

MINUTES

COUNCIL MEETING

Tuesday 10 December 2024
6:30 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr S Kontelj (Kardinia Ward) – Mayor
Cr R Nelson (Barrabool Hills Ward) – Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

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3.7. Amendment C452ggee - Correction of Planning Scheme Anomalies - Consideration of Submissions and Adoption of Amendment

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To consider submissions and adopt Amendment C452ggee to the Greater Geelong Planning Scheme.

Background

2. Amendment C452ggee proposes to correct anomalies, errors, and remove redundant provisions in the Greater Geelong Planning Scheme.
3. Everyday use of the Planning Scheme over the past year has identified several anomalies, errors and redundant provisions that require correction. Amendment C452ggee corrects these and is considered housekeeping in nature and has been prepared to 'tidy up' the Planning Scheme.
4. **Attachment 1** provides a background summary of the amendment process and submissions.

Key Matters

5. The amendment includes inserting correct maps and document references, correcting property addresses in the heritage overlay, deleting redundant heritage and design & development overlays, correcting zoning and overlay mapping errors, and deleting flooding, land subject to inundation, significant landscape, public acquisition, and environmental audit overlays that are no longer required.
6. The amendment is procedural and has been prepared following the requirements of the Ministerial Direction on the Form and Content of Planning Schemes.
7. Exhibition of the amendment from late May to early July 2024 resulted in eight written submissions. One submission sought a change to the extent of the heritage overlay at a Barwon Health property and this is supported. One submission from Ausnet initially sought a change to the amendment to delete an overlay from their land but this was subsequently withdrawn.
8. There are no outstanding issues with the submissions and amendment, and it is now ready for adoption.

RESOLUTION - Item 3.7

Cr A Katos moved, Cr R Story seconded -

That Council:

- 1. Adopts Amendment C452ggee – Correction of Planning Scheme Anomalies to the Greater Geelong Planning Scheme in the form as contained in Attachment 2 of this report; and**
- 2. Submits the adopted Amendment C452ggee together with the prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

9. There are no financial implications for Council because of the amendment.

Community Engagement

10. The amendment was exhibited as required by the *Planning and Environment Act 1987*. Exhibition took place between 30 May and 1 July 2024.
11. Direct notice was given to affected landowners and occupiers, relevant agencies, and State Government departments and to prescribed Ministers. Notices were published in City News and on Council's webpage.
12. In response to exhibition, eight submissions were received. These submissions either supported the amendment, raised no objection or sought a change. The submissions are included in Attachment 1 to this report.
13. One submission from Barwon Health sought a change to the revised extent of HO868 at De Garis House in Bellerine Street. This change has been mutually negotiated between officers and Barwon Health and is a satisfactory outcome to both parties. This changed extent of the heritage overlay is included in the amendment put forward for adoption.
14. An initial submission from Ausnet sought the removal of an Environmental Significance Overlay 4 from their land in Ballan Road, Moorabool. This was subsequently withdrawn as outlined in the Attachment 1.
15. As there are no objecting submissions and the amendment is changed in the manner sought by Barwon Health the amendment can be adopted.

Social Equity and Sustainability

16. The amendment will have a positive impact on community infrastructure and open space. Rezoning land to support public recreation and open space implements the purpose of the Public Park and Recreation Zone (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 Special Use Zone 16 will reduce the need for planning permits and ensures consistency in planning provisions with other similar facilities across Greater Geelong.

Relevant Law/Policy/Legal Implications

17. The amendment applies to a variety of locations across Greater Geelong as outlined in **Attachment 1**.
18. The amendment is consistent with the Planning Policy Framework of the Planning Scheme.
19. The amendment has been prepared in the format required for planning schemes as outlined in the Ministerial Direction Number 1 on the Form and Content of Planning Schemes.
20. It is incumbent on Council to resolve errors and anomalies so that the Greater 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.

21. When this amendment is approved, the updated Planning Scheme will remove unnecessary planning permit application triggers and be easier to interpret.

Alignment to Community Plan and Vision

22. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.
23. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Development and implementation of sustainable solutions.
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

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

Environmental Sustainability

26. The amendment poses minimal adverse effects on the environment. The Sparrowale-Ngubitj yoorree Wetlands will be included in the Public Conservation and Resources Zone (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.
27. Large parts of Fyansford will be removed from the Environmental Audit Overlay (EAO) as the environmental audits have been completed and the certificates/statements issued with new residential/urban development in progress.

Attachments

1. Background and Discussion [3.7.1 - 4 pages]
2. Amendment C452ggee - Correction of Planning Scheme Anomalies [3.7.2 - 161 pages]

Attachment 1 – Background and Discussion**Background**

1. Amendment C452ggee proposes to correct errors and anomalies existing in the Greater Geelong Planning Scheme.
2. These changes 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
 - deleting Public Acquisition, Floodway, Land Subject to Inundation, Significant Landscape and Environmental Audit Overlays that are no longer required
 - rezoning Council owned land and Crown land to reflect its conservation and public open space status
 - rezoning private utility installations
 - updating Heritage Overlay controls and statements of significance for heritage properties
3. 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.
4. The amendment reflects Council's obligation to maintain up-to-date content and ensure effective administration of the Planning Scheme.
5. The amendment affects the following land:
 - 680 Ballan Road, Moorabool (Existing AusNet terminal station)
 - 380-530 Ballarat Road, Batesford – one area to the northeast and one area to the northwest of the Moorabool River
 - 86 Fenwick Street, Portarlington
 - 8-14 and 16-42 Beach Vista Drive, Curlewis
 - 85, 87-89, 91 and 95A Gamble Way, 3, 4 and 10A Weeroona Street, and 12-14 and 16-18 Paywit Street, St Leonards
 - 80-100 Woods Road, St Albans Park (Future AusNet Terminal Station)
 - 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)
 - 6 Winders Lane, 26 Gill Road and the western side of Winders Lane, Phelan Street and Patching Street, Point Lonsdale
 - 41-49 North Valley Road, Highton
 - 1385-1425 Ballan Road and 1435-1475 Ballan Road, Anakie
 - 45-99 Ballarat Road, North Geelong
 - 1 & 3, and 7 Coronal Avenue, Newtown and 9 & 11 Dudley Avenue, Newtown
 - 245 Noble Street, Newtown

- 51 Marnock Road, Newtown
- 56-58 Bellerine Street, Geelong
- 237 McKillop Street, East Geelong
- 191-195 Ryrie Street, Geelong
- Parts of Rechenberg Boulevard, Charlemont and Nova Walk & Moonlight Drive, Mt Duneed
- 299 Anakie Road, Lovely Banks
- 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
- Fyansford/Herne Hill environmental audit overlay areas
- Land within the Urban Growth Zone Schedule 3 at Armstrong Creek
- Land within the Special Building Overlay Schedule 1 at Lara
- 9-13 Parkland Drive, 10 Dunmow Crescent, and 1-35 Katoomba Court Hamlyn Heights.

Discussion

6. Amendment C452ggee was exhibited between 30 May and 1 July 2024. As a result of this public exhibition of the amendment, eight submissions were received.
7. All submissions either supported the amendment or raised no objection. One of the submissions from Barwon Health requested a change to the proposed new extent of the heritage overlay applying to De Garis House at the rear of 56-58 Bellerine Street, Geelong. This submission confirmed the negotiated extent discussed between Barwon Health and officers during the exhibition period.
8. The submissions are summarised and responded to in the table on the following pages.
9. With no objection submissions and the change requested by Barwon Health accepted, Council can progress to adopt the amendment. There is no need for referral to an independent panel.

NO.	SUBMITTER	SUBMISSION	OFFICER RESPONSE
1	AusNet Transmission Group Pty Ltd	<p>Supports the rezoning of their land at 80-100 Woods Road, St Albans Park from Farming Zone to Special Use Zone to allow AusNet to construct and provide essential electricity services to households and businesses in an efficient manner.</p> <p>Supports the rezoning of their land at 680 Ballan Road, Moorabool from Farming Zone to Special Use Zone as it forms part of the Victorian critical electricity transmission infrastructure network that supports business and residential requirements.</p> <p>Originally sought removal of Environmental Significance Overlay 4 from the Ballan Road site but subsequently withdrew this element of the submission acknowledging was not part of the proposed amendment and could not be strategically justified given it was brought in by a wider state government amendment VC068 in 2010.</p>	Submission noted.
2	Barwon Health	<p>Barwon Health fully supports the reduction of the heritage overlay affecting the chapel at Grace McKellar Centre in North Geelong as proposed by the City of Greater Geelong in the Planning Scheme amendment C452ggee for Heritage Overlay – HO154. Refining the overlay to only the place of heritage significance and a small curtilage removes the need for planning permits for unrelated and essential service development at the site.</p>	Supporting submission noted.
3	Barwon Health	<p>The current extent of HO868 for De Garis House was incorrectly captured in the Planning Scheme years ago.</p> <p>Submits that the revised extent of the heritage overlay at DeGaris House (located behind the old Baxter House in Lt Rylie Street) needs to be curtailed further to avoid overlapping with the more modern buildings at the Youang Surgery Centre that may cause issues for any future development of these. Has negotiated with Council officers to an agreed heritage overlay extent that will protect De Garis House without overlapping other non-heritage buildings or services.</p>	Submission accepted as a negotiated outcome with Barwon Health. The new revised extent for adoption reflects this change.
4	Wallington resident	<p>Supports the removal of the PAO2 from land in Wallington Road, Wallington. Significant trees on the land would be impacted if any road widening were to proceed negatively impacting on the visual appeal of Wallington Road.</p>	Supporting submission noted.
5	Department of Energy, Environment & Climate Change	<p>No objection to the amendment.</p>	Submission noted.
6	Department of Transport and Planning	<p>No objection to the amendment.</p>	Submission noted.
7	Tract Consultants Pty	<p>Provides unequivocal support for the amendment that amendment seeks to rezone two discrete areas of 380-530 Ballarat Road, Batesford from Special Use Zone (Schedule 7) to the Urban Growth Zone.</p>	Supporting submission noted.

