

**GREATER GEELONG PLANNING SCHEME
AMENDMENT C452GEE**

RESOLUTION TO EXHIBIT AMENDMENT

UNDER DELEGATION FROM COUNCIL IT IS HEREBY RESOLVED:

That Council:

- 1) **supports the preparation and exhibition of Amendment C452ggee to the Greater Geelong Planning Scheme to:**
 - a) **Amend Planning Scheme Maps 16ZN, 25ZN, 31ZN, 32ZN, 43ZN, 59ZN, 62ZN, 67ZN, 68ZN, 83SLO, 89SLO, 9HO, 10HO, 33HO, 37HO, 48HO, 49HO; 50HO, 51HO, 52DDO14, 62DDO14, 31EAO, 36EAO, 47EAO, 48EAO, 70PAO, and 81PAO;**
 - b) **Substitute a new Clause 11.03 (Planning for Places);**
 - c) **Substitute a new Clause 16.01 (Residential Development);**
 - d) **Substitute a new Schedule 3 to Clause 37.07 (urban growth zone);**
 - e) **Substitute a new Schedule to Clause 43.01 (Heritage);**
 - f) **Substitute a new Schedule 1 to Clause 44.05 (Special Building Overlay);**
 - g) **Substitute a new Schedule to Clause 72.04 (Incorporated Documents);**
 - h) **Substitute a new Schedule to Clause 72.08 (Background Documents).**
- 2) **requests the Minister for Planning to authorise the preparation and exhibition of Amendment C452ggee**

SIGNED:.....

DATE: 23/01/2024

**L. Krausas on behalf of
PETER SMITH
COORDINATOR STRATEGIC IMPLEMENTATION**

AMENDMENT C452ggee - CORRECTION OF PLANNING SCHEME ANOMALIES - RESOLUTION TO EXHIBIT UNDER DELEGATION

To: Lana Krausas – Acting Coordinator Strategic Implementation
From: Susan Williamson – Senior Strategic Planner
Subject: Resolution to prepare and exhibit a Planning Scheme Amendment under delegation
File number: C452

Purpose

The purpose of this report is to seek a Council resolution (under delegation) to prepare and exhibit Amendment C452ggee subject to authorisation by the Minister for Planning.

Background

- Everyday use of the Greater Geelong Planning Scheme over the last few months has identified several anomalies.
- Amendment C452ggee proposes to correct the recently identified anomalies in the scheme.
- The Amendment is housekeeping in nature and has been prepared to ‘tidy up’ the scheme.

Summary

- The amendment includes changes to the planning scheme maps and ordinances including:
 - Correction of heritage overlay maps and ordinances.
 - Rezoning of AusNet Terminal Station land from Farming Zone (FZ) to Special Use Zone (SUZ16).
 - Rezoning of land from Special Use Zone (SUZ7) to Urban Growth Zone (UGZ) that was missed as part of Amendment C395.
 - Removal of the Public Acquisition Overlay (PAO) from land that has been acquired or is no longer needed by the nominated acquiring authority.
 - Rezoning of publicly owned land to suitable public land zones.
 - Correction of zone boundary lines so they align with current property boundaries and avoiding land in two zones.
 - Correction of overlay boundary lines so they align with current property boundaries.
 - Correction of Residential Growth Zone (RGZ3) map.
 - Correction of Increased Housing Diversity maps.

- Updating of reference documents within the Planning Policy Framework (PPF).
 - Removal of the Environmental Audit Overlay from areas in Fyansford.
 - Deletion of DDO14 from the C1Z in Highton.
 - Correction of the applied zone for Education in the Urban Growth Zone 3.
- The amendment is procedural and has been prepared following the requirements of the Ministerial Direction on the Form and Content of Planning Schemes.

Recommendation

That Council:

- 1) supports the preparation and exhibition of Amendment C452ggee to the Greater Geelong Planning Scheme to:**
 - a) Amend Planning Scheme Maps 16ZN, 25ZN, 31ZN, 32ZN, 43ZN, 59ZN, 62ZN, 67ZN, 68ZN, 83SLO, 89SLO, 9HO, 10HO, 33HO, 37HO, 48HO, 49HO; 50HO, 51HO, 52DDO14, 62DDO14, 31EAO, 36EAO, 47EAO, 48EAO, 70PAO, and 81PAO;**
 - b) Substitute a new Clause 11.03 (Planning for Places);**
 - c) Substitute a new Clause 16.01 (Residential Development);**
 - d) Substitute a new Schedule 3 to Clause 37.07 (urban growth zone);**
 - e) Substitute a new Schedule to Clause 43.01 (Heritage);**
 - f) Substitute a new Schedule 1 to Clause 44.05 (Special Building Overlay);**
 - g) Substitute a new Schedule to Clause 72.04 (Incorporated Documents);**
 - h) Substitute a new Schedule to Clause 72.08 (Background Documents).**
- 2) requests the Minister for Planning to authorise the preparation and exhibition of Amendment C452ggee**

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

**L. Krausas on behalf of P. Smith
Date: 23 January 2024**

Financial Implications

There are no financial implications from of this Amendment.

Community Engagement

Nearby landowners and occupiers, prescribed Ministers and other relevant agencies will be directly notified during the statutory exhibition period. The broader community will be notified through notices in local newspapers and the City of Greater Geelong website.

Relevant Law/Policy/Legal Implications

- The proposal is consistent with the Planning Policy Framework (PPF).
- The proposal is consistent with the format for planning schemes and with the Ministerial Direction of the Form and Content of Planning Schemes.
- This Amendment is housekeeping in nature and has been prepared to 'tidy up' the scheme.
- It is incumbent on Council to resolve these matters so that the Geelong Planning Scheme is relevant, up to date, of a high quality and standard, and meets the State Government's requirements. This Amendment will achieve this.
- If/once this amendment is approved, the updated Scheme will arguably remove unnecessary planning permit application triggers and ultimately be easier to interpret.

The amendment applies to the following land/ordinance:

Proposed map changes:

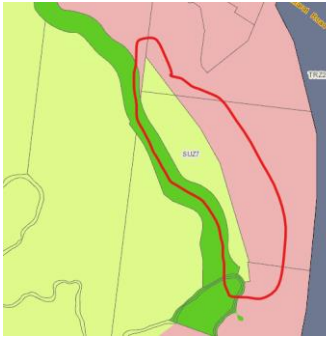
- 237 McKillop Street, East Geelong
- 680 Ballan Road, Moorabool (Existing AusNet terminal station)
- 80-100 Woods Road, St Albans Park (Future AusNet Terminal Station)
- Adelaide Brighton Landholding – north and northeast of the Moorabool River
- Adelaide Brighton Landholdings – 380-530 Ballarat Road, Batesford
- Wallington Road, Wallington
- Coronal Avenue, Newtown
- 299 Anakie Road, Lovely Banks
- Winders Lane, Point Lonsdale
- 8-14, 16-42 Beach Vista Drive, Curlewis
- 191-195 Ryrie Street, Geelong
- 1385-1425 Ballan Road, Anakie and 1435-1475 Ballan Road, Anakie
- Sparrovale – Ngubitj yoorree Wetlands and adjoining crown land
- Fyansford West area removal of Environmental Audit Overlay
- 41-49 North Valley Road, Highton

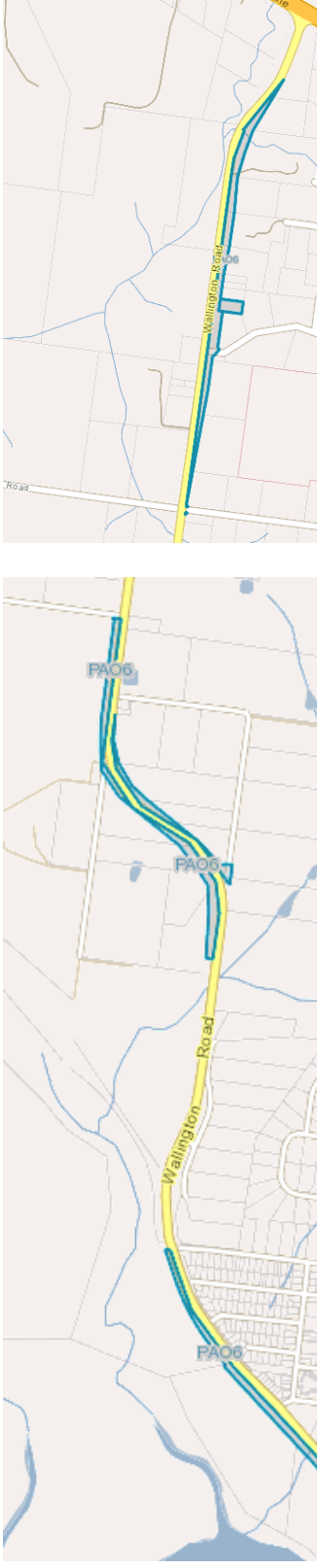
- 51 Marnock Road, Newtown
- 245 Noble Street, Newtown
- 86 Fenwick Street, Portarlington
- 45-99 Ballarat Road, North Geelong
- 56-58 Bellerine Street, Geelong
- 85, 87-89, and 91 Gamble Way, St Leonards
- 3 and 4 Weeroona Street, St Leonards
- 12-14 and 16-18 Paywit Street, St Leonards
- 95A Gamble Way and 10A Weeroona Street, St Leonards


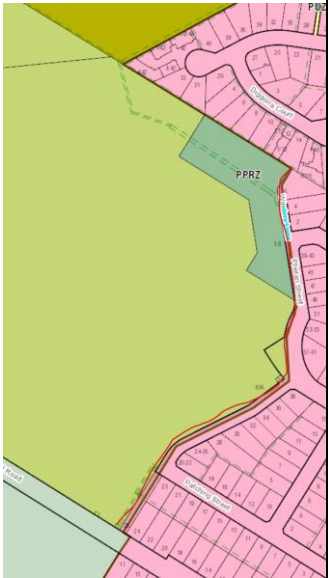
Proposed ordinance changes:


- Clause 11.03 Planning for Places
- Clause 16.01 Residential Development
- Schedule 3 to Clause 37.07 (Urban Growth Zone)
- Schedule to Clause 43.01 Heritage Overlay
- Schedule 1 to Clause 44.05 Special Building Overlay
- Schedule to Clause 72.04 Incorporated Documents
- Schedule to Clause 72.08 Background Documents


The details for the identified amendments are explained in the following table:

Proposed Map Changes		
1.	237 McKillop Street, East Geelong	<p>Removal of Heritage Overlay – HO1038 and apply Heritage Overlay – HO1642 which is the overarching heritage precinct.</p> <p>Maps to Amend - 50HO and 51HO.</p> <p><u>Reasoning:</u> Amendment C13 should have deleted HO1038 from the Maps (it was deleted from the Ordinance). As this layer of heritage control is being removed, the heritage precinct layer will apply.</p>
2.	680 Ballan Road, Moorabool (Existing AusNet terminal station)	<p>Rezone land from Farming Zone (FZ) to Special Use Zone Schedule 16 (SUZ16).</p> <p>Maps to Amend – 16ZN.</p> <p><u>Reasoning:</u> To be consistent with the Geelong Transfer Station. This change is expected to reduce the need for planning permits for some minor works.</p>
3.	80-100 Woods Road, St Albans Park (Future AusNet Terminal Station)	<p>Rezone land from Farming Zone (FZ) to Special Use Zone Schedule 16 (SUZ16)</p> <p>Maps to Amend – 67ZN and 68ZN.</p> <p><u>Reasoning:</u> To be consistent with the Geelong Transfer Station. This change is expected to reduce the need for planning permits for some minor works.</p>
4.	Adelaide Brighton Landholdings – northeast of the Moorabool River	<p>Rezone land from Special Use Zone Schedule 7 (SUZ7) to Urban Growth Zone (UGZ)</p> <p>Maps to Amend – 32ZN.</p> <p><u>Reasoning:</u> The inclusion of this land was missed as part of Amendment C395.</p>
		
5.	Wallington Road, Wallington	<p>Removal of Public Acquisition Overlay – Schedule 6 (PAO6) along Wallington Road, Wallington.</p> <p>Maps to Amend – 70PAO and 81PAO.</p> <p><u>Reasoning:</u></p>

		<p>Department of Transport and Planning (DTP) has confirmed that the Public Acquisition Overlay (PAO6) is no longer required. Council has no current or future road/transport development planned within the PAO6 and has no commitment to acquire the land.</p>
<p>6.</p>	<p>Coronal Avenue, Newtown</p>	<p>Update the boundary of Heritage Overlay – Schedule HO126.</p> <p>Specifically, remove HO126 from 1 & 2 Coronal Avenue and 9 & 11 Dudley Avenue. Additionally,</p>

