<p>Delete HO1356 from the planning scheme map.</p>	<p>HO1356 is being deleted from the land as the basis of significance, the description of key components, and the owner history outlined in the Statement of</p>

Land/Area Affected	Changes to Planning Scheme	Explanation
	Delete HO1356 from the Heritage Overlay Schedule	Significance are incorrect, diminishing its heritage significance. Accompanying deletion of the entry for HO1356 from the Schedule.
51 Marnock Road, Newtown	Delete HO1335 from the planning scheme map.	The dwelling HO1335 was protecting has been demolished and the overlay is now redundant. HO1335 is not included in the HO Schedule.
56-58 Bellerine Street, Geelong	Delete HO868 from the current location and apply to correct location on the same land. Amend the Heritage Overlay Schedule to correct the address for HO868.	De Garis House (HO868) has been incorrectly mapped for a long time with the current mapped location covering a modern building rather than the correct American Queen Anne Revival style which is located at the rear of 56-58 Bellerine Street, Geelong. Correction of the address description for HO868.
237 McKillop Street, East Geelong	Delete HO1038 and apply HO1642 which is the overlay for the heritage precinct.	Ongoing inadvertent application of HO1038 on the planning scheme maps after Amendment C13. As the individual layer of heritage control is being removed, the enveloping heritage precinct layer is being applied.
191-195 Ryrie Street, Geelong	Delete HO155 from the land. Amend Heritage Overlay Schedule to delete HO155.	The plaque that HO155 was protecting has been removed from the land and the overlay is now redundant. Accompanying deletion of the entry for HO155 from the Schedule to Clause 43.01.
Nova Walk and Moonlight Drive, Mt Duneed, & Rechenberg Boulevard, Charlemont	Delete LSIO1 and FO1 from the land.	Changes made during construction of the residential subdivisions in Mt Duneed and Charlemont have shaped the land to remove the flooding and inundation risks associated with the 1 in 100-year flood event. The final constructed land levels are now outside this risk. The LSIO1 and FO1 are redundant.
299 Anakie Road, Lovely Banks	Delete Public Acquisition Overlay Schedule 2 (PAO2).	PAO2 is redundant as Council acquired the land in 1992.
Wallington Road, Wallington and Ocean Grove	Delete Public Acquisition Overlay Schedule 6 (PAO6).	PAO6 is no longer required as there is no current or future road/transport development planned by DTP or Council and there is no commitment to acquire the land from either authority. There are also areas of PAO6 which apply to land that is already within the road reserve.
Fyansford/Herne Hill – properties across Archibald Street,	Delete the Environmental Audit overlay (EAO).	The EAO is no longer required in the areas of Fyansford/Herne Hill where an environmental audit or statement has been completed and issued and development progressed.

Land/Area Affected	Changes to Planning Scheme	Explanation
<p>Bedrock Drive, Berryman Lane, Black Bull Range, Brookes Street, Bunce Court, Bunny Court, Casey Boulevard, Clarkes Road, Dell Boulevard, Dolder Street, Elevation Drive, Escarpment Drive, Gugger Place, Hardiman Circuit, Hunt Road, Jennings Court, Knowles Street, Littlewood Drive, Longleaf Street, McAuliffe Drive, Marr Court, Maskell Court, McCurdy Road, Monier Way, Pebble Street, Queensbridge Grove, Schroeder Court, and The Parade.</p>		
<p>9-13 Parkland Drive, 10 Dunmow Crescent, and 1-35 Katoomba Court Hamlyn Heights.</p>	<p>Delete the Significant Landscape Overlay Schedule 17 (SLO17) from the land</p>	<p>SLO17 is being realigned to correctly apply to land that forms part of the Moorabool River Corridor.</p>
<p>Barwon Heads</p>	<p>Amend Clause 11.03-6L-01 to correct the Barwon Heads Structure Plan date to 2017 and insert the correct 2017 Barwon Heads Structure Plan map.</p> <p>Amend the Schedule to Clause 72.08 Background Documents to correct the date of the Barwon Heads Structure Plan to 2017.</p>	<p>Incorrect references to the date of the Barwon Heads Structure Plan and the Structure Plan map were inadvertently included as part of the PPF translation amendment C417ggee. These had been updated to 2017 by Amendment C375 however were reverted back to 2010 by the translation amendment.</p>
<p>Barwon Heads - Increased Housing Diversity Area</p>	<p>Amend Clause 16.01-1L-02 to insert the correct Barwon Heads</p>	<p>An incorrect and previously replaced Barwon Heads IHDA map was inadvertently included as part of the PPF translation amendment C417ggee. This had been updated by Amendment C375 however was</p>

Land/Area Affected	Changes to Planning Scheme	Explanation
	Increased Housing Diversity Areas Map.	reverted back to a previous version by the translation amendment.
Lara	Amend Schedule 1 to Clause 44.05 Special Building Overlay (SBO1) to correct the PS number for lots 333-391.	Incorrect plan of subdivision number for lots 333-391 in the Table of Designated Floor Levels, Minimum Lot Finished Surface Levels & Minimum Finished Floor Levels – being corrected from PS 9 27300S to PS 6 27300S.
Armstrong Creek West Precinct	Amend the Urban Growth Zone Schedule 3 Table 1 Applied zone provision for the land use Education.	Incorrect applied zone listed for <i>Education</i> in Table 1 Applied Zone Provisions at Clause 2.2 of Urban Growth Zone Schedule 3. This is incorrectly listed as <i>Clause 32.01 - Commercial 1 Zone</i> . This is being corrected to <i>Clause 32.08 - General Residential Zone (Schedule 1)</i> .
Drysdale	Amend the Schedule to Clause 72.08 Background Documents to insert the <i>Drysdale Bypass Access Management Strategy (VicRoads 2017)</i> as a background document.	Insertion of the <i>Drysdale Bypass Access Management Strategy (VicRoads, 2017)</i> as a Background Document which was inadvertently deleted by the PPF translation amendment (C417ggee).