	<p>Ltd on behalf of Adbri Limited</p>	<p>One of the areas to the north-east of the Moorabool River was intended to be rezoned from Special Use Zone (Schedule 7) to the Urban Growth Zone as part of Amendment C395ggee. However, due to an unknown administrative error, the land was not rezoned as part of the final approval. The other area to the north-west of the Moorabool River has been removed from the Works Authority area associated with the Batesford Quarry and as such, is no longer required to be maintained within the Special Use Zone (Schedule 7). Submission thanks Council for work undertaken to resolve these anomalies.</p>	
<p>8</p>	<p>Robert Windmill</p>	<p>Supports the amendment to remove the HO1356 from the land at 245 Noble Street, Newtown based on significant historical and architectural inaccuracies in the foundation for the heritage overlay, the <i>City of Newtown Urban Conservation Study</i> in the 1990s. These inaccuracies have caused distress to the Windmill family and would have been avoided with proper inspection and consultation at the time of the heritage study. Inaccuracies include historical and architectural information on historical building occupants, construction materials, replaced historical elements, lack of refined architectural details, and incorrect building shape description.</p>	<p>Supporting submission noted.</p>

Amendment to be Adopted

(note only the pages of the heritage overlay being amended are included in this Attachment)

Planning and Environment Act 1987

Greater Geelong Planning Scheme**Amendment C452ggee****Instruction sheet**

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 33 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos 16ZN, 31ZN, 32ZN, 43ZN, 59ZN, 6ZN, 67ZN, 68ZN and 78ZN in the manner shown on the eight attached maps marked "Greater Geelong Planning Scheme, Amendment C452ggee".

Overlay Maps

2. Amend Planning Scheme Map Nos. 32SLO, 36SLO, 83SLO and 89SLO in the manner shown on the three attached maps marked "Greater Geelong Planning Scheme, Amendment C452ggee".
3. Amend Planning Scheme Map Nos. 52DDO14 and 62DDO14 in the manner shown on the two attached maps marked "Greater Geelong Planning Scheme, Amendment C452ggee".
4. Amend Planning Scheme Map Nos. 9HO, 10HO, 33HO, 37HO, 48HO, 49HO, 50HO and 51HO in the manner shown on the twelve attached maps marked "Greater Geelong Planning Scheme, Amendment C452ggee".
5. Amend Planning Scheme Map Nos. 66LSIO-FO and 67LSIO-FO in the manner shown on the two attached maps marked "Greater Geelong Planning Scheme,

Amendment C452ggee”.

6. Delete Planning Scheme Map No.25PAO, 70PAO and 81PAO in the manner shown on the five attached map marked “Greater Geelong Planning Scheme, Amendment C452ggee”.
7. Amend Planning Scheme Map Nos. 31EAO, 36EAO, 47EAO and 48EAO in the manner shown on the one attached map marked “Greater Geelong Planning Scheme, Amendment C452ggee”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

8. In Planning Policy Framework- replace Clause 11.03-6L-01 with a new Clause 11.03-6L-01 in the form of the attached document.
9. In Planning Policy Framework- replace Clause 16.01-1L-02 with a new Clause 16.01-1L-02 in the form of the attached document.
10. In Zones – Clause 37.07, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
11. In Overlays – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
12. In Overlays – Clause 44.05, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
13. In Operational Provisions – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
14. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

GREATER GEELONG PLANNING SCHEME

11.03

31/07/2018
VC148

PLANNING FOR PLACES

GREATER GEELONG PLANNING SCHEME

11.03-1S03/02/2022
VC199**Activity centres****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

GREATER GEELONG PLANNING SCHEME**11.03-1L**07/07/2022
C417ggee**Activity centres in Greater Geelong****Objectives**

To support the role and function of centres in the Geelong Retail Centre Hierarchy.

To support continued diversification of retail centres over time.

General strategies

Encourage a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly in Regional (Central Geelong), Sub-regional and Town Centres.

Support accommodation uses above ground level floor space in retail and activity centres subject to provision of parking and access requirements to meet the needs of users.

Direct entertainment and cultural activities to Central Geelong and support local events in other centres.

Encourage the redevelopment of car parking areas for commercial and residential uses where adequate car parking to meet the needs of existing and future uses can be achieved.

Support increased intensity and vertical growth of centres to encourage expansion and to reduce the need to develop new centres.

Retail hierarchy strategies

Direct new retail development to existing centres, consistent with the role and function described in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Support the development of discount department stores in Central Geelong and sub-regional centres over lower order centres.

Encourage development that supports a diversity of retail forms across the hierarchy.

Ensure planned centres in growth area are consistent with the role, function, size and type of centre as set out in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

Residential Growth Zone land strategies

Ensure that retail use and development on land within the Residential Growth Zone:

- Has a functional relationship with an existing activity centre.
- Is designed and sited to operate without amenity impacts to neighbouring residents.

Commercial and industrial land strategies

Encourage retail use and development in industrial areas only if associated with an industrial use occurring on the land or where it will meet the needs of people employed in the area.

Encourage use and development that will provide for strategic employment land.

Ensure that use or development for a new or expanded supermarket-based centre within the Commercial 2 Zone or Industrial 3 Zone:

- Does not have a significant economic impact on a nearby centre(s) identified within the Geelong Retail Centre Hierarchy at Clause 02.03-1.
- Provides a net community benefit.

Restricted retail uses strategies

Direct restricted retail use and development to nominated restricted retail precincts as identified in the Geelong Retail Centre Hierarchy at Clause 02.03-1.

GREATER GEELONG PLANNING SCHEME

Support the development of smaller scale, higher density restricted retail uses such as homewares within activity centres.

Policy document

Consider as relevant:

- *City of Greater Geelong Retail Strategy 2020-2036* (City of Greater Geelong and SGS Economics and Planning, August 2020)

GREATER GEELONG PLANNING SCHEME

11.03-2S04/05/2022
VC210**Growth areas****Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.

GREATER GEELONG PLANNING SCHEME

- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

GREATER GEELONG PLANNING SCHEME**11.03-3S**31/07/2018
VC148**Peri-urban areas****Objective**

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

GREATER GEELONG PLANNING SCHEME**11.03-4S**20/03/2023
VC229**Coastal settlement****Objective**

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

GREATER GEELONG PLANNING SCHEME

11.03-5S30/04/2021
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

GREATER GEELONG PLANNING SCHEME

11.03-5R20/03/2023
VC229**The Great Ocean Road region****Objective**

To manage the sustainable development of the Great Ocean Road region.

Strategies

Protect public land and parks and identified significant landscapes in the Great Ocean Road region.

Ensure development responds to the identified landscape character of the area.

Manage the growth of towns by:

- Respecting the character of coastal towns and promoting best practice design for new development.
- Directing urban growth to strategically identified areas.

Manage the impact of development on catchments and coastal areas.

Manage the impact of development on the environmental and cultural values of the area.

Improve the management of access and transport by:

- Managing the Great Ocean Road for tourism and regional access.
- Enhancing the safety and travelling experience of the Great Ocean Road.
- Improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.
- Providing travel choices to and in the region.

Encourage sustainable tourism and resource use by:

- Developing a network of tourism opportunities throughout the region.
- Supporting tourism activities that provide environmental, economic and social benefits.
- Supporting the land use and transport needs of key regional industries including tourism.
- Using natural resources with care.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *The Great Ocean Road Region Landscape Assessment Study* (Department of Sustainability and Environment, 2003)
- *The Great Ocean Road Region - A Land Use and Transport Strategy* (Department of Sustainability and Environment, 2004)

11.03-6S

31/07/2018
VC148

Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

GREATER GEELONG PLANNING SCHEME**11.03-6L-01 Bellarine Peninsula**

07/07/2022
 6447ggee Proposed C452ggee

Policy application

This policy applies to land shown on the following maps forming part of this clause:

- St Leonards Structure Plan Map
- Portarlinton Structure Plan Map
- Indented Head Structure Plan Map
- Ocean Grove Structure Plan Map
- Leopold Structure Plan Map
- Barwon Heads Structure Plan Map
- Drysdale/Clifton Springs Structure Plan Map
- Jetty Road Urban Growth Plan Map
- Point Lonsdale Structure Plan Map

Objectives

To ensure development responds to the identity and preferred character of the individual township in which it is located.

To provide attractive and sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.

General strategies

Support the district towns of Ocean Grove, Drysdale/Clifton Springs and Leopold to fulfil their role as service hubs for the Bellarine Peninsula.

Ensure all other townships provide retail, commercial and community uses and facilities that serve the daily needs of the community.

Retain the land surrounding each town as rural breaks and for its agricultural and scenic values.

St Leonards strategies

Support a mix of retail, commercial, community and entertainment uses within the town centre.

Encourage development that respects the coastal landscape setting of St Leonards by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.

Protect the scenic qualities of Murradoc Hill and Swan Bay.

Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.

Support the development of Growth Areas 1 and 2 identified on the St Leonards Structure Plan map.

Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.

Integrate the town centre and pier-foreshore area.

GREATER GEELONG PLANNING SCHEME**Portarlington strategies**

Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve.

Encourage development that respects the coastal landscape setting of Portarlington by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Support the establishment of a Portarlington Community Hub.

Support the redevelopment of the Country Fire Authority fire station.

Support the integration of the Portarlington town centre and pier-foreshore area.

Support the development of the development opportunity sites including:

- Development of a focal building at 22-34 Newcombe Street, Portarlington.
- Redevelopment of the rear of 40-42 Newcombe Street in a manner that is sympathetic to and maintains the heritage context of the site.
- Redevelopment of land between Newcombe Street, Fenwick Street, Harding Street and Brown Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.

Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.

Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

Indented Head strategies

Encourage development that respects the coastal landscape setting of Indented Head, by:

- Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.

Ocean Grove strategies

Contain urban development within the defined settlement boundary identified on the Ocean Grove Structure Plan map.

Encourage development that respects the coastal landscape setting of Ocean Grove, by:

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant trees or planting around buildings and has minimal impact on roadside vegetation.

Support the continued development of the north-east growth area as shown on the Structure Plan map.

GREATER GEELONG PLANNING SCHEME

Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other activity centres.

Ensure development avoids detrimental impacts on environmental assets including the coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.

Support the Town Centre as the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.

Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from development.

Preserve The Terrace as the potential long-term arterial route through the Town Centre.

Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.

Support the development of the restricted retail and industrial precincts within the north-east growth area.

Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services.

Encourage developments to assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, and Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.