		<p>expand the HO126 so it entirely covers 7 Coronal Avenue, Newtown.</p> <p>Maps to Amend - 48HO.</p> <p><u>Reasoning:</u> HO126 has been reviewed by Council’s Heritage Planner and alterations have been recommended to more accurately reflect the heritage significance of these places.</p>
<p>7.</p>	<p>299 Anakie Road, Lovely Banks</p>	<p>Delete Public Acquisition Overlay – Schedule 2 (PAO2).</p> <p>Maps to Amend – 25ZN.</p> <p><u>Reasoning:</u> PAO2 is no longer required. Council acquired the land in 1992.</p>
<p>8.</p>	<p>Winders Lane, Point Lonsdale</p> 	<p>Amend Significant Landscape Overlay Schedule 11 (SLO11) boundary so it aligns with existing property boundaries.</p> <p>Maps to Amend - 83SLO and 89SLO.</p> <p><u>Reasoning:</u> Mapping error - SLO11 does not align with property boundaries post final subdivision design.</p>
<p>9.</p>	<p>8-14, 16-42 Beach Vista Drive, Curlewis</p>	<p>Rezone land from General Residential Zone – Schedule 1 (GRZ1) to Public Park and Recreation Zone (PPRZ).</p>

		<p>Maps to Amend – 59ZN.</p> <p><u>Reasoning:</u> New public open space along Griggs Creek and north of Beach Vista Drive. It is appropriate to include open space in the PPRZ.</p>
10.	191-195 Ryrie Street, Geelong	<p>Remove Heritage Overlay – Schedule HO155 from the land.</p> <p>Maps to Amend - 50HO.</p> <p><u>Reasoning:</u> HO155 is no longer required as the ‘plaque’ the overlay sought to protect is no longer on the land.</p>
11.	<p>1385-1425 Ballan Road, Anakie and 1435-1475 Ballan Road, Anakie</p> <p><i>Re. Marathon Estate Woolshed & Yard Complex</i></p> 	<p>Remove Heritage Overlay HO25 from 1385-1425 Ballan Road, Anakie, and Apply Heritage Overlay HO25 to 1435-1475 Ballan Road, Anakie.</p> <p>Maps to Amend - 9HO and 10HO.</p> <p><u>Reasoning:</u> Mapping error – HO25 currently applies to the wrong property and needs to be corrected. The extent of the HO25 has been curtailed to the area of significance only.</p>
12.	86 Fenwick Street, Portarlington	<p>Extend the Residential Growth Zone – Schedule 3 (RGZ3) boundary to fully include 86 Fenwick Street, Portarlington.</p> <p>Map to Amend – 43ZN</p> <p><u>Reasoning:</u> Mapping error from the time of the Increased Housing Diversity Area (IHDA). The existing zone boundary meets the 400m walking distance from the Portarlington Town Centre and an adjustment was not made to ensure the subject land was not left in two zones. The eastern ¼ portion of the land is in the General Residential Zone – Schedule 2 (GRZ2) like the land to the east and south. Rezoning to include the whole of the property in the one zone will meet the criteria for applying one zone to a land parcel.</p>

<p>13.</p>	<p>Sparrovale Wetlands</p> 	<p>Rezone Sparrovale – Ngubitj yoorree Wetlands from Farming Zone (FZ) to Public Conservation and Resource Zone (PCRZ). Following consultation with DTP the land at 225 Baensch Lane, Armstrong Creek is Crown Land (Allotments 2A and 2B) forming part of the Lake Connemare State Wildlife Reserve is supported for rezoning to PCRZ as part of this amendment.</p> <p>Maps to Amend – 67ZN and 68ZN.</p> <p><u>Reasoning:</u> To align zone with the adopted Sparrovale - Ngubitj yoorree Wetlands Master Plan July 2021 and to ensure all parts of this broader conservation area are similarly zoned.</p>
<p>14.</p>	<p>Adelaide Brighton Landholdings – 380-530 Ballarat Road, Batesford</p>	<p>Rezone land from Special Use Zone Schedule 7 (SUZ7) to Urban Growth Zone (UGZ)</p> <p>Maps to Amend – 31ZN.</p> <p><u>Reasoning:</u> Extractive activities ceased and this land is subject of a request for excision of the land 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>In accordance with section 81(1) of the <i>Mineral Resources (Sustainable Development) Act 1990</i>, Earth Resources Regulator (ERR) must ensure that the land is rehabilitated before the works authority ceases to apply to that land.</p> <p>In August 2023 DEECA advised that they have received confirmation from the ERR Regulatory Compliance group that rehabilitation works have been undertaken in accordance with the rehabilitation plan, however some drainage and erosion rectification works are still required.</p> <p>Following advice that the remediation works have been successful, DEECA will be in a position to</p>

		<p>consult with Council and the landowner regarding the rehabilitation undertaken and recommend to the Minister the release of any further rehabilitation obligations from that area of land. It was advised that inspection was scheduled to review the rehabilitation works in the Spring 2023.</p> <p>This item has been included in this amendment in advance of the removal of the works authority due to the longer lead times. If there is no advance or change to the status of the work authority later in the amendment process, then this item can be split to await the process to be completed.</p>
15.	Fyansford West – various sites	<p>Removal of the EAO applying to parts of the Fyansford West area.</p> <p>Maps to Amend – 36EAO, 48EAO, 31EAO and 47EAO</p> <p>Removal of the EAO applying to the Fyansford East area where an audit or statement has been issued.</p> <p><u>Reasoning:</u> Mapping change as a result of completed environmental audits or statements for Fyansford West (DPO16). There is no longer the need to retain the EAO in the Planning Scheme.</p>
16.	41-49 North Valley Road, Highton	<p>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.</p> <p>Maps to Amend – 52DDO14.</p> <p><u>Reasoning:</u> Mapping error as the DDO14 is a permit trigger only for residential buildings over 7.5 metres in height. It was never intended to apply to commercial or business zones and it seems to have been a minor error made when first mapping the extent of the DDO14 as part of amendment C104 in 2005.</p>
17.	45-99 Ballarat Road, North Geelong	<p>Reduce the extent of the Heritage Overlay HO1054 applying to the land at 45-99 Ballarat Road, North Geelong.</p> <p>Maps to amend – 33HO and 37HO</p> <p><u>Reasoning:</u></p>

		<p>At present a substantial proportion of the modern Grace McKellar aged care complex is within the HO1054 area and this is triggering a need and cost for planning permits on works that would not otherwise require it.</p> <p>There is little to nothing else surviving from the original estate other than the Chapel, possibly some trees on the other side of the main centre building (but tree controls not previously included). Hence, there does not appear to be any significant feature likely to be omitted from decreasing to a smaller HO area.</p> <p>The context/setting is heavily altered, the large institutional form of the Grace McKellar Centre enveloping the Chapel to within ~5m on three sides. There does not seem to be any significant setting aspect to preserve within a broader heritage overlay.</p> <p>The Citation is pretty minimalist and not up to modern DTP requirements – so it too has been updated.</p> <p>The simplest boundary adjustment has been captured and this specifies an offset distance from the Chapel exterior of say 2m.</p> <p>This change has been coordinated with Building Services, Barwon Health.</p>
<p>18.</p>	<p>245 Noble Street, Newtown</p>	<p>Deletion of Heritage Overlay HO1356 from the planning scheme maps for 245 Noble Street, Newtown.</p> <p>Map to amend – 48HO.</p> <p><u>Reasoning:</u></p> <ul style="list-style-type: none"> • The description of key components of the building are incorrect – the tiled roof is terracotta, not cement tile. Similarly, the external walls are of Mt Gambier limestone and not concrete blocks. • The basis of significance is incorrect – the statement of significance erroneously states that the house has “regional architectural significance for its relatively early use of the local material of concrete blocks.” • The owner history is incorrect – The Windmill owners referred to in the heritage citation is not accurate. <p>These inconsistencies between the citation/datasheet and the on-ground reality do not support the retention of the heritage overlay as the</p>

		significance is diminished to a marginal extent rather than the 'regional' level ascribed in 1995.
19.	51 Marnock Road, Newtown	<p>Delete the Heritage Overlay HO1335 from the planning scheme map at 51 Marnock Road, Newtown.</p> <p>Map to amend – 49HO.</p> <p><u>Reasoning:</u> HO1335 is no longer required as the dwelling the overlay sought to protect is no longer on the land following a building permit issued for demolition in 1997. The site does not appear in the Schedule to Clause 43.01, likely having been removed by a previous planning scheme amendment.</p>
20.	56-58 Bellerine Street, Geelong	<p>Delete Heritage Overlay HO868 from the current location and move to correct location.</p> <p>Map to amend – 50HO.</p> <p><u>Reasoning:</u> HO868 covers the De Garis House however it has been incorrectly mapped for a long time. The current mapped location covers a modern building rather than the correct American Queen Anne Revival style which is located at the rear of 56-58 Bellerine Street, Geelong. An address description change in the Schedule to the Heritage Overlay is also proposed – see item 32 later in this table.</p>
21. and 22.	85, 87-89, and 91 Gamble Way, 3 and 4 Weeroona Street, and 12-14 and 16-18 Paywit Street, St Leonards	<p>Rezone portion of these properties from SUZ3 to GRZ2 and correct the extent of the DDO14.</p> <p>Maps to amend – 62ZN and 62DDO14.</p> <p><u>Reasoning:</u> These properties were subject of PP-1059-2013 for multi-lot subdivision after Amendment C56 which rezoned the land to provide for residential infill opportunities in St Leonards and to provide appropriate zoned land for a staged redevelopment of the St Leonards Golf Club west of Ibbotson Street. The planning permit issued for the subdivision did not match the mapped extent of the boundary between the SUZ3 and the GRZ2. Subsequently, when the subdivision for the initial stages was to be certified, the plans were only checked against the endorsed plan under the planning permit and were a match. This issue has arisen now that proposed housing is being sought on the subject land. Under the SUZ3,</p>

		<p>a dwelling is prohibited causing difficulties for some of the affected landowners. Most affected are the properties at 87-89 and 91 Gamble and 3 and 4 Weeroona Streets. The properties at 85 Gamble and 12-14 and 16-18 Paywit Street are much less affected by the zone boundary which only affects a small portion of the sites and does not impact on dwelling siting options.</p> <p>This is an unfortunate situation that needs to be corrected to ensure that the land is not in two zones, and certainly not partially in a zone where a dwelling is prohibited.</p> <p>The DDO14 in this location also extends beyond the GRZ2 extent. DDO14 is solely a trigger for a permit for a dwelling above 7.5 metres with the objective to ensure view sharing in coastal areas. Whilst fixing the zone boundary, it is also opportune to correct the extent of the DDO14 to align with the GRZ2 boundary. It is redundant for DDO14 to apply to the SUZ3.</p>
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Proposed Ordinance Changes		
23	<p>Schedule to Clause 43.01 Heritage Overlay</p> <p><i>Re. Coronal Avenue, Newtown</i></p>	<p>2.3 Streets C-G – HO126</p> <p>– Updating of ‘<i>Heritage Place</i>’ description from “Coronal Residence” to “Coronal”.</p> <p>Inclusion of additional text being: “Statement of significance: HO126 Coronal Statement of Significance (City of Greater Geelong, 2023)”</p> <p>Updating of ‘<i>Tree controls apply?</i>’ to be changed from “No” to “Yes”.</p> <p><u>Reasoning:</u> To align HO126 with Planning Practise Note 1 (August 2018). Heritage Place description and ‘tree controls apply’ turned on as per advice from Council’s heritage planner.</p>
24	<p>Schedule to Clause 72.04 Incorporated Documents</p> <p><i>Re. Coronal Avenue, Newtown</i></p>	<p>1.0 Incorporated documents – Addition of – <i>HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, 2023)</i> - document</p> <p><u>Reasoning:</u> To align HO126 with Planning Practise Note 1 (August 2018).</p>
25	<p>Schedule to Clause 43.01 Heritage Overlay</p> <p><i>Re. 191-195 Ryrrie Street, Geelong</i></p>	<p>Remove entry relating to Heritage Overlay HO155</p> <p><u>Reasoning:</u> HO155 is no longer required as the ‘plaque’ the overlay sought to protect is no longer on the land.</p>

26	<p>Schedule to Clause 43.01 Heritage Overlay</p> <p><i>Re. 1385-1425 Ballan Road, Anakie and 1435-1475 Ballan Road, Anakie</i></p>	<p>2.6 Streets P-R – HO25</p> <p>– Updating of ‘<i>Heritage Place</i>’ description from “Woolshed (on Marathon Estate) Pringles Road, Anakie” to “Marathon Estate Woolshed & Yard Complex Ballan Road, Anakie”.</p> <p>Inclusion of additional text being: “Statement of significance: HO25 Marathon Estate Woolshed & Yard Complex (City of Greater Geelong, 2023).”</p> <p><u>Reasoning:</u> To align HO126 with Planning Practise Note 1 (August 2018). Heritage Place description changed pursuant to Council’s Heritage Planner advice.</p>
27	<p>Schedule to Clause 72.04 Incorporated Documents</p> <p><i>Re. 1385-1425 Ballan Road, Anakie and 1435-1475 Ballan Road, Anakie</i></p>	<p>1.0 Incorporated documents – Addition of – <i>HO25 Marathon Estate Woolshed & Yard Complex (City of Greater Geelong, 2023)</i> – document.</p> <p><u>Reasoning:</u> To align HO25 with Planning Practice Note 1 (August 2018) which requires the Statement of Significance to be included as an incorporated document.</p>
28	<p>Clause 11.03 Planning for Places</p> <p>And</p> <p>Schedule to Clause 72.08 Background Documents</p> <p><i>Re. Barwon Heads, Bellarine Peninsula</i></p>	<p>Clause 11.03-6L-01 – Policy Documents – references <i>Barwon Heads Structure Plan (City of Greater Geelong, 2010)</i>. The Barwon Heads Structure Plan map to this clause is the redundant 2010 map.</p> <p>The schedule to Clause 72.08 Background Documents includes <i>Barwon Heads Structure Plan 2010</i>.</p> <p><u>To be changed to:</u></p> <p><i>Barwon Heads Structure Plan (City of Greater Geelong, 2017)</i></p> <p><i>Barwon Heads Structure Plan map to the 2017 version.</i></p> <p><u>Reasoning:</u> Correct references to the 2017 Barwon Heads Structure Plan were included in the Scheme as part of C375ggee which implemented the updated Barwon Heads Structure Plan. These were inadvertently reverted back to the old Structure Plan (2010) as part of the PPF translation amendment C417ggee.</p>

29	Schedule 1 to Clause 44.05 Special Building Overlay	<p>5.0 Decision guidelines – Table to Schedule 1 – Designated Flood Levels, Minimum Lot Finished Surface Levels & Minimum Finished Floor Levels</p> <p>PS927300S to be changed to PS627300S for lots 333-391.</p> <p><u>Reasoning:</u> Schedule currently references an incorrect plan of subdivision.</p>
30	<p>Clause 16.01 Residential Development</p> <p><i>Re. Correction of Barwon Heads Increased Housing Diversity Areas Map.</i></p>	<p>Clause 16.01-1L-02 - Increased Housing Diversity Areas - Barwon Heads Increased Housing Diversity Areas Map</p> <p>Map to be updated to Barwon Heads IHDA map that was approved as part of C375ggee.</p> <p><u>Reasoning:</u> Mapping correction - Map has recently reverted to old Barwon Heads IHDA map that was included in the Scheme prior to C375ggee.</p>
31	<p>Schedule to Clause 43.01 Heritage Overlay</p> <p><i>Re: 245 Noble Street. Newtown</i></p>	<p>Remove entry relating to Heritage Overlay HO1356</p> <p><u>Reasoning:</u> The entry for HO1356 is to be removed in line with the deletion of the heritage overlay from the planning scheme map outlined earlier in this table. The basis of significance, the description of key components, and the owner history are incorrect.</p>
32	Schedule 3 to Clause 37.07 Urban Growth Zone	<p>Table 1 Applied zone provisions in Schedule 3 to Clause 37.07</p> <p><u>Reasoning:</u> The applied zone listed for <i>Education</i> in Table 1 Applied Zone Provisions at Clause 2.2 of Urban Growth Zone Schedule 3 is incorrectly listed as <i>Clause 32.01 - Commercial 1 Zone</i>. This needs to be corrected to <i>Clause 32.08 - General Residential Zone (Schedule 1)</i>. At the time of the original amendment that implemented the Armstrong Creek West Precinct (C240 on 7 March 2013) the applied zone for Education was listed as Clause 32.01 – Residential 1 Zone. This was changed by Ministerial Amendment C310 which applied the new reformed residential and commercial zones in the Urban Growth Zones in the Scheme. C310 incorrectly changed the zone name from Residential 1 to Commercial 1 Zone instead of changing both the clause number and applying the proper new residential zone name.</p>

		<p>The following shows the changes made by C310. It is noted that the change to the land use <i>Residential</i> (red circled area) corrected both the clause number and applied the new zone name. Clause 32.01 was deleted from the Scheme by this amendment.</p> <p>The same change wasn't made for the land use <i>Education</i> (yellow highlight) where only the zone name was changed to the new Commercial 1 Zone. It is considered that this change didn't critically assess that at the time <i>Clause 32.01 - Residential 1 Zone</i> was the correct applied zone (both by clause and zone name).</p> <p>The reformed residential and commercial zones changed the R1Z and clause number to the General Residential Zone and 32.08 respectively. Amendment C310 didn't account for this and failed to make the same correction for <i>Education</i>.</p> <div data-bbox="730 891 1321 1429"> <p>2.0 Use and development 07/03/2013 C310 Proposed 2.1 07/03/2013 C310</p> <p>2.1 The land The provisions specified in this schedule only apply to land in the Armstrong Creek West Precinct (Map 1) that is zoned UGZ.</p> <p>2.2 Applied zone provisions 07/03/2013 C310 Proposed Table</p> <p>The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Map 1 of this schedule.</p> <p>Table 1: Applied zone provisions</p> <table border="1"> <thead> <tr> <th>Land shown on map 1 of this schedule</th> <th>Applied zone provisions</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>Clause 32.081 - Residential 1 Zone General Residential Zone (Schedule 1)</td> </tr> <tr> <td>Mixed use</td> <td>Clause 32.04 - Mixed Use Zone</td> </tr> <tr> <td>Activity Centre - Neighbourhood Activity (NAC)</td> <td>Clause 34.01 - Business 1 Zone Commercial 1 Zone</td> </tr> <tr> <td>Activity Centre - Local Activity (LAC)</td> <td>Clause 34.01 - Business 1 Zone Commercial 1 Zone</td> </tr> <tr> <td>Community complex</td> <td>Clause 32.04 - Mixed Use Zone</td> </tr> <tr> <td>Education</td> <td>Clause 32.01 - Residential 1 Zone Commercial 1 Zone</td> </tr> <tr> <td>Active open space</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Passive open space</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Encumbered open space (drainage and conservation)</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Armstrong Creek watercourse and floodway</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Wetlands</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> </tbody> </table> </div>	Land shown on map 1 of this schedule	Applied zone provisions	Residential	Clause 32.08 1 - Residential 1 Zone General Residential Zone (Schedule 1)	Mixed use	Clause 32.04 - Mixed Use Zone	Activity Centre - Neighbourhood Activity (NAC)	Clause 34.01 - Business 1 Zone Commercial 1 Zone	Activity Centre - Local Activity (LAC)	Clause 34.01 - Business 1 Zone Commercial 1 Zone	Community complex	Clause 32.04 - Mixed Use Zone	Education	Clause 32.01 - Residential 1 Zone Commercial 1 Zone	Active open space	Clause 36.02 - Public Park and Recreation Zone	Passive open space	Clause 36.02 - Public Park and Recreation Zone	Encumbered open space (drainage and conservation)	Clause 36.02 - Public Park and Recreation Zone	Armstrong Creek watercourse and floodway	Clause 36.02 - Public Park and Recreation Zone	Wetlands	Clause 36.02 - Public Park and Recreation Zone
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33	Schedule to Clause 72.08 Background Documents	<p>The Drysdale Bypass Access Management Strategy (VicRoads 2017) was included in the Scheme as a Reference Document through C369. When the PPF translation amendment occurred, this document was to have been moved and included as a Background Document. It seems to have been missed in the final approved amendment and was not included in the schedule to Clause 72.08. This is relevant to clause 11.03-6L-01.</p> <p><u>Reasoning:</u> The <i>Drysdale Bypass Access Management Strategy</i> (VicRoads 2017) seems to have been inadvertently not included in the Scheme by C417</p>																								

		(the PPF translation amendment). This document needs to be re-instated in the Schedule to provide the background to the Drysdale Bypass area.
34	Schedule to Clause 43.01 Heritage Overlay <i>Re: 56-58 Bellerine Street, Geelong</i>	Change the address for the entry relating to Heritage Overlay HO868. <u>Reasoning:</u> The entry for HO868 is to be amended to update the address description from 60 Bellerine Street, Geelong to 56-58 Bellerine Street, Geelong to accord with the current address of the land.

Note - The formal changes to the Planning Scheme maps and ordinances are outlined in detail in **Appendix 1**.

Alignment to Council Plan

The proposed Amendment C452ggee seeks to correct errors within the Planning Scheme which supports the ‘A thriving and sustainable economy’ and ‘effective environmental management’ strategic priorities of the Council Plan.

Conflict of Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80 (c) of the Local Government Act.

Risk Assessment

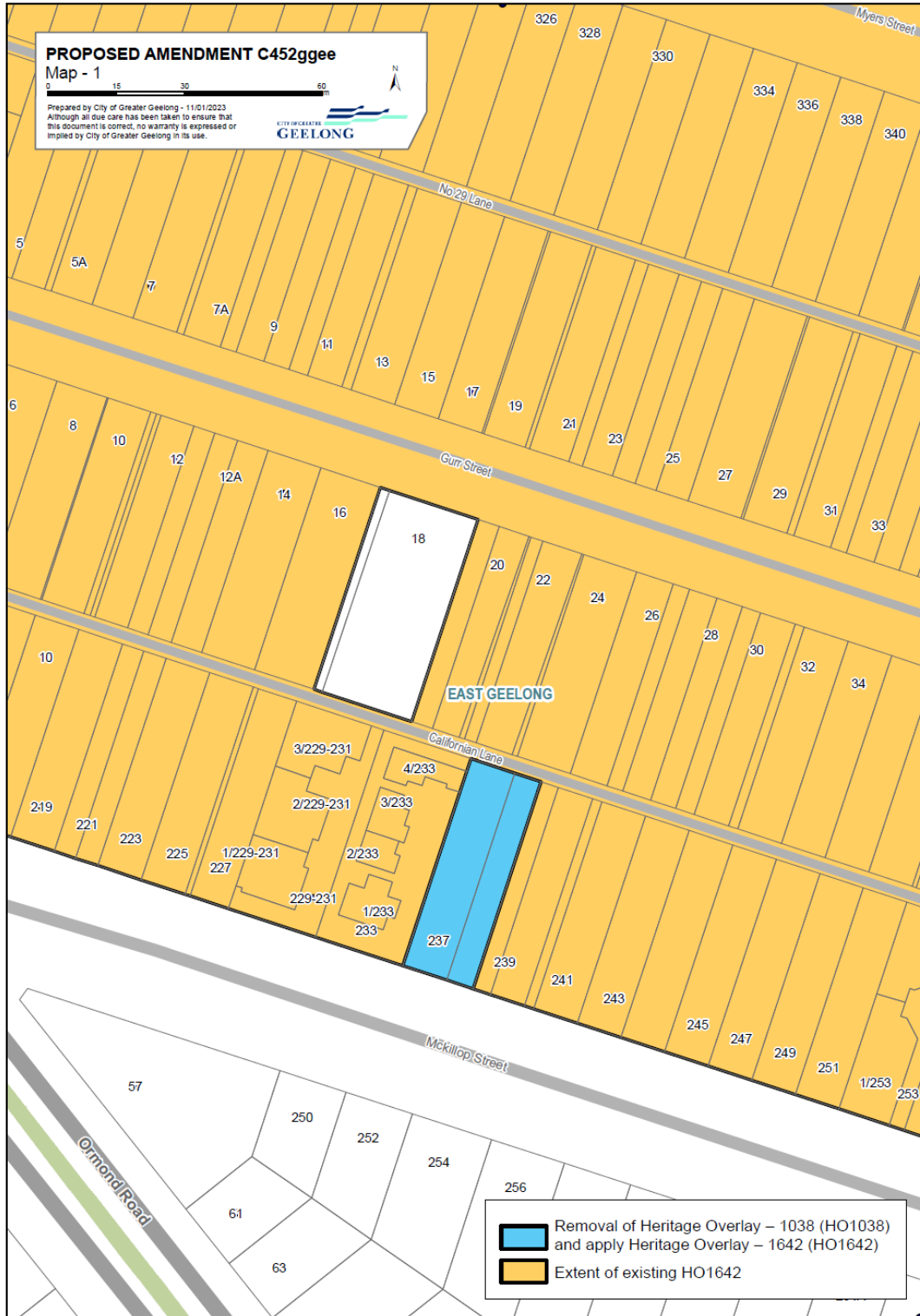
There are no notable risks associated with implementing the recommendation contained in this report.