Encourage development to contribute to the improvement of open spaces and key pedestrian links.

Encourage a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.

Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.

Encourage a range of appropriately scaled tourism related activities on the rural periphery of the town that are complementary to the environmental and rural setting.

Support the duplication of Grubb Road in a manner that preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.

Support the provision of community and social infrastructure commensurate with population growth.

Leopold strategies

Support Leopold as a Sub-Regional Retail Activity Centre for the Bellarine Peninsula, that also provides local community, recreational and employment facilities to Leopold's residents.

Retain Leopold as an 'urban island', supporting urban growth contained within the settlement boundary to preserve the surrounding rural hinterland.

Support the development of the Ash Road Growth Area and other areas identified for residential development on the Leopold Structure Plan map.

Support increased housing densities around the Sub-Regional Retail Activity Centre and the neighbourhood shopping centres at Ash Road and Dorothy Street.

Encourage the northerly expansion of the Sub-Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.

Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.

GREATER GEELONG PLANNING SCHEME

Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.

Encourage the creation of an additional local mixed-use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.

Provide public open space in residential areas to cater for the passive and active recreation needs of the community.

Facilitate an improved transport network that includes better traffic movements, pedestrian and cyclist linkages and public transport options.

Protect environmentally sensitive areas including Lake Connewarre and Reedy Lake from detrimental impacts of development.

Barwon Heads strategies

Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary shown on the Barwon Heads Structure Plan map.

Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.

Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.

Reinforce the Hitchcock Avenue shopping centre as the focus of retail activity in Barwon Heads.

Restrict new retail development within the existing town centre and discourage the use of land for industry and warehouse uses.

Support the development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides net environmental benefits.

Facilitate the upgrading of the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.

Protect existing street trees and where possible informal landscaping in streets.

Support development of tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.

Drysdale/Clifton Springs strategies

Contain urban development within the defined settlement boundary identified on the Drysdale/Clifton Springs Structure Plan map.

Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.

Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road.

Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.

Locate future service business or industrial development in the identified precinct along Murradoc Road extending to the Drysdale Bypass.

Design development opposite or close to the Drysdale Bypass to minimise back fencing as viewed from the Bypass.

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

Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.

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.

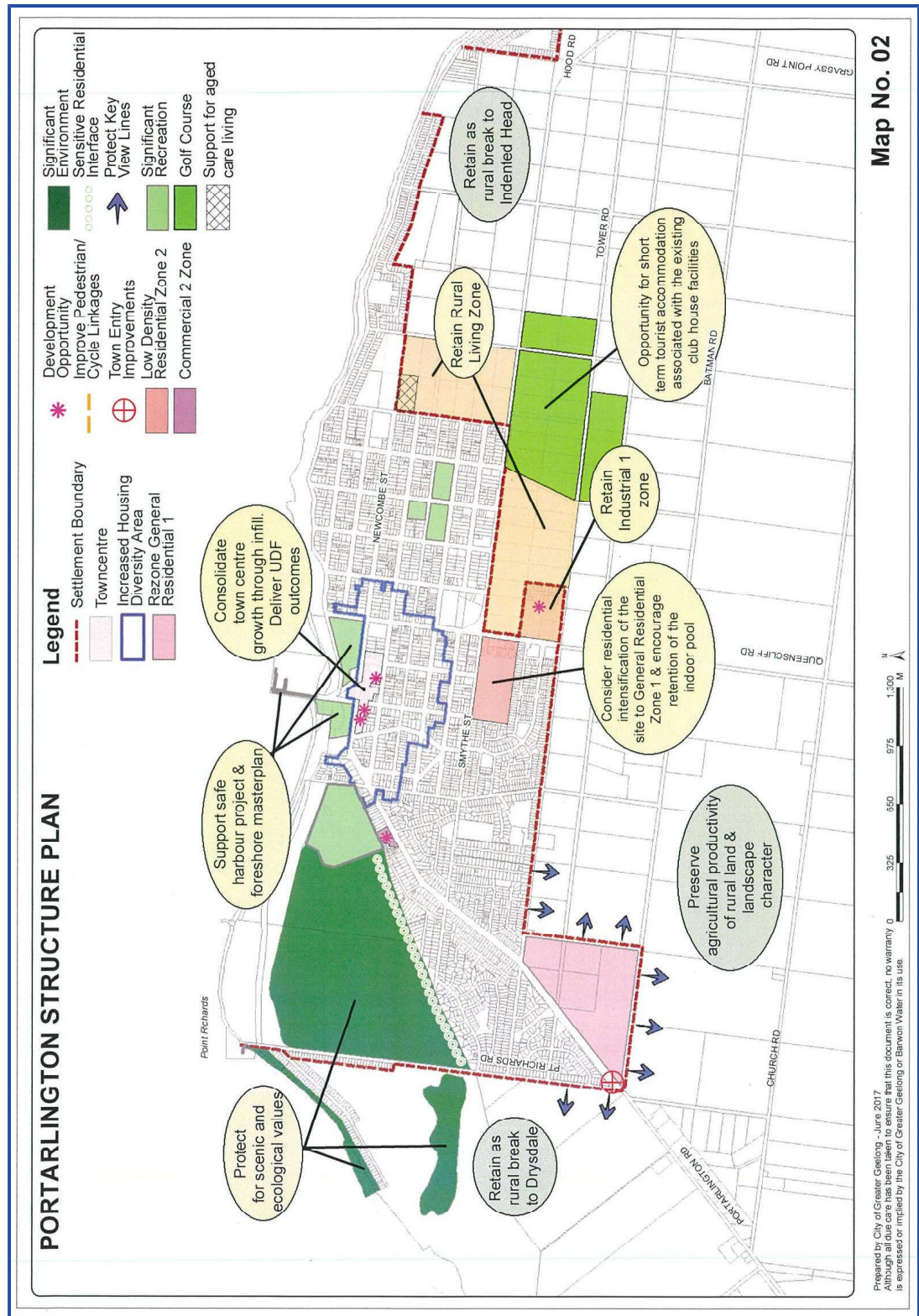
Policy documents

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)