Environmental Implications

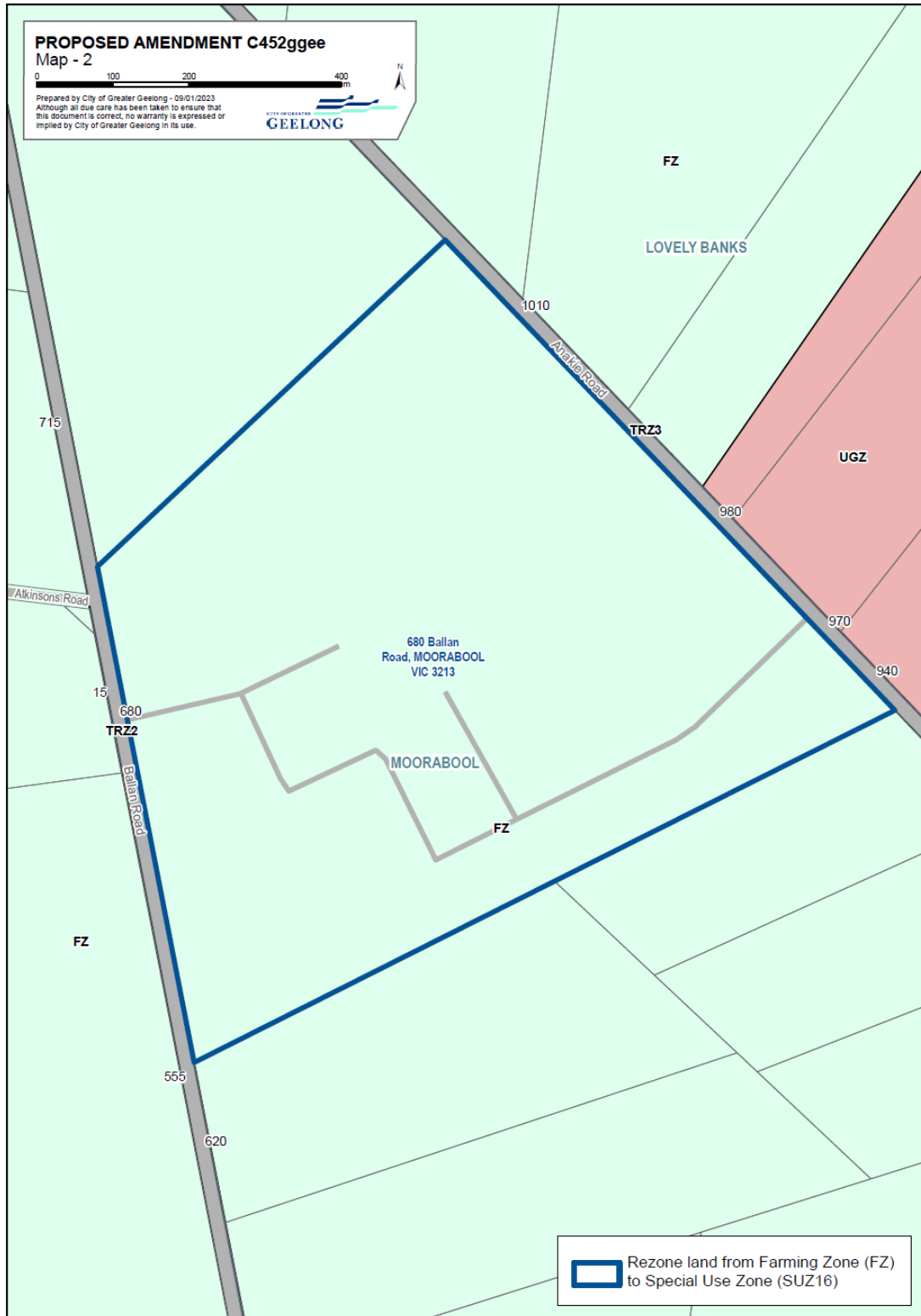
There are no environmental impacts arising from this amendment.

Appendix 1 – Amendment C452ggee Proposed planning scheme maps and ordinance changes.

1. 237 McKillop Street, East Geelong



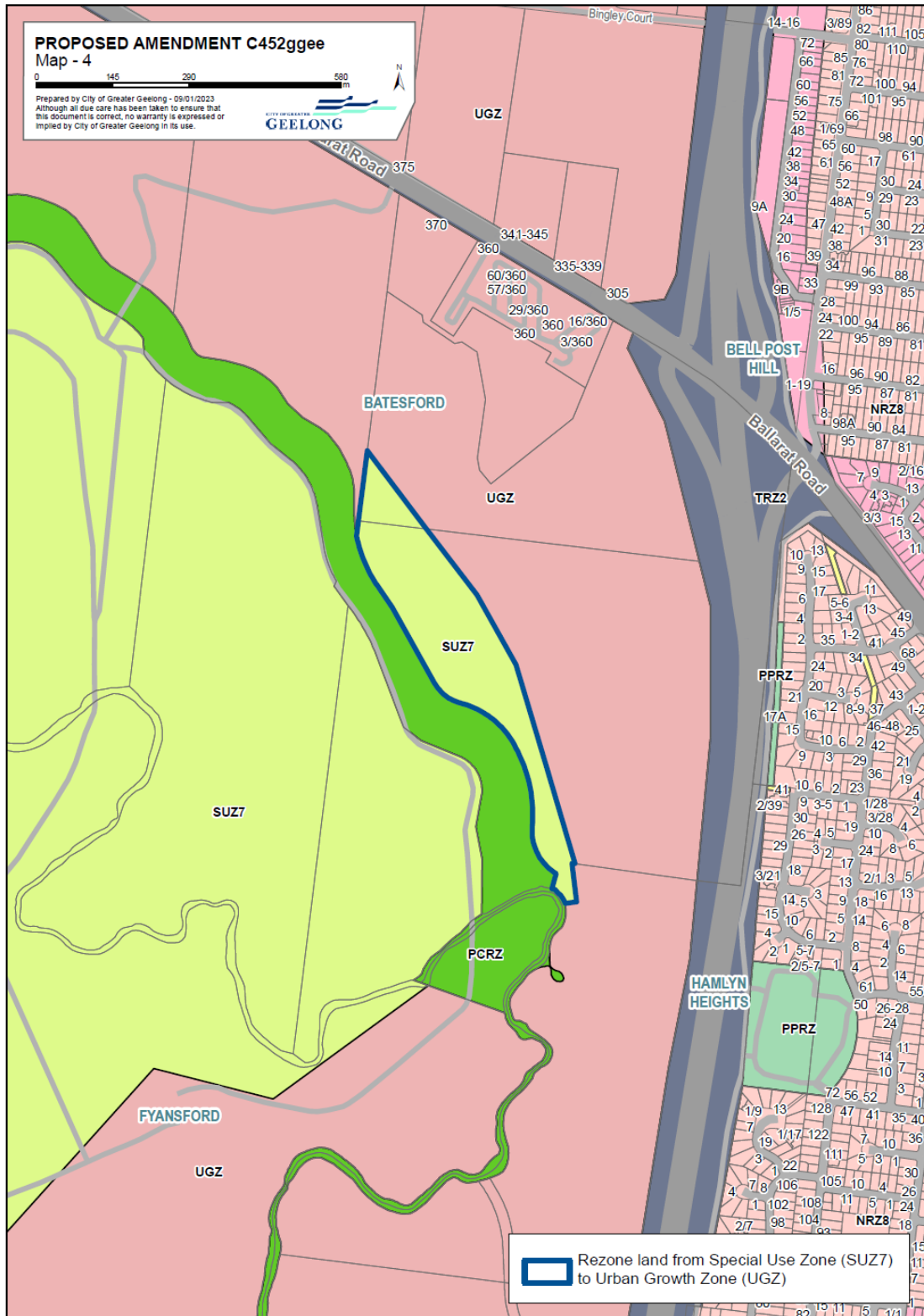
2. 680 Ballan Road, Moorabool (Existing AusNet terminal station)



3. 80-100 Woods Road, St Albans Park (Future AusNet Terminal Station)