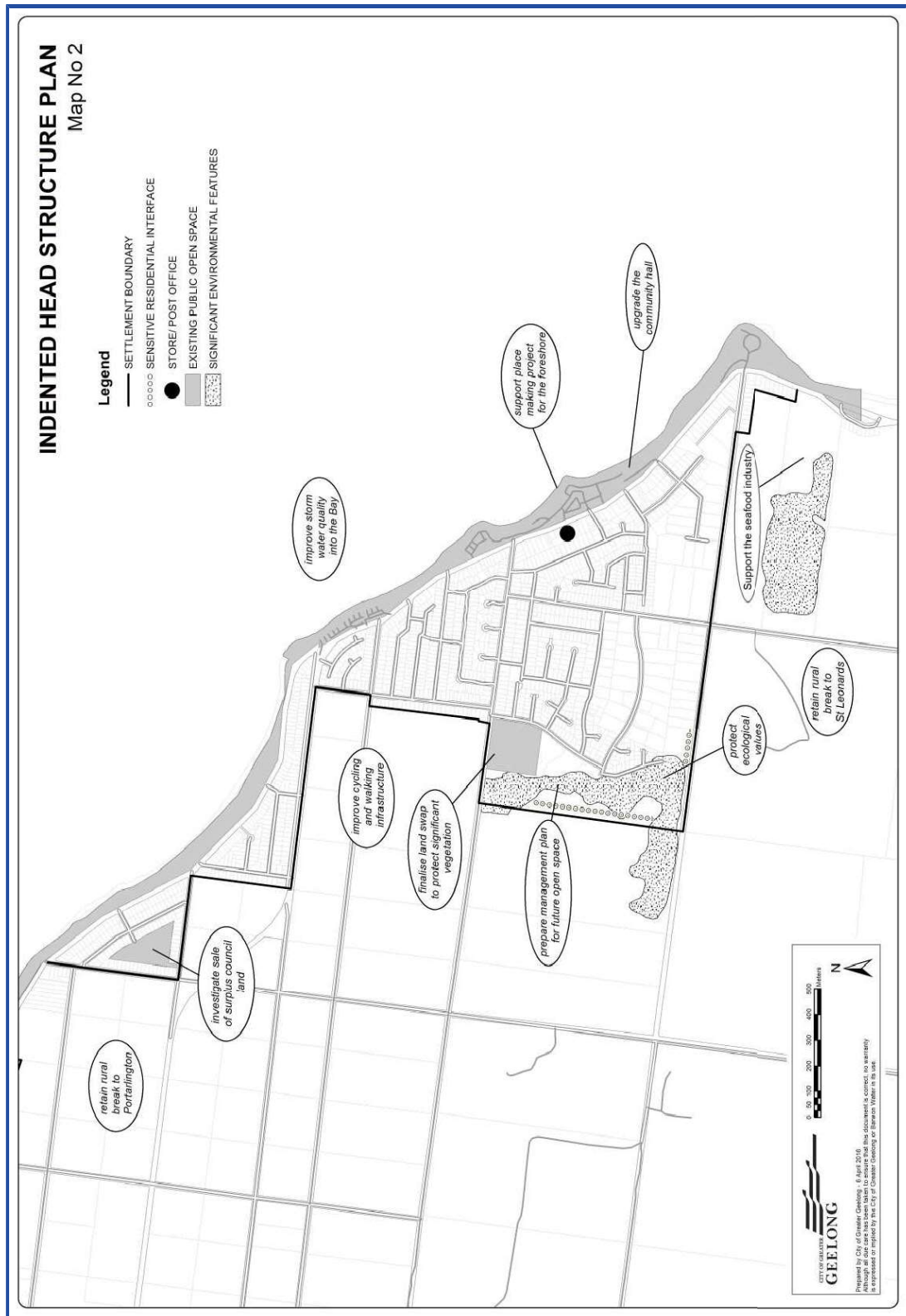
GREATER GEELONG PLANNING SCHEME

Portarlington Structure Plan Map



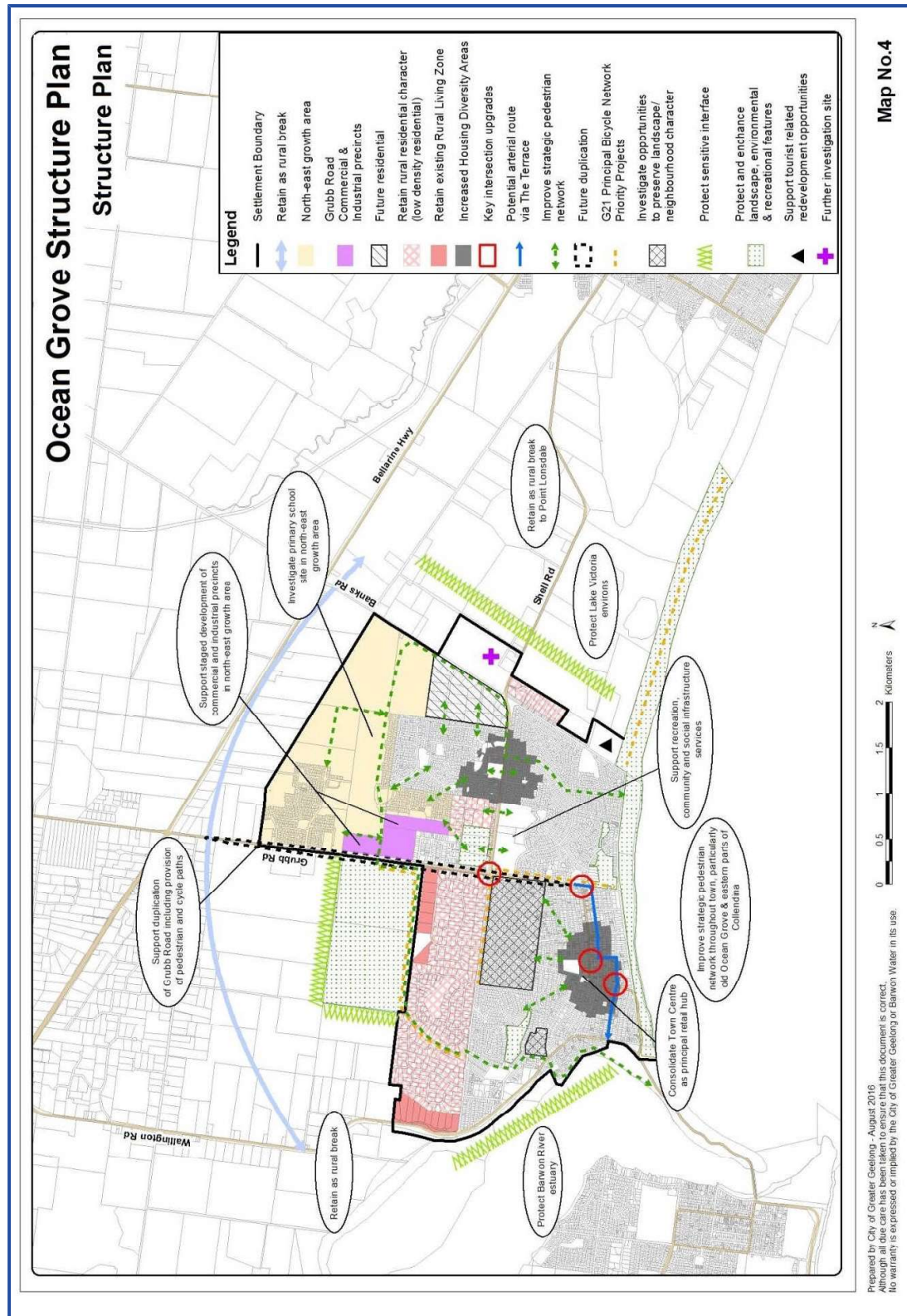
GREATER GEELONG PLANNING SCHEME

Indented Head Structure Plan Map



GREATER GEELONG PLANNING SCHEME

Ocean Grove Structure Plan Map



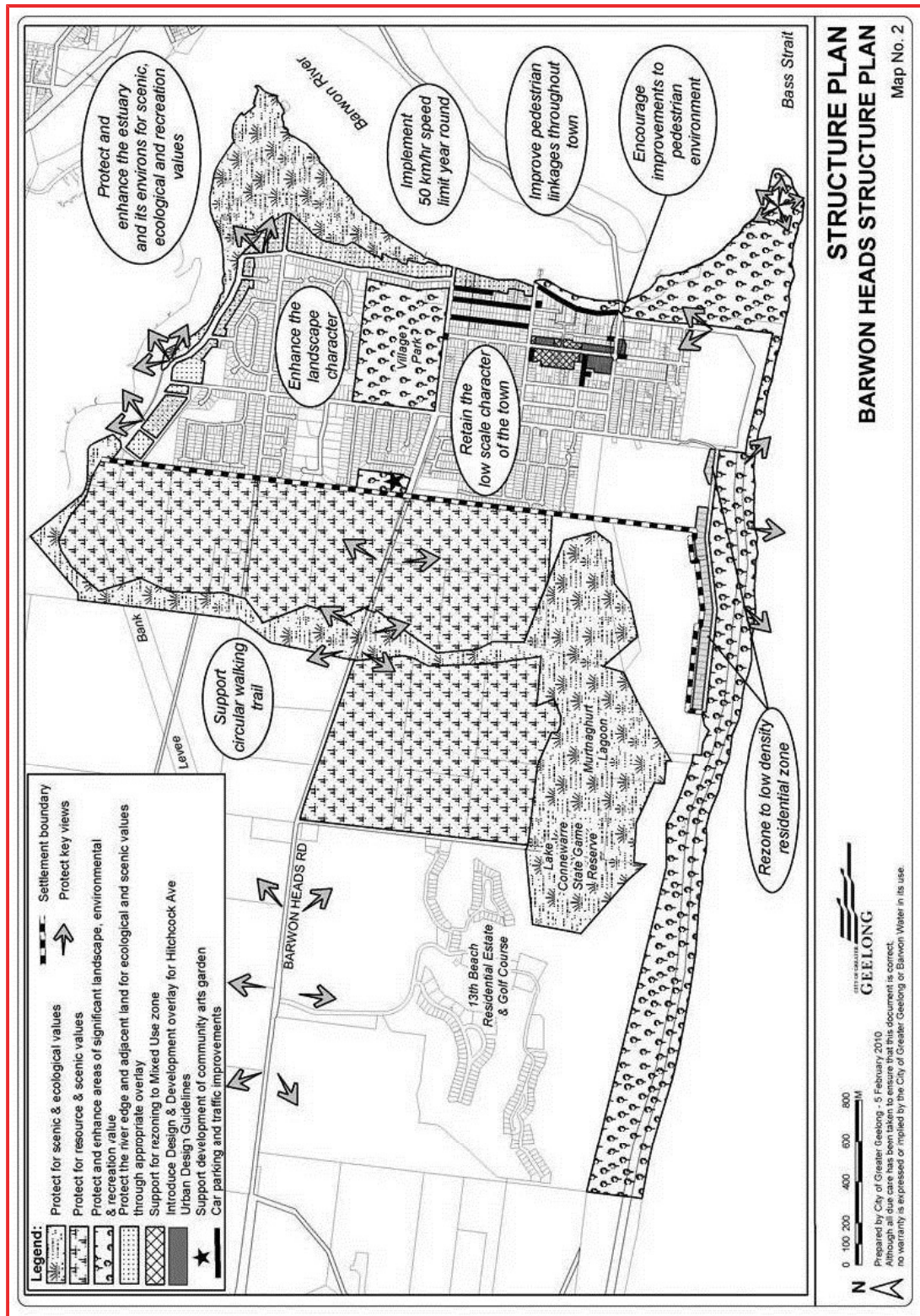
GREATER GEELONG PLANNING SCHEME

Leopold Structure Plan Map

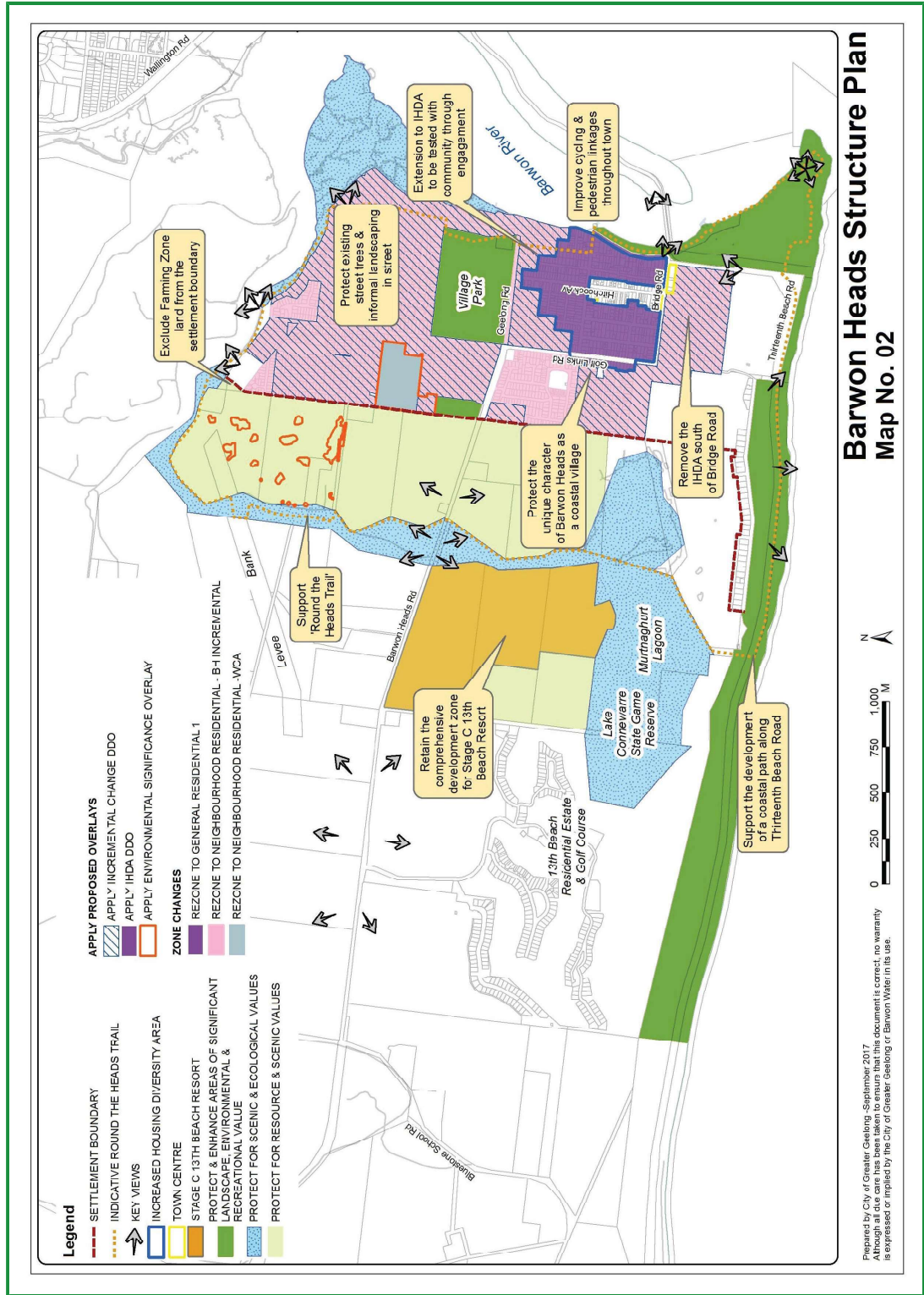


GREATER GEELONG PLANNING SCHEME

Barwon Heads Structure Plan Map

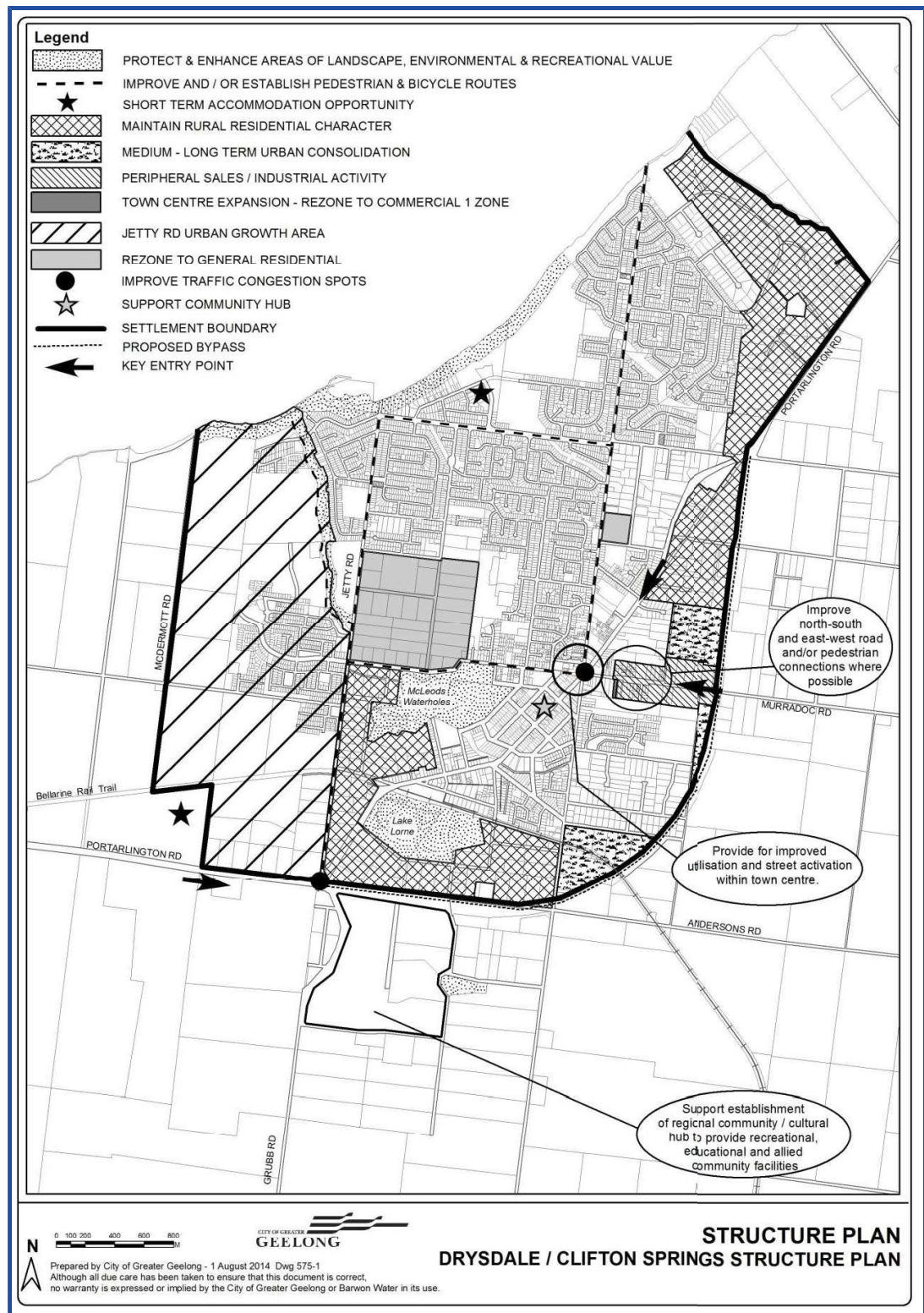


GREATER GEELONG PLANNING SCHEME



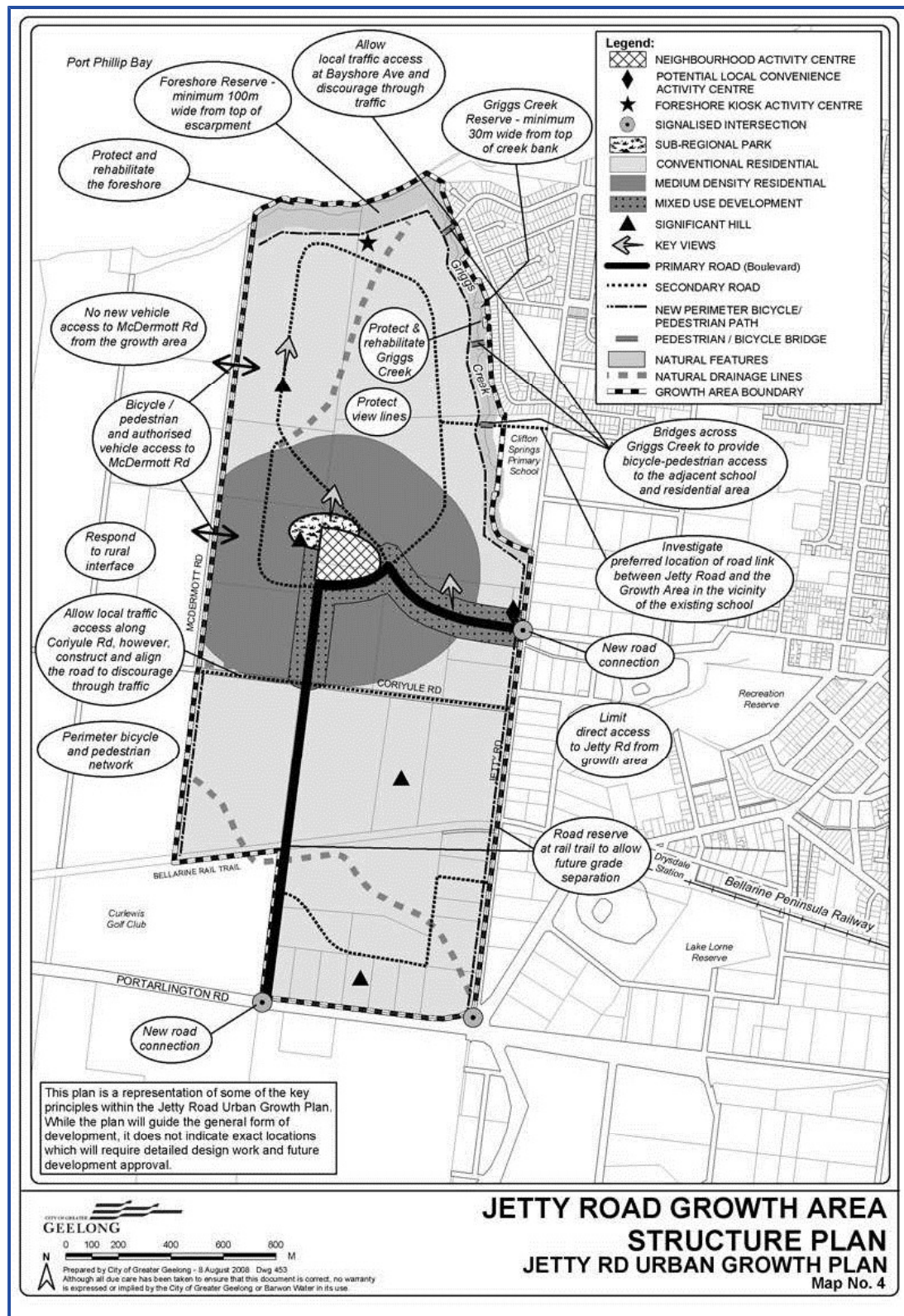
GREATER GEELONG PLANNING SCHEME

Drysdale/Clifton Springs Structure Plan Map



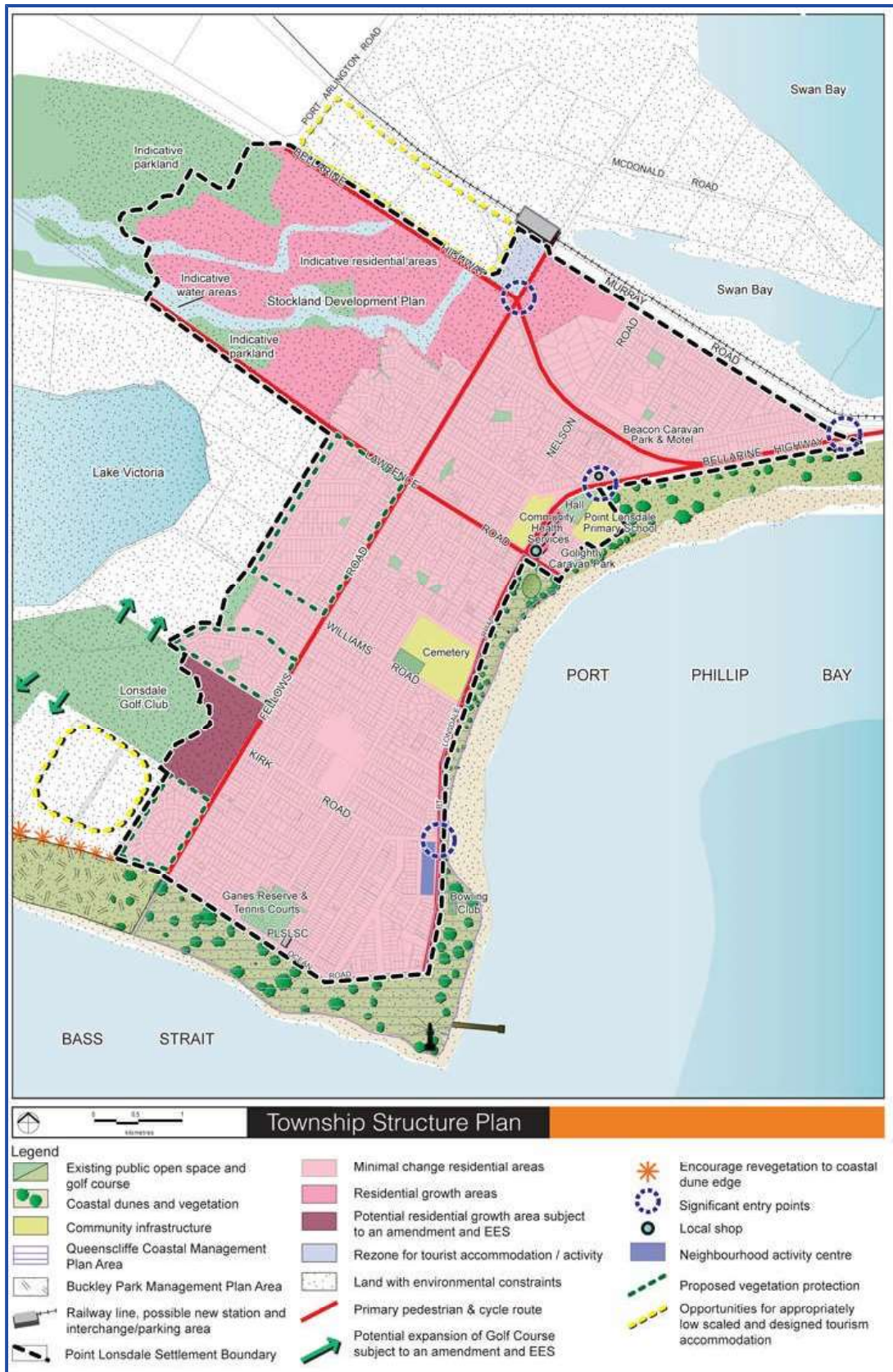
GREATER GEELONG PLANNING SCHEME

Jetty Road Urban Growth Plan Map



GREATER GEELONG PLANNING SCHEME

Point Lonsdale Structure Plan Map



GREATER GEELONG PLANNING SCHEME

11.03-6L-02 Corio Norlane07/07/2022
C417ggee**Policy application**

This policy applies to land identified in the Corio Norlane Framework Plan Map.

Objective

To facilitate the urban renewal of the Corio Norlane area.

Strategies

Encourage increased housing diversity areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.

Encourage the redevelopment of school sites subject to closure for residential development (where not required for a community use in need of a larger site).

Support the ongoing improvement and expansion of the Corio Sub-Regional Activity Centre, and the development of retail, offices, cafes/restaurants and health services around the centre.

Improve the role, function and presentation of retail activity centres through measures such as supporting a diverse mix of uses and the use of public art to enhance their presentation and create a sense of place.

Encourage the development of the Waterworld Precinct as a multi-purpose community precinct that includes dedicated arts and culture spaces within a “landmark” building.

Facilitate the redevelopment and rezoning of land no longer required for commercial use in local shopping centres for housing and other compatible uses.

Limit intensification of residential development within the North Shore residential area close to heavy industrial land uses.

Support the development of health and support services, including potential expansion of facilities within the Corio ‘heart’ area.

Improve the amenity and safety of local reserves and parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.

Encourage the upgrade of ageing drainage infrastructure to better manage impacts resulting from stormwater flooding.