4. Adelaide Brighton Landholdings – northeast of the Moorabool River



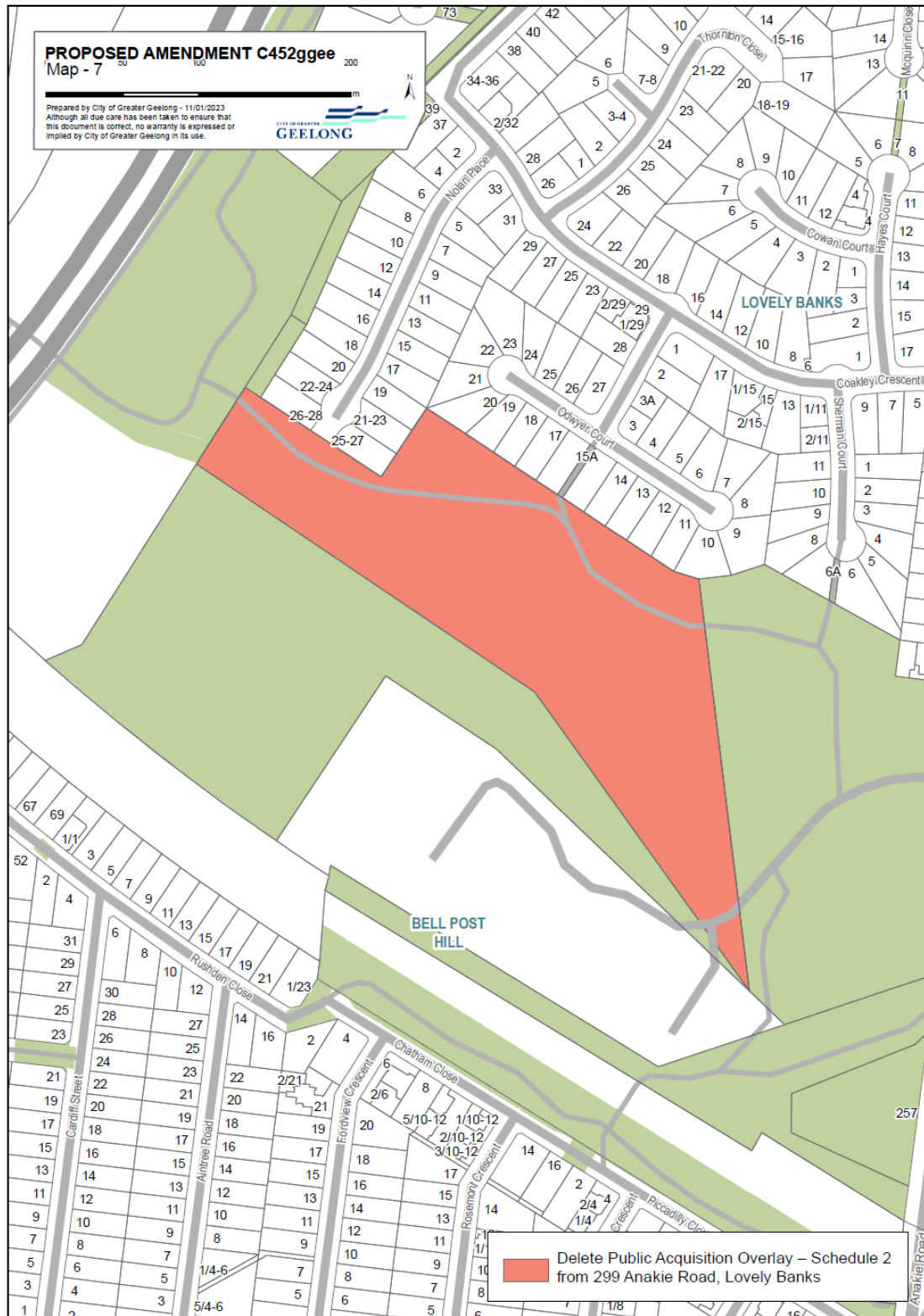
5. Wallington Road, Wallington



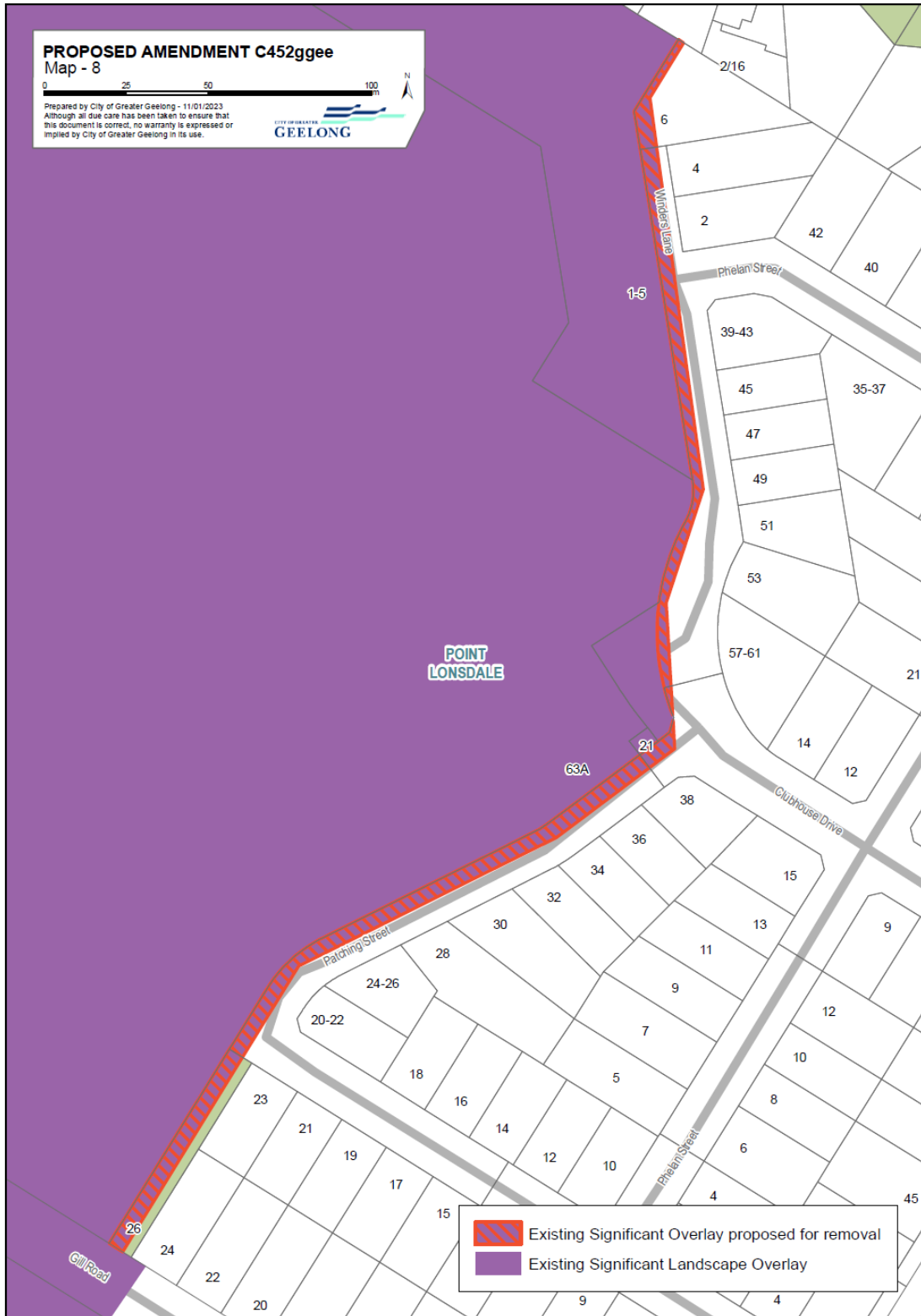
6. Coronal Avenue, Newtown



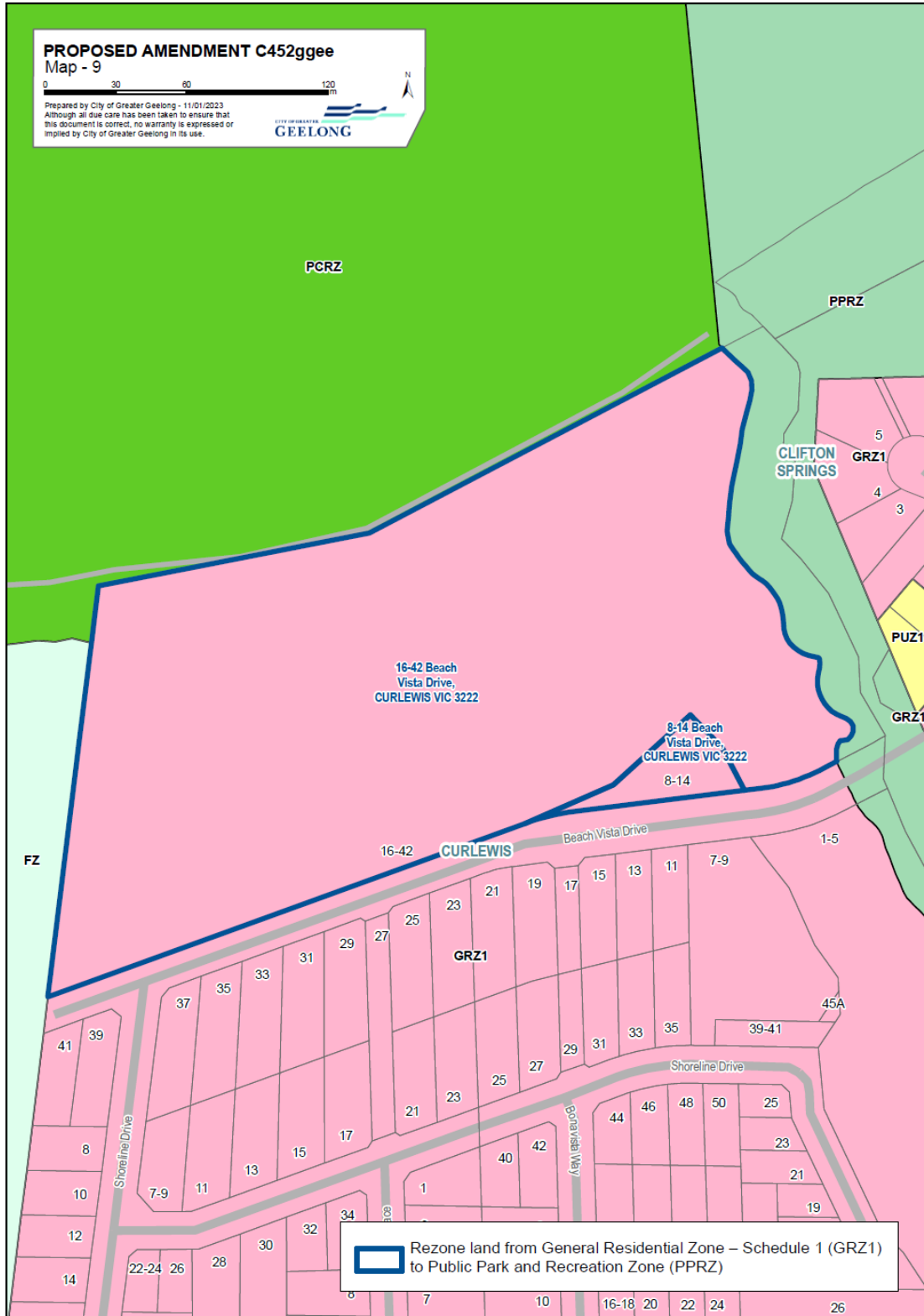
7. 299 Anakie Road, Lovely Banks



8. Winders Lane, Point Lonsdale



9. 8-14, 16-42 Beach Vista Drive, Curlewis



10. 191-195 Ryrie Street, Geelong



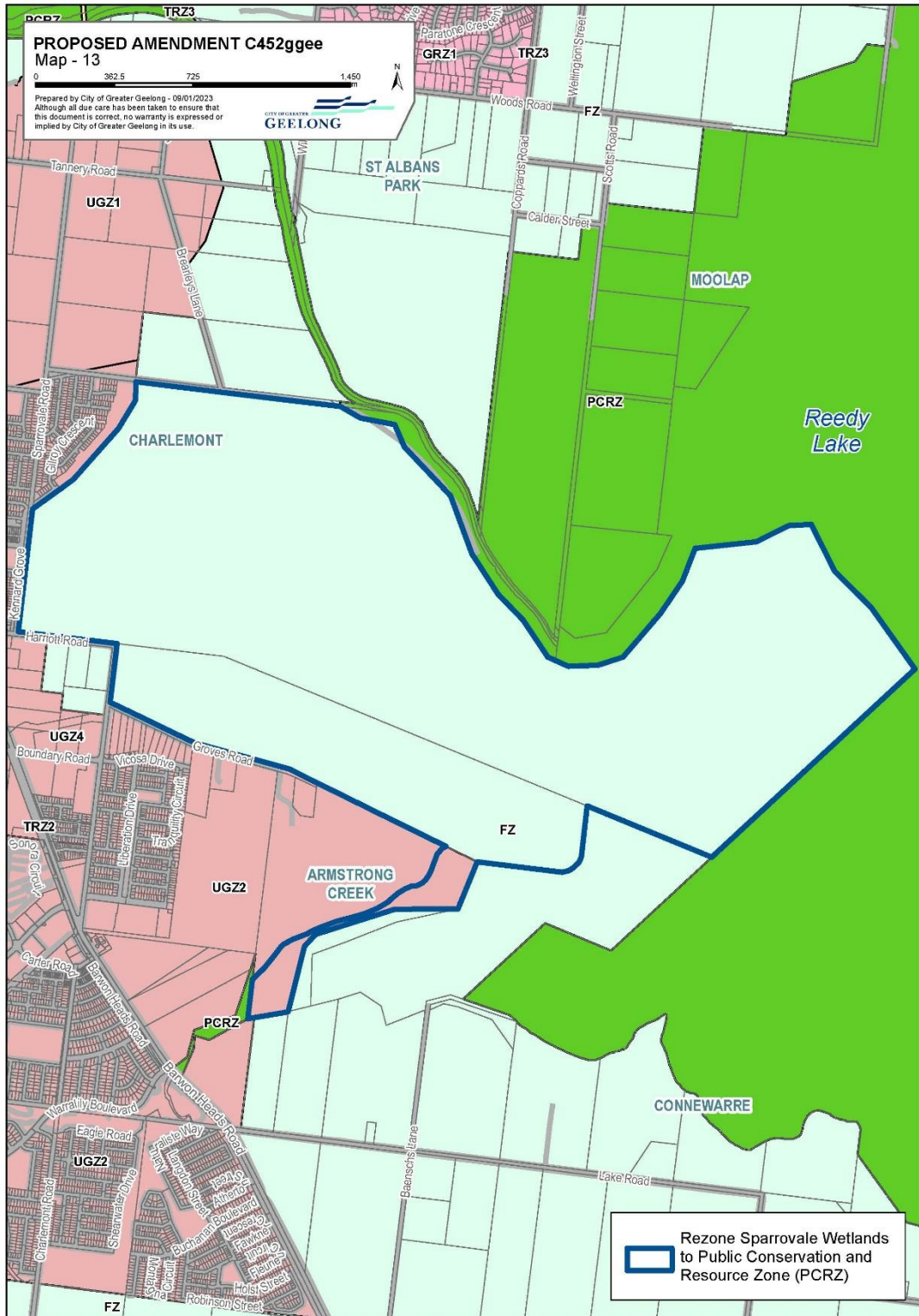
11.1385-1425 Ballan Road, Anakie and 1435-1475 Ballan Road, Anakie