Facilitate the provision of a safe and attractive active transport network to access destinations in Corio and Norlane.

Policy document

Consider as relevant:

- *Corio Norlane Structure Plan* (City of Greater Geelong and Department of Planning and Community Development, 2012)

Expiry

This clause expires three years from the gazettal of Amendment C417ggee.

GREATER GEELONG PLANNING SCHEME

Corio Norlane Framework Plan Map



GREATER GEELONG PLANNING SCHEME**11.03-6L-03 Moolap-Point Henry**07/07/2022
C417ggee**Policy application**

This policy applies to land within the Moolap Coastal Strategic Framework Plan Map.

Objectives

To facilitate the transformation of Moolap-Point Henry into a safe, sustainable, integrated, connected, accessible and attractive place to live, work and visit.

To encourage development that integrates with and provides an interface to adjoining precincts and surrounding areas, including the settlement break between eastern Geelong and the Bellarine Peninsula.

To encourage land use and development that maintains or enhances environmental values and responds to environmental risks.

Strategies

Support residential and tourism use and development in the Point Henry Precinct, including medium-high density residential development, tourist accommodation and facilities, and complementary commercial and community facilities, water access and boating infrastructure.

Designate the Wetlands and Former Saltworks Precinct for conservation purposes and public open space, with complementary infrastructure and tourism, research and culture/heritage facilities.

Support residential use and development at a range of densities in the Moolap East Precinct, with complementary community, retail and commercial facilities, open space and transport links following the relocation of Dow Chemical and site remediation.

Support industrial activities and commercial businesses in the Southern Precinct to provide local services and employment.

Site and design buildings, infrastructure and coastal facilities to minimise impacts on the environmental, landscape, cultural heritage and biodiversity values of the wetlands, coastal environs and Moolapio grasslands.

Site and design land use and development to respond to potential risks from environmental hazards and climate change, including flooding, acid sulfate soils, sea level rise, coastal erosion and retreat, ground contamination and groundwater salinity.

Provide landscaping and interface treatments to Portarlington Road and Clifton Avenue that are sympathetic to the rural landscapes and green break between Moolap and Leopold.

Provide a movement network that provides for convenient and safe access and is integrated with the existing network and surrounding areas.

Plan for drainage and stormwater management to take a whole of catchment approach that maintains water quality and includes water sensitive urban design.

Encourage environmentally sustainable and water sensitive design that responds to the land's context, natural features and constraints.

Include landscaping and interface treatments that avoid adverse impacts between industry and existing and future residential uses and conservation areas.

Encourage urban and building design that responds to the coastal setting and establishes a unique character.

Facilitate the necessary clean-up, rehabilitation and remediation of former industrial uses and landfill sites.

Support interim land use and development, consistent with the zoning of the land, where the ultimate land use and development outcomes for the land are not prejudiced.

GREATER GEELONG PLANNING SCHEME

Support the continuation of Dow Chemical in the Moolap East Precinct until this industry chooses to relocate and the precinct transitions to residential.

Policy guidelines

Consider as relevant:

- Whether interim land use and development proposals would prejudice the ultimate transition to future land use, having regard to:
 - The expected timing of the transition to future land use.
 - The potential adverse impacts on the environment including contamination.
 - Potential land use conflicts, adverse amenity impacts or other off-site impacts.
 - The need for provision and ongoing maintenance of new infrastructure.
 - The extent, lifecycle and implications of significant investment in infrastructure, services or buildings.
 - Whether any conditions are required to limit the extent, nature and expiry of proposals that may prejudice the future land use directions.
- Whether the use or development is consistent with the provisions of the *Mines (Aluminium Agreement) Act 1961*, where applicable.

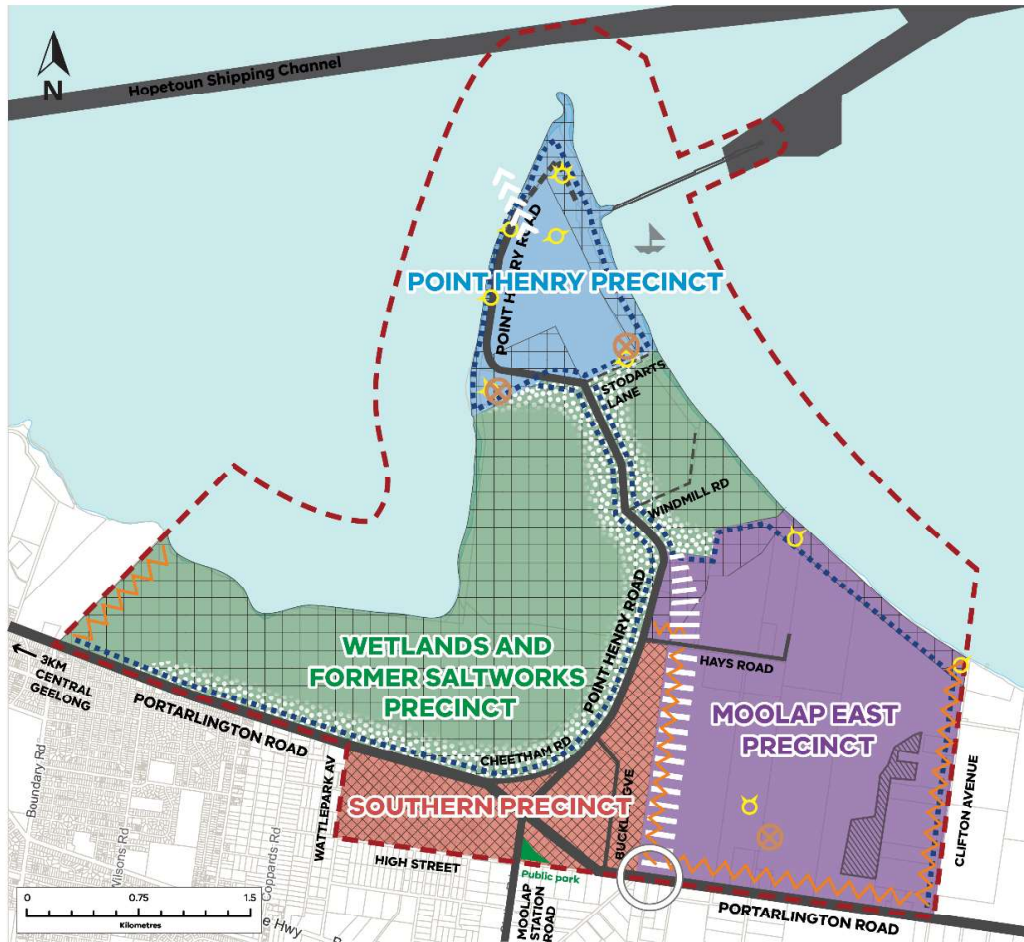
Policy document

Consider as relevant:

- *Moolap Coastal Strategic Framework Plan* (Department of Environment, Land, Water and Planning, 2019)

GREATER GEELONG PLANNING SCHEME

Moolap Coastal Strategic Framework Plan Map



GREATER GEELONG PLANNING SCHEME**11.03-6L-04 West Fyans - Fyans Street**07/07/2023
C458ggee**Policy application**

This policy applies to the land identified in the West Fyans – Fyans Street Precinct Structure Plan Area Map.

General strategy

Ensure that development enhances the visual relationship with public open space areas, including the Barwon River.

Open space precinct 1 strategies

Support community and recreation use and development.

Support tourist-related use and development in identified locations as shown on the West Fyans – Fyans Street Precinct Structure Plan Area Map.

Design and site development to enhance the open space qualities of the area including the Barwon River Corridor.

Business park precinct 2 strategy

Encourage uses that contribute to the development of the business park including manufacturing, office and active recreation uses.

Residential interface precinct 3A strategies

Direct commercial uses to West Fyans Street including office and retail development that could include housing at upper levels.

In the Residential and Mixed Use Zones support the development of housing, including medium density housing, in a manner which responds to the existing housing stock's modest scale, built form and setbacks.

Within Industrial 1 zoned areas support a range of activities complementary to the long-term mixed-use vision for the area including office, service industry and leisure and recreation activities.

Discourage industrial uses that do not meet Clause 53.10 buffer requirements.

Mixed use precinct 3B strategies

Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.

In the West Fyans Street area, west of Pakington Street encourage a mix of office and retail uses and opportunities for upper level housing.

In the West Fyans Street area, east of Pakington Street encourage restricted retail and other commercial uses.

Encourage medium to high density residential development in the remainder of the precinct with opportunities for small-scale non-residential uses such as arts and crafts, leisure and recreation, home-based offices and medical offices.

Design development to provide for or improve pedestrian and bicycle linkages to the Rutland Street extension connecting to Pakington Street.

Mixed use precinct 4 strategies

Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.

Limit non-residential uses outside the Industrial 1 Zone and the Commercial Node to areas with convenient access to and from the river environment.

GREATER GEELONG PLANNING SCHEME

Encourage medium to high density residential development in the remainder of the precinct.

Within Industrial 1 zoned areas support a range of activities complementary to the long-term mixed-use vision for the area including office, service industry, leisure and recreation activities.

Discourage industrial uses that do not meet Clause 53.10 buffer requirements.

Promote the adaptive reuse of heritage buildings including the former heritage woollen mills.

Design development to provide for or improve pedestrian and bicycle linkages to the river environment and the Rutland Street extension connecting to Pakington Street.

Business precinct 5 strategy

Maintain this precinct as the focus for restricted retail premises.

Industrial precinct 6 strategies

Discourage the use of land for offensive industries and restricted retail activity.

Encourage the use of land for warehousing, service and non-offensive industries and office uses.

Mixed use - high density residential precinct 7 strategies

Direct restricted retail uses to Moorabool Street and larger commercial uses to Moorabool and Fyans Streets at ground level and encourage housing at upper levels.

Encourage medium to high density residential uses south of Little Fyans Street with higher density housing adjacent to Barwon Terrace.

Support a range of office, warehousing, non-offensive industrial and service industry uses north of Little Fyans Street.

Support commercial uses including food and drink premises, offices, arts and crafts and leisure and recreation activities at ground and first floor levels adjacent to Barwon Terrace and Yarra Street.

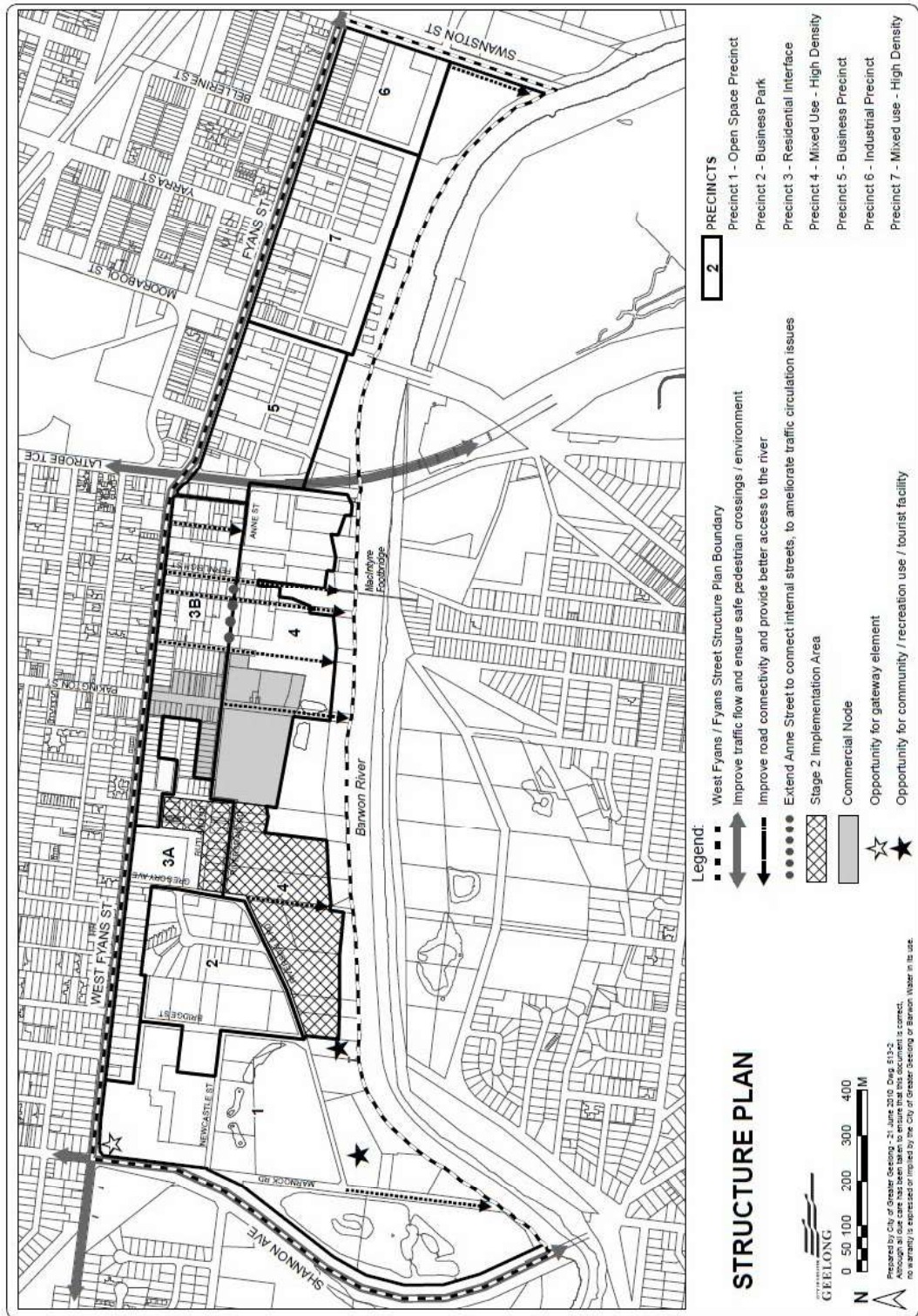
Policy document

Consider as relevant:

- *West Fyans –Fyans Street Precinct Structure Plan* (City of Greater Geelong, 2009)

GREATER GEELONG PLANNING SCHEME

West Fyans – Fyans Street Precinct Structure Plan Area Map



16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

GREATER GEELONG PLANNING SCHEME

16.01-1S20/12/2021
VC174**Housing supply****Objective**

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

Strategies

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

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

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

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

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

Encourage the development of well-designed housing that:

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

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

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

Policy documents

Consider as relevant:

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

16.01-1R Infill housing - Geelong G21

09/10/2020
VC169

Strategy

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

GREATER GEELONG PLANNING SCHEME

16.01-1L-01 Integrated housing and housing diversity

29/06/2023
C434ggee

Strategies

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

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

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

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

Central Geelong Key Development Area Map



GREATER GEELONG PLANNING SCHEME

Geelong Saleyards Key Development Area Map



GREATER GEELONG PLANNING SCHEME**16.01-1L-02 Increased housing diversity areas**

07/07/2022
6447ggee Proposed C452ggee

Policy application

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

Objectives

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

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

To maintain streetscape character in heritage areas.

To promote pedestrian safety within the IHDA.

General strategies

Maximise opportunities for housing in IHDA by accommodating:

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

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

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

Built form strategies

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

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

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

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

Building height strategies

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

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

Building height policy guidelines

Consider as relevant:

GREATER GEELONG PLANNING SCHEME

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

Subdivision and consolidation strategies

Encourage the consolidation of lots to increase development potential.

Discourage the fragmentation of sites and underdevelopment of sites.