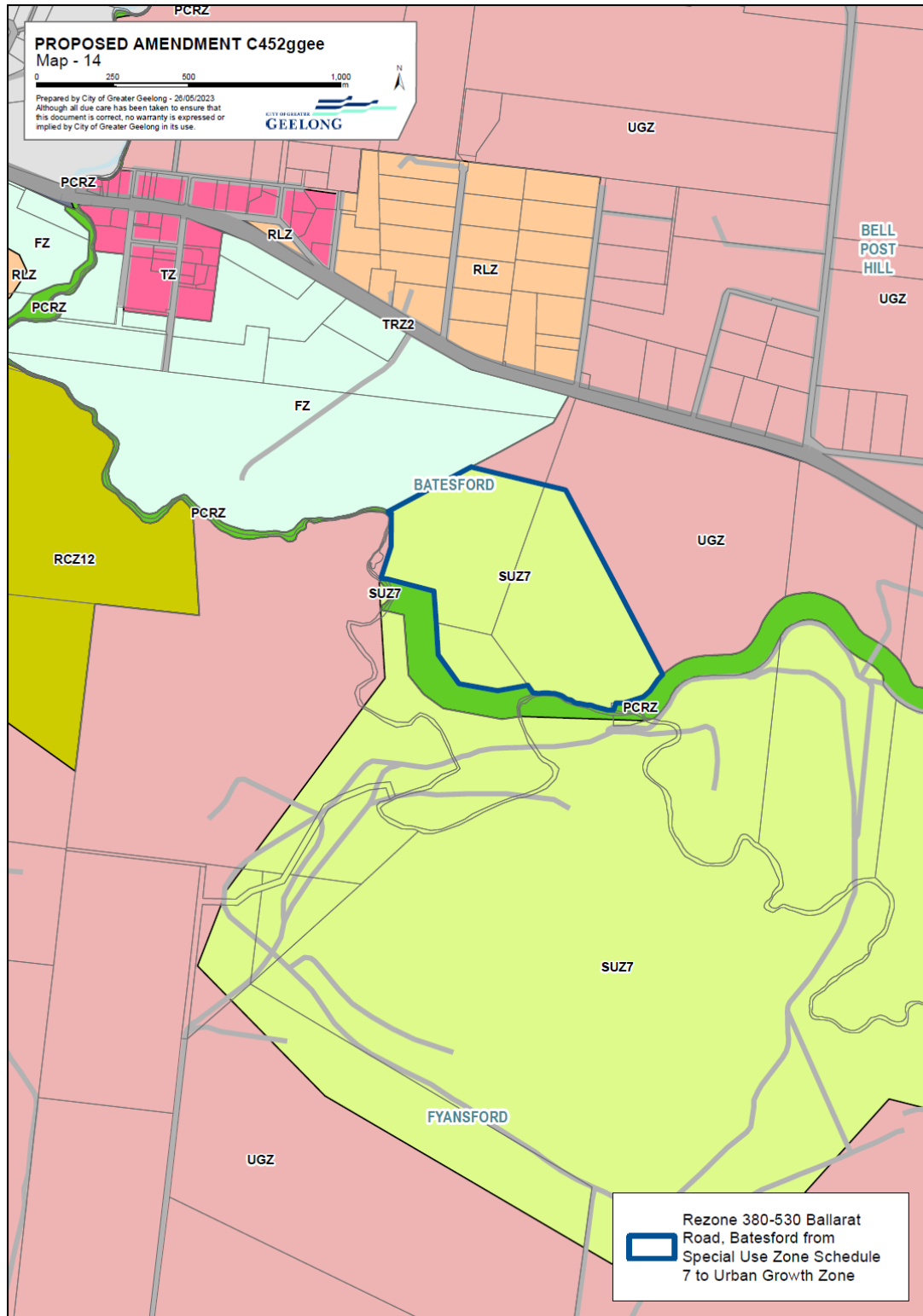
12. 86 Fenwick Street, Portarlington



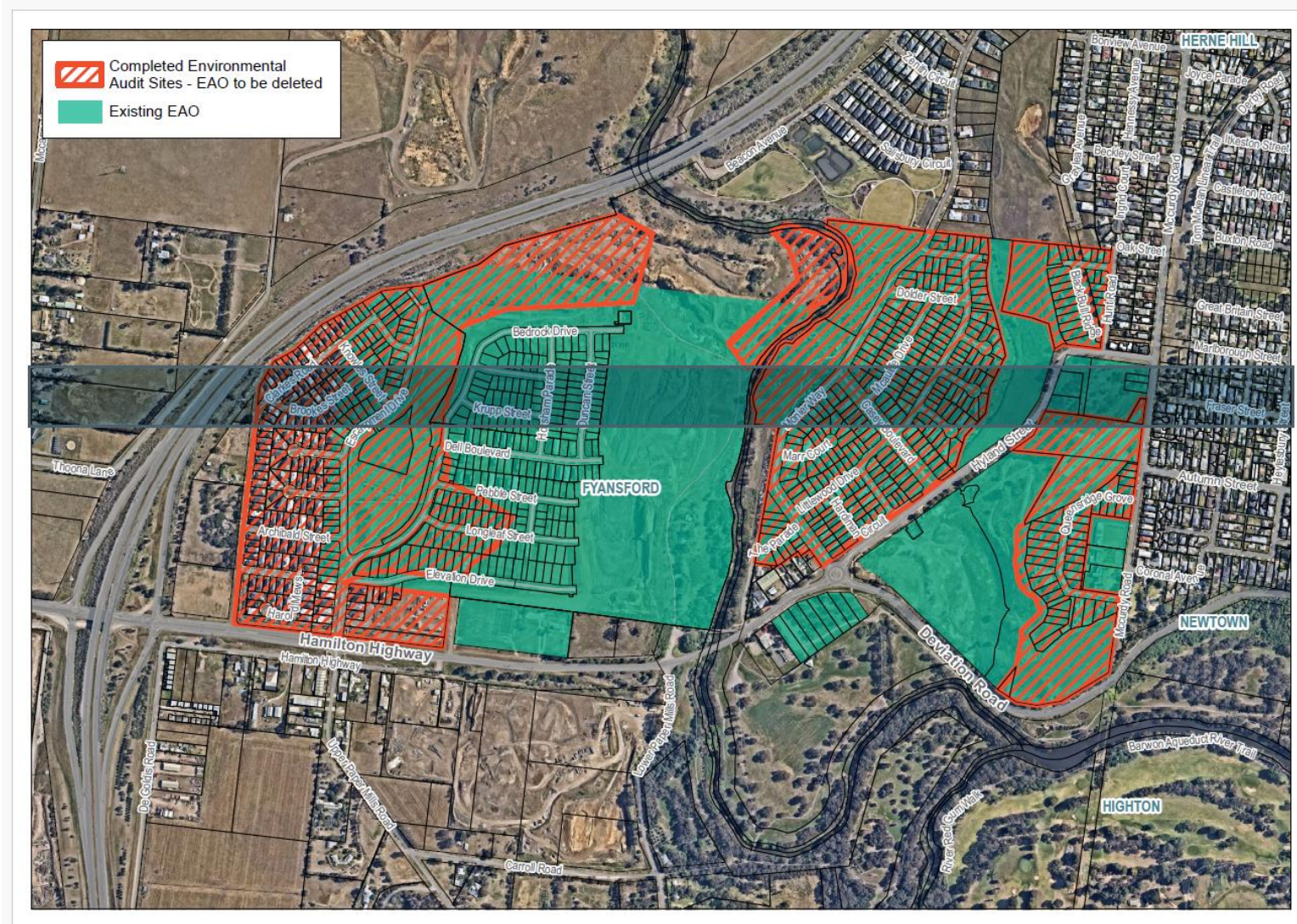
13. Sparrovale Wetlands



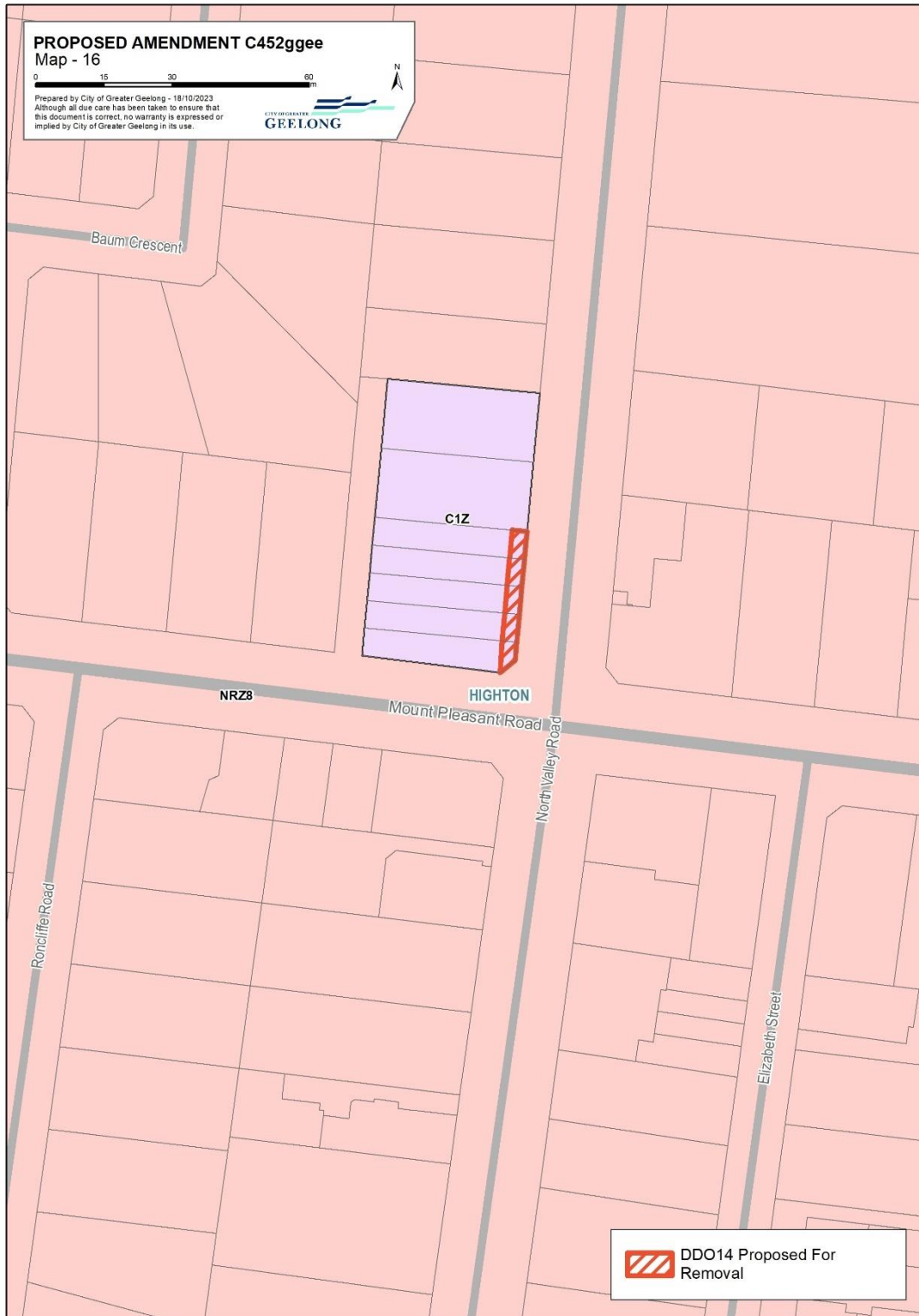
14. 380-450 Ballarat Road, Batesford



15. Fyansford EAO removal sites



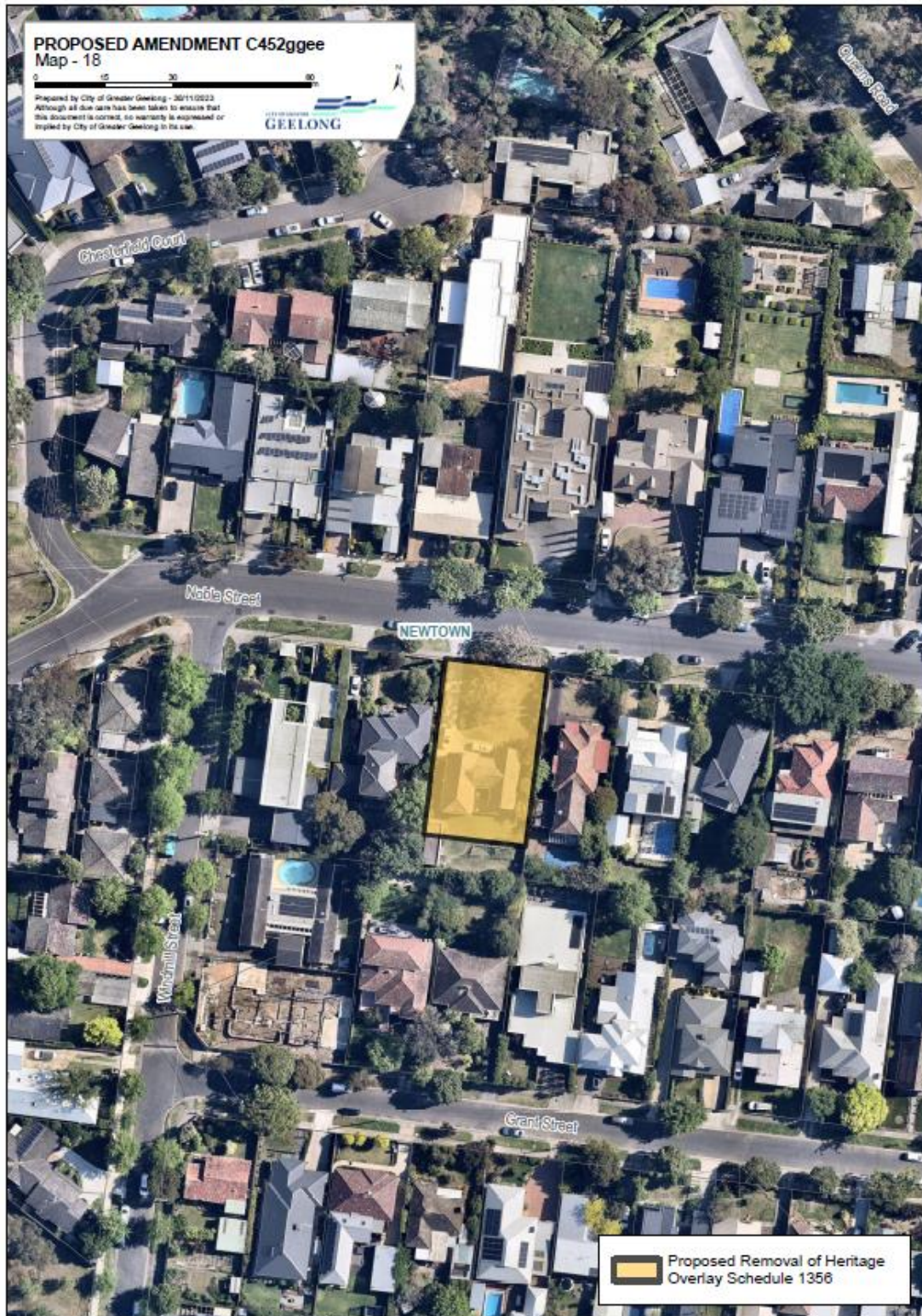
16. 41-49 North Valley Road, Highton



17. 45-99 Ballarat Road, North Geelong (Grace McKellar site)



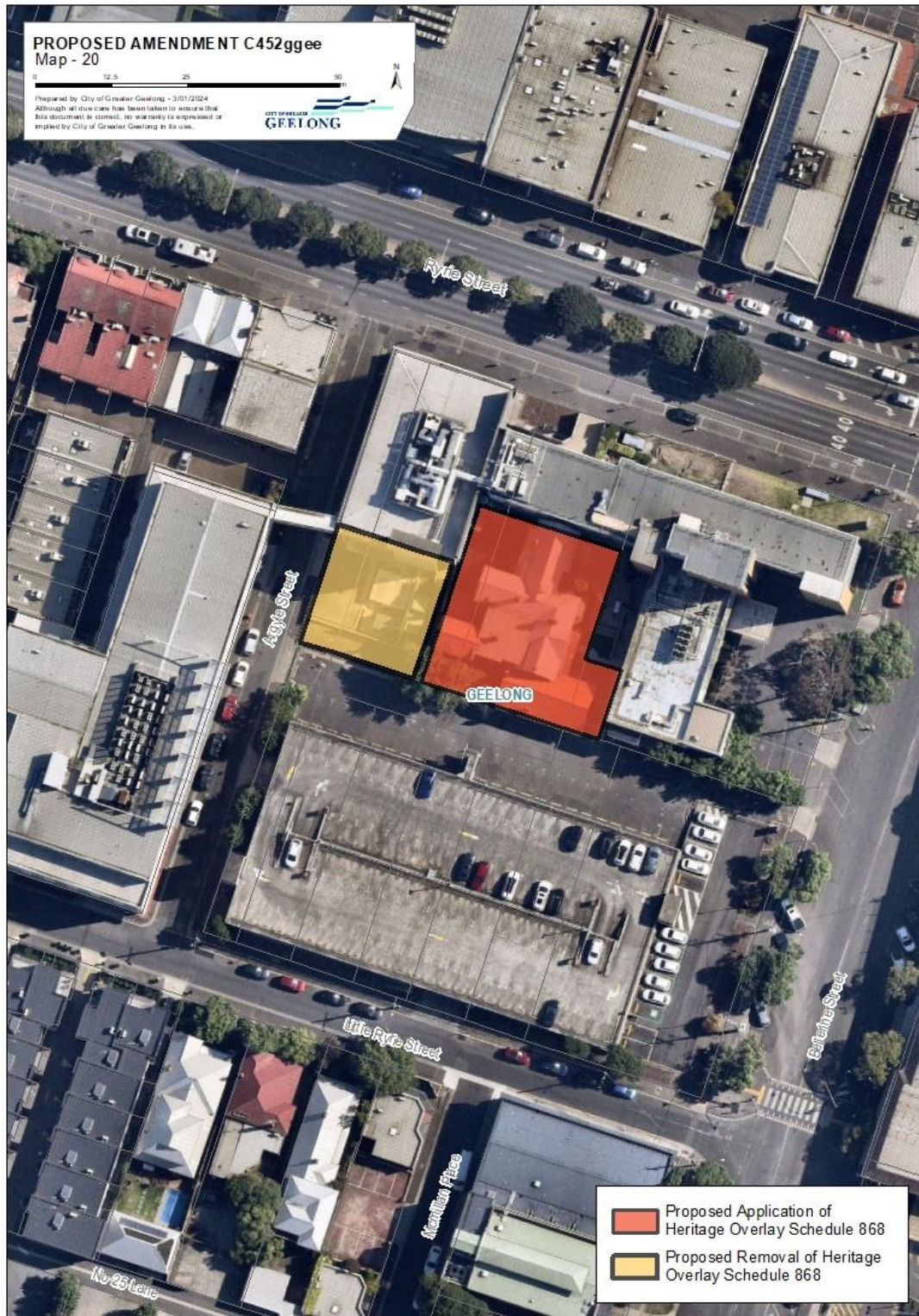
18,245 Noble Street, Newtown



19.51 Marnock Road, Newtown



20. 56-58 Bellerine Street, Geelong



21. 85, 87-89, & 91 Gamble Way, 3 & 4 Weeroona Street, and 12-14 & 16-18 Paywit Street, St Leonards



22. 95A Gamble Way and 10A Weeroona Street, St Leonards



Change to Schedule 3 to the Urban Growth Zone (Clause 37.07_3) (actual page change only):

GREATER GEELONG PLANNING SCHEME																									
<p>2.2</p> <p><small>07/12/2023 C396geee</small></p>	<p>Applied zone provisions</p> <p>The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Plan 1 of this schedule.</p> <p>Table 1: Applied zone provisions</p> <table border="1"> <thead> <tr> <th>Land shown on plan 1 of this schedule</th> <th>Applied zone provisions</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>Clause 32.08 - General Residential Zone (Schedule 1)</td> </tr> <tr> <td>Mixed use</td> <td>Clause 32.04 - Mixed Use Zone</td> </tr> <tr> <td>Activity Centre - Neighbourhood Activity (NAC)</td> <td>Clause 34.01 - Commercial 1 Zone</td> </tr> <tr> <td>Activity Centre - Local Activity (LAC)</td> <td>Clause 34.01 - Commercial 1 Zone</td> </tr> <tr> <td>Community complex</td> <td>Clause 32.04 - Mixed Use Zone</td> </tr> <tr> <td>Education</td> <td>Clause 32.04 - Commercial 1 Zone Clause 32.08 - General Residential Zone (Schedule 1)</td> </tr> <tr> <td>Active open space</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Passive open space</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Encumbered open space (drainage and conservation)</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Armstrong Creek watercourse and floodway</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> <tr> <td>Wetlands</td> <td>Clause 36.02 - Public Park and Recreation Zone</td> </tr> </tbody> </table> <p>The precise boundary of the Commercial 1 Zone for local activity centres will be determined by the designation of land in a relevant plan of subdivision as a local centre to the satisfaction of the Responsible Authority.</p> <p>The precise boundary of the Commercial 1 Zone for neighbourhood activity centres will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of the Responsible Authority and as informed by the Urban Design Framework approved by the Responsible Authority.</p> <p>The precise boundary of the Mixed Use Zone will be determined by the designation of land in a relevant plan of subdivision as a mixed use area to the satisfaction of the Responsible Authority and as informed by the Urban Design Framework approved by the Responsible Authority.</p> <p>The precise boundary of the Public Park and Recreation Zone will be determined by the Landscape Masterplan, approved as a condition of permit for subdivision.</p>	Land shown on plan 1 of this schedule	Applied zone provisions	Residential	Clause 32.08 - General Residential Zone (Schedule 1)	Mixed use	Clause 32.04 - Mixed Use Zone	Activity Centre - Neighbourhood Activity (NAC)	Clause 34.01 - Commercial 1 Zone	Activity Centre - Local Activity (LAC)	Clause 34.01 - Commercial 1 Zone	Community complex	Clause 32.04 - Mixed Use Zone	Education	Clause 32.04 - Commercial 1 Zone Clause 32.08 - General Residential Zone (Schedule 1)	Active open space	Clause 36.02 - Public Park and Recreation Zone	Passive open space	Clause 36.02 - Public Park and Recreation Zone	Encumbered open space (drainage and conservation)	Clause 36.02 - Public Park and Recreation Zone	Armstrong Creek watercourse and floodway	Clause 36.02 - Public Park and Recreation Zone	Wetlands	Clause 36.02 - Public Park and Recreation Zone
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<p>2.3</p> <p><small>07/12/2023 C396geee</small></p>	<p>Specific provisions – Use of land</p> <p>The following provisions apply to the use of land.</p> <p>Table 2: Use</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Condition</th> </tr> </thead> <tbody> <tr> <td>Display home on land shown as residential or mixed use in Plan 1 of this schedule</td> <td>Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.</td> </tr> <tr> <td>Restaurant/Food and drink premises (Cafe)</td> <td>The land identified within the Mixed Use area as 'potential restaurant/café and/or 'temporary real estate office' on Plan 10 in the <i>Armstrong Creek West Precinct Structure Plan</i> (September</td> </tr> </tbody> </table>	Use	Condition	Display home on land shown as residential or mixed use in Plan 1 of this schedule	Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.	Restaurant/Food and drink premises (Cafe)	The land identified within the Mixed Use area as 'potential restaurant/café and/or 'temporary real estate office' on Plan 10 in the <i>Armstrong Creek West Precinct Structure Plan</i> (September																		
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Changes to the Schedule to the Heritage Overlay (Clause 43.01_s) (actual page changes only)

Change to HO126 – Coronal Avenue, Newtown

GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	11 Connor Street, Geelong								
HO655	Residence 30 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO656	Residence 32 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO657	Residence 34 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO658	Residence 36 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO659	Residence 38 Coquette Street, Geelong West	No	No	No	Yes	No	No	No	No
HO383	Geelong Wool Exchange (former) 44 Corio Street, Geelong	-	-	-	-	-	Yes Ref.No.H622	Yes	No
HO893	Bush Inn Hotel 58 Corio Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO399	Former Scottish Chiefs Hotel 99 Corio Street, Geelong	-	-	-	-	-	Yes Ref.No.H662	Yes	No
HO248	Volum Brewery Malthouse (southern façade only and supporting western wall to a depth of 4.5 metres) 101 Corio Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO126	*Coronal - Residence 7 Coronal Avenue, Newtown	Yes	Yes	No Yes	Yes	No	No	Yes	No

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GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Statement of Significance:</u> HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, 2023)								

Change to HO155 – Geelong Advertiser Building, 191-195 Ryrie Street, Geelong

GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	121 Ryrie Street, Geelong								
HO1122	Scott Hamilton & Co. 126 & 128 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO282	H. Thacker, Printer 131-133 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1123	Hopetoun Chambers 135, 137 and 139 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1124 + HO1055	Belcher's Corner 141-149 Ryrie Street and 150-154 Moorabool Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1125	James Strong Boot Factory (rear) 142 Ryrie Street, Geelong	Yes	No	No	Yes	Yes-outbuilding	No	No	No
HO1126	Geelong Gas Company 161 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO359	Shops 179-181 Ryrie Street, Geelong	Yes	No	No	Yes	Yes-outbuilding	No	Yes	No
HO1127	Bell's Building 188-192 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO155	James Harrison Plaque, Geelong Advertiser Building 491-495 Ryrie Street, Geelong To the extent of all the land within 5 metres of the plaque.	No	No	No	Yes	No	No	No	No

Change to HO25 – Marathon Estate Woolshed & Yard, 1435-1475 Ballan Road, Anakie

GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan: <i>Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016</i>								
HO281	"Wooloomanata" Homestead 1580 Bacchus Marsh Road, Lara	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No
HO1754	"Goral" 35 Bailey Street, Belmont	No	No	No	Yes	No	No	No	No
HO312	Former Moorabool Railway Station 275 Ballan Road, Moorabool	-	-	-	-	-	Yes Ref.No.H1579	Yes	No
HO310	"Craigton" Homestead 285-365 Ballan Road, Moorabool	Yes	No	No	Yes	No	No	Yes	No
<u>HO25</u>	<u>Marathon Estate Woolshed & Yard Complex</u> <u>1435-1475 Ballan Road, Anakie</u> <u>Statement of Significance:</u> <u>HO25 Marathon Estate Woolshed & Yard Complex Statement of Significance (City of Greater Geelong 2023)</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>

Change to HO1356 – Residence, 245 Noble Street, Newtown

GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO91	All Saints Anglican Church 140 Noble Street, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1350	Residence 141 Noble Street, Newtown	Yes	No	Yes	Yes	No	No	No	No
HO124	"Claremont" Residence 143 Noble Street, Newtown	-	-	-	-	-	Yes Ref.No.H1127	Yes	No
HO201	"Miharo" Residence 145 Noble Street, Newtown	-	-	-	-	-	Yes Ref.No.H1137	Yes	No
HO165	"Hillside" Residence 147 Noble Street, Newtown	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO1351	Residence 176 Noble Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1352	"Allanby" Residence 188 Noble Street, Newtown	No	No	No	Yes	No	No	No	No
HO1354	"Vass" Residence 197 Noble Street, Newtown	Yes	No	No	Yes	No	No	No	No
HO1355	"Chesterfield" Residence 221 Noble Street, Newtown	Yes	No	Yes	Yes	Yes- fence	No	No	No
HO1356	Residence 245 Noble Street, Newtown	Yes	No	No	Yes	Yes- fence and outbuildings	No	No	No
HO1094	Residence 8 Normanby Street, Geelong	No	No	No	Yes	Yes- fence and outbuilding	No	No	No
HO1096	Residence	No	No	No	Yes	Yes- fence	No	No	No

Change to HO868 – De Garis House, 56-58 Bellerine Street, Geelong

GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1539	Residence (former Moolap inn) 350 Bellarine Highway, Moolap	Yes	No	No	Yes	No	No	No	No
HO287	"Springfield" Residence 532-560 Bellarine Highway, Leopold	No	No	No	Yes	No	No	Yes	No
HO1540	Leopold Hall 805 Bellarine Highway, Leopold	No	No	No	Yes	No	No	Yes	No
HO1541	Marcus Hill State School (former) 1880 Bellarine Highway, Marcus Hill	No	No	Yes	Yes	No	No	No	No
HO300	"Carlyle" House 2041-2119 Bellarine Highway, Marcus Hill	Yes	No	No	Yes	No	No	Yes	No
HO301	"Suma Park" Homestead including weatherboard cottage and barn 2121-2259 Bellarine Highway, Marcus Hill	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No
HO864	Belle Vue Hotel (former) 10 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO865	Lord Nelson Hotel 7-21 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO866	Residence 53 Bellerine Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO867	Consulting Rooms 55 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO868	De Garis House (rear-Baxter House)	Yes	No	Yes	Yes	No	No	No	No

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GREATER GEELONG PLANNING SCHEME									
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	60-56-58 Bellerine Street, Geelong								

Change to Clause 11.03 (Clause 11.03) (actual page change only)

GREATER GEELONG PLANNING SCHEME

Locate development of short-term tourist accommodation at the Curlewis Golf Course at the eastern end of the course close to the Jetty Road Urban Growth Area.