Car parking strategies

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

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

Car parking policy guideline

Consider as relevant:

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

Heritage strategies

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

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

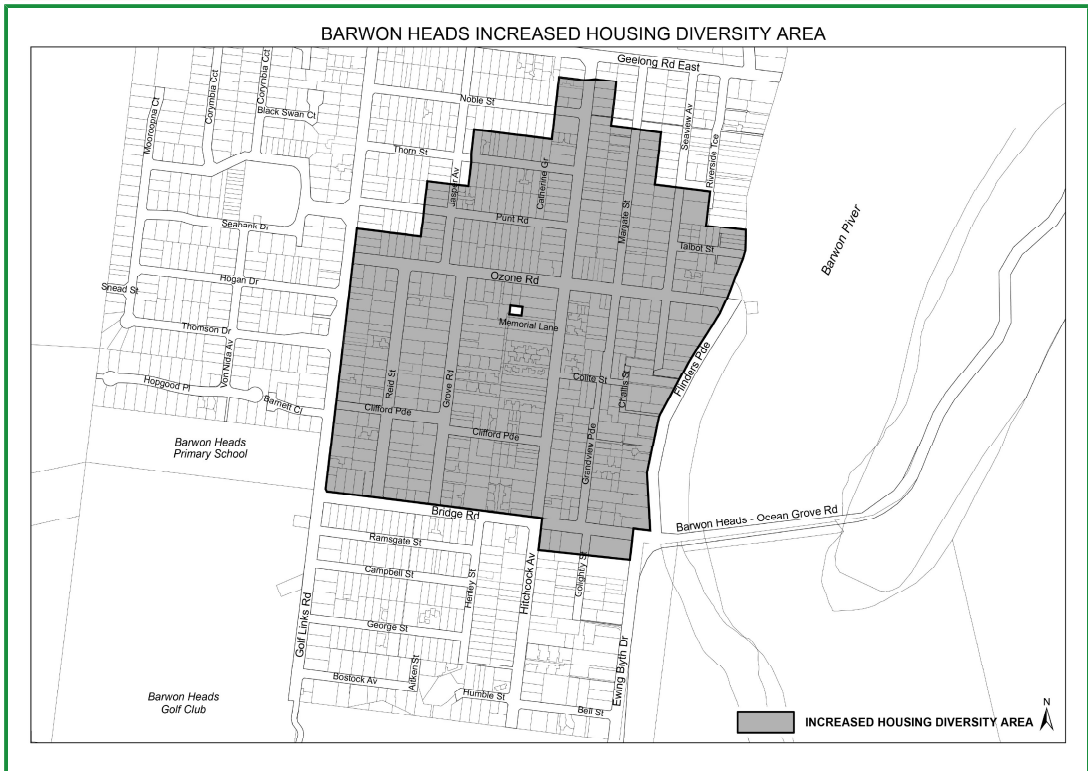
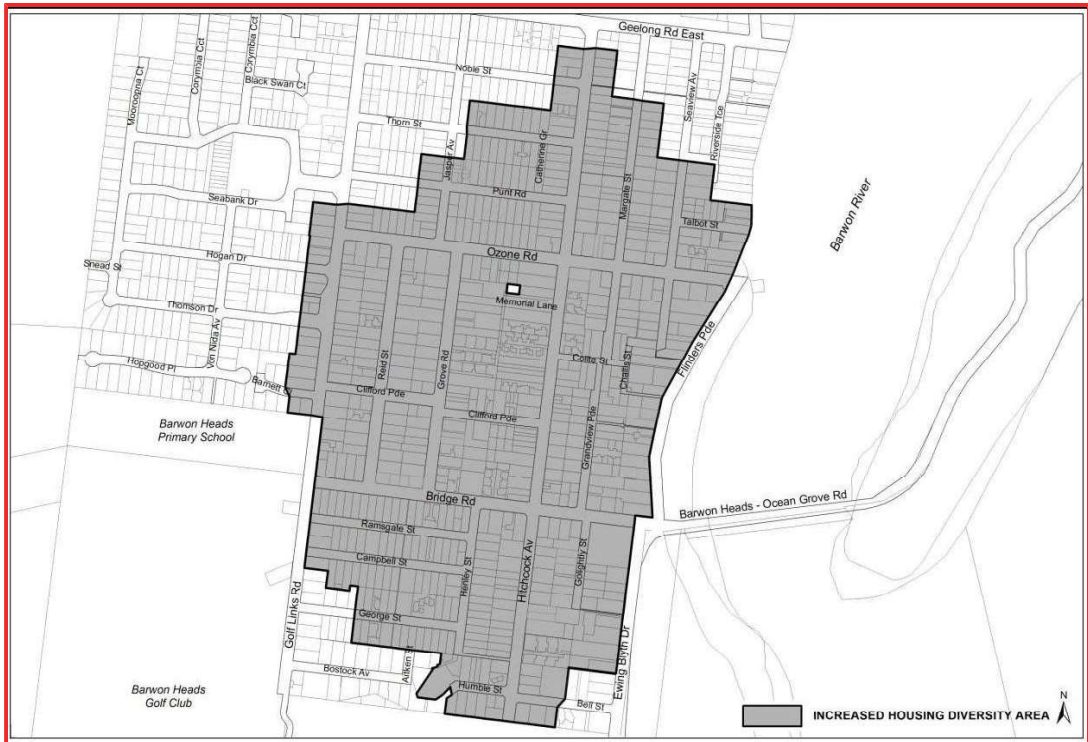
Policy document

Consider as relevant:

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

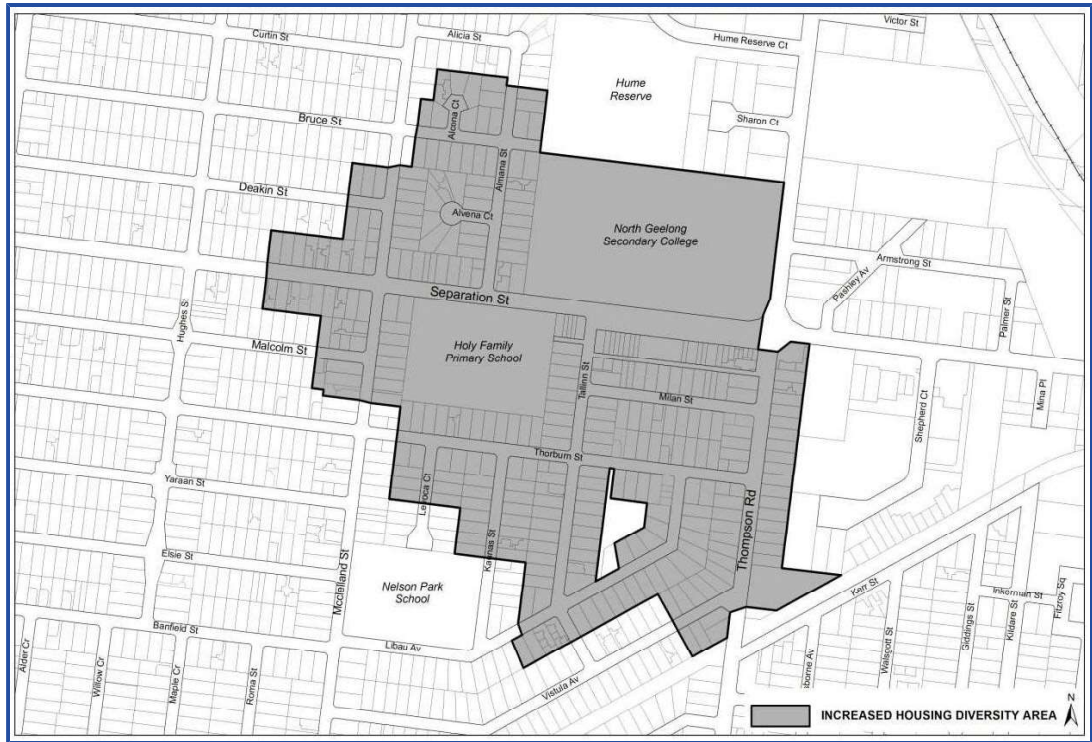
GREATER GEELONG PLANNING SCHEME

Barwon Heads Increased Housing Diversity Areas Map

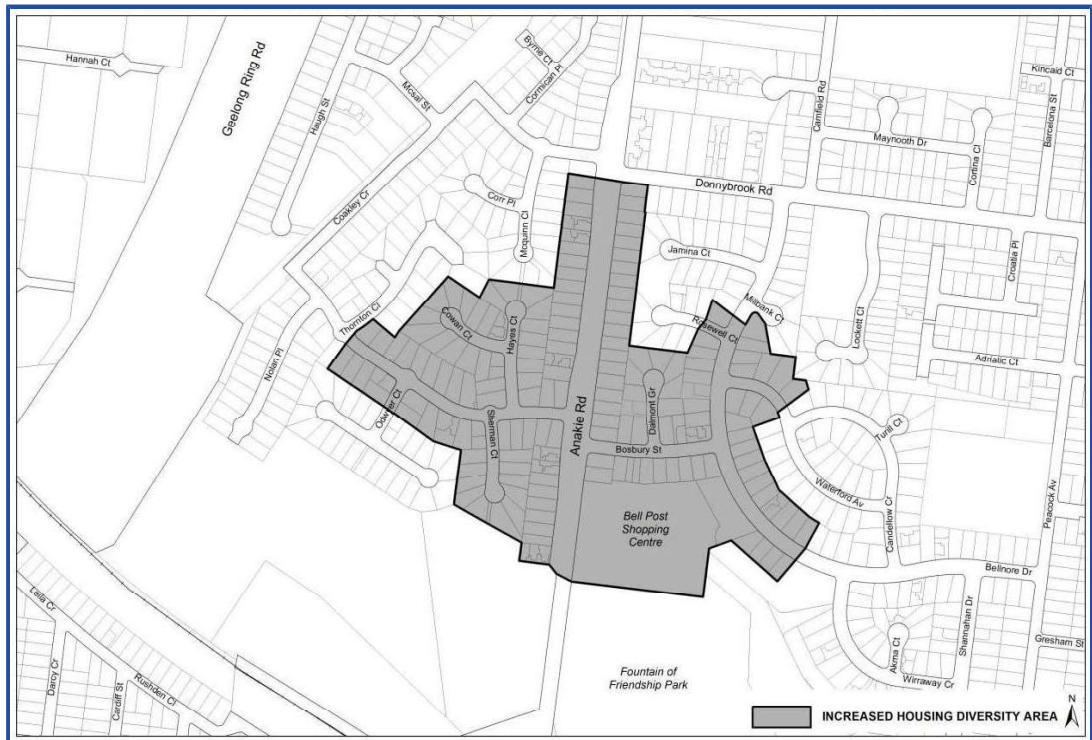


GREATER GEELONG PLANNING SCHEME

Bell Park - Separation Street Increased Housing Diversity Areas Map