Facilitate additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.

Support the creation of consolidated parking areas in the town centre.

Point Lonsdale strategies

Support low-scale tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map.

Support development that strengthens the township's coastal village character and landscape setting by requiring an architectural and urban design response that includes:

- Low scale forms.
- Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
- Contemporary design.
- Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
- Limited site coverage and provision of front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.

Ensure that urban street works associated with development contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Strategic Plan* (City of Greater Geelong, 2006)
- *Ocean Grove Structure Plan* (City of Greater Geelong, 2015 amended 2016)
- *Ocean Grove Urban Design Framework* (City of Greater Geelong, 2014)
- *Portarlington Structure Plan* (City of Greater Geelong, 2016 amended 2017)
- *Indented Head Structure Plan* (City of Greater Geelong, 2016)
- *St Leonards Structure Plan* (City of Greater Geelong, 2015)
- *Leopold Structure Plan* (City of Greater Geelong, 2011 amended 2013)
- *Leopold Urban Design Framework* (City of Greater Geelong, 2011)
- *Barwon Heads Structure Plan* (City of Greater Geelong, ~~2010~~2017)
- *Drysdale Clifton Springs Structure Plan* (City of Greater Geelong, 2010)
- *Jetty Road Urban Growth Plan* (City of Greater Geelong, 2007 amended 2008)
- *Coastal Spaces Landscape Assessment Study- Municipal reference document* (Planisphere, 2006)
- *Point Lonsdale Structure Plan* (Planisphere, 2009 amended 2011).
- *Drysdale Urban Design Framework* (City of Greater Geelong, 2012)
- *Drysdale Bypass Access Management Strategy* (VicRoads, 2017)
- *City of Greater Geelong Settlement Strategy* (City of Greater Geelong, August 2020)



Change to Clause 16.01 (actual page change only)



Change to Schedule 1 to Clause 44.05 (Clause 44.05_1) (actual page changes only)

GREATER GEELONG PLANNING SCHEME				
Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627299X	314		13.89	13.96
PS627299X	315		13.98	13.99
PS627299X	316		13.98	14.06
PS627299X	317		14.07	14.21
PS627299X	318		14.06	14.15
PS627299X	319		14.06	14.13
PS627299X	320		14.06	14.19
PS627299X	321		14.05	14.21
PS627299X	322		14.00	14.21
PS627299X	323		14.00	14.01
PS627299X	324		13.98	13.99
PS627299X	325		13.96	13.99
PS627299X	326		13.95	13.99
PS627299X	327		13.88	13.97
PS627299X	328		13.86	13.97
PS627299X	329		13.93	13.98
PS627299X	330		13.94	13.98
PS627299X	331		13.95	13.99
PS627299X	332		13.98	14.06
PS627300S PS627300S	333		14.07	14.29
PS627300S PS627300S	334		14.07	14.37
PS627300S PS627300S	335		14.11	14.40
PS627300S PS627300S	336		14.11	14.40
PS627300S PS627300S	337		14.11	14.32
PS627300S PS627300S	338		14.11	14.25
PS627300S PS627300S	339		13.85	14.15
PS627300S PS627300S	340		13.85	14.14
PS627300S PS627300S	341		13.85	14.14
PS627300S PS627300S	342		13.85	14.10
PS627300S PS627300S	343		13.73	14.05

GREATER GEELONG PLANNING SCHEME

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS627300S PS627300S	344		13.71	13.83
PS627300S PS627300S	345		13.68	13.81
PS627300S PS627300S	346		13.61	13.76
PS627300S PS627300S	347		13.66	13.76
PS627300S PS627300S	348		13.67	13.73
PS627300S PS627300S	349		13.64	13.68
PS627300S PS627300S	350		13.61	13.66
PS627300S PS627300S	351		13.57	13.66
PS627300S PS627300S	352		13.55	13.66
PS627300S PS627300S	353		13.53	13.58
PS627300S PS627300S	354		13.56	13.66
PS627300S PS627300S	355		13.57	13.71
PS627300S PS627300S	356		13.64	13.77
PS627300S PS627300S	357		13.68	13.81
PS627300S PS627300S	358		13.70	13.83
PS627300S PS627300S	359		13.73	13.86
PS627300S PS627300S	360		13.77	13.89
PS627300S PS627300S	361		13.90	13.97
PS627300S PS627300S	362		14.12	14.26
PS627300S PS627300S	363		14.12	14.33
PS627300S PS627300S	364		14.12	14.41
PS627300S PS627300S	365		14.08	14.49
PS627300S PS627300S	366		14.07	14.53
PS627300S PS627300S	367		14.07	14.53
PS627300S PS627300S	368		13.94	14.47
PS627300S PS627300S	369		14.06	14.14
PS627300S PS627300S	370		13.95	14.08
PS627300S PS627300S	371		13.94	14.08
PS627300S PS627300S	372		14.07	14.14
PS627300S PS627300S	373		14.15	14.20

GREATER GEELONG PLANNING SCHEME

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
PS9273006 PS627300S	374		14.15	14.42
PS9273006 PS627300S	375		14.08	14.57
PS9273006 PS627300S	376		14.08	14.57
PS9273006 PS627300S	377		14.09	14.56
PS9273006 PS627300S	378		14.09	14.56
PS9273006 PS627300S	379		14.09	14.42
PS9273006 PS627300S	380		14.08	14.39
PS9273006 PS627300S	381		14.01	14.14
PS9273006 PS627300S	382		13.93	14.08
PS9273006 PS627300S	383		13.73	13.87
PS9273006 PS627300S	384		13.68	13.85
PS9273006 PS627300S	385		13.80	13.93
PS9273006 PS627300S	386		13.84	13.99
PS9273006 PS627300S	387		13.84	14.02
PS9273006 PS627300S	388		13.89	14.08
PS9273006 PS627300S	389		13.95	14.14
PS9273006 PS627300S	390		13.96	14.43
PS9273006 PS627300S	391		13.96	14.43
PS627293L	392		13.66	13.78
PS627293L	393		13.65	13.76
PS627293L	394		13.65	13.72
PS627293L	395		13.68	13.72
PS627293L	396		13.68	13.81
PS627293L	397		13.71	13.83
PS627293L	398		13.74	13.83
PS627293L	399		13.79	13.85
PS627293L	400		13.81	13.88
PS627293L	401		13.87	13.96
PS627293L	402		13.95	13.99
PS627293L	403		13.96	14.11

Change to the Schedule to Clause 72.04 (Clause 72.04_s) (actual page change only)

GREATER GEELONG PLANNING SCHEME	
Name of document	Introduced by:
"Claremont" 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan (February 2022)	C422ggee
"Claremont Homestead" 12-16 Kinsmead Street, Waurn Ponds Statement of Significance (February 2022)	C422ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong (July 2017)	C358
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document (September 2020)	C401ggee
Drysdale Bypass (November 2017)	C369
Environmental Weeds (City of Greater Geelong, September 2008)	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements (December 2002)	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings (Graeme Butler for the City of Geelong, 1993)	C258
Geelong Convention and Exhibition Centre Strategic Development Site Project (April 2023)	C456ggee
Geelong Library and Heritage Centre Redevelopment (March 2013)	C287
Geelong Ring Road – Section 4C Incorporated Document (June 2010)	C232
Geelong TAC Office Development (October 2006)	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document (July 2019)	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan (December 2017)	C365
Heritage and Design Guidelines (City of Greater Geelong, 1997)	NPS1
HO25 Marathon Estate Woolshed & Yard Complex (City of Greater Geelong, 2023)	C452ggee
HO126 "Coronal", 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, 2023)	C452ggee
HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1613 McLeods Waterholes Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee

**Changes to the Schedule to the Background Documents (Clause 72.08_s)
(actual page changes only)**

GREATER GEELONG PLANNING SCHEME	
<p>31/07/2018 VC148</p> <p>1.0</p> <p>14/11/2023 048/1/2023 Proposed C452ggee</p>	SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS
Background documents	
Name of background document	Amendment number - clause reference
Armstrong Creek Urban Growth Plan Background Report (City of Greater Geelong, 2006)	Clauses 02 and 17
Armstrong Creek Urban Growth Plan (Collie Pty Ltd, 2010, Amended 2012)	Clause 02
Ashby Heritage Review Stage 2 (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2009)	Clauses 02 and 15
Barwon Heads Structure Plan (City of Greater Geelong, 2010 2017)	Clauses 02 and 11
Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review (Dr David Rowe Authentic Heritage Services and Wendy Jacobs, 2013)	Clauses 02 and 15
Bellarine Heritage Study Volumes 1-3 (Huddle, Howe, Lewis and Francis, 1996)	Clauses 02 and 15
Bellarine Peninsula Strategic Plan (City of Greater Geelong, 2006)	Clauses 02 and 11
Belmont Heritage Areas Report Volume 1 (Dr David Rowe, Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Areas: Inventory of Places Volume 2 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Report: Individual Citations Volume 3 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Buckley Falls Management Plan (Department of Conservation and Natural Resources, 1990)	Clause 02
Building in Wildfire Management Overlay Areas (CFA, 2002)	Clause 02 and 11
Central Geelong Framework Plan - A plan for the heart of Djilang (Department of Environment, Land, Water and Planning, 2023)	Clauses 37.08-s1, 43.02-s47, 43.04-s38 to 45
Central West Victoria Estuaries Coastal Action Plan (Western Coastal Board, 2005)	Clauses 02, 12 and 13
Central West Victoria Regional Coastal Action Plan (Western Coastal Board, 2003)	Clauses 02, 12 and 13
Ceres Heritage Citations Project (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017 updated 2018)	Clauses 02 and 15
City Fringe Heritage Area Review Part 1 and Part 2 (RBA Architects + Conservation Consultants Pty Ltd, 2017 updated 2018)	Clauses 02 and 15
City of Geelong West Urban Conservation Study Volumes 1-2 (Huddle, Aitken and Honman, 1986)	Clauses 02 and 15
City of Greater Geelong Economic Development Strategy (City of Greater Geelong, 2005)	Clauses 02 and 17
City of Greater Geelong Environment Management Strategy 2006 - 2011 (City of Greater Geelong, 2006)	Clauses 02, 12 and 13
City of Greater Geelong Housing Diversity Strategy (alphaPlan, David Lock Associates and City of Greater Geelong, 2007)	Clauses 02, 11, 15 and 16
City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005)	Clauses 02, 11, 15 and 16

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
City of Greater Geelong Retail Strategy 2020-2036 (City of Greater Geelong and SGS Economics and Planning, August 2020)	Clauses 02, 11, 15 and 17
City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff, 2007)	Clauses 02, 14, 17 and 19
City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16, 17, 19
City of Greater Geelong Stormwater Management Plan (WBM Oceanics Australia, 2002)	Clauses 02, 12, 13 and 19
City of Greater Geelong Urban Furniture Style Manual (Taylor and Cullity Pty Ltd, 1996)	Clauses 02, 11, 15 and 16
City of Newtown Urban Conservation Study Volumes 1-4 (Context Pty Ltd, 1991)	Clauses 02 and 15
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b) (Richard Peterson, 1997)	Clauses 02 and 15
Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clauses 02 and 11
Code of Practice for The Greyhound Industry Dealing with Greyhound Premises and The Keeping and Welfare of Greyhounds (Greyhound Racing Victoria, March 2008)	Clauses 14
Corangamite Regional Catchment Strategy 2013-2019 (Corangamite Catchment Management Authority, 2013)	Clauses 02, 12, 13 and 19
Corio Bay Coastal Action Plan (Central Coastal Board and the City of Greater Geelong, 2005)	Clauses 02, 12, 13 and 19
Corio Norlane Structure Plan Background Report (City of Greater Geelong and the Department of Planning and Community Development, 2011)	Clause 02 and 11
Corio Norlane Structure Plan (City of Greater Geelong and Department of Planning and Community Development, 2012)	Clause 02 and 11
Drysdale Bypass Access Management Strategy (VicRoads 2017)	Clause 11
Drysdale-Clifton Springs Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Drysdale Urban Design Framework (City of Greater Geelong, 2012)	Clauses 02 and 11
Former Dennis Lascelles Woolstore 20 Brougham Street Heritage Assessment (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017)	Clauses 02 and 15
Geelong Biodiversity Strategy (City of Greater Geelong, 2003)	Clauses 02, 12, 13 and 19
Geelong City Urban Conservation Study 'C' Citations, Volume 4(a) (Helen Lardner, 1995)	Clauses 02 and 15
Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler for the City of Geelong, 1991)	Clauses 02 and 15
Geelong Economic Development Strategy 2005-2010 (City of Greater Geelong, 2005)	Clause 02, 14, 17 and 18
Geelong Flood Mitigation Strategy (Gutteridge Haskins & Davey Pty Ltd, 1997)	Clauses 02, 12, 13 and 19
Geelong Region Historic Buildings and Objects Study Volumes 1-3 (Allan Willingham, 1986)	Clauses 02 and 15
Geelong Regional Floodland Study (Geelong Regional Commission, 1979)	Clauses 02, 12, 13 and 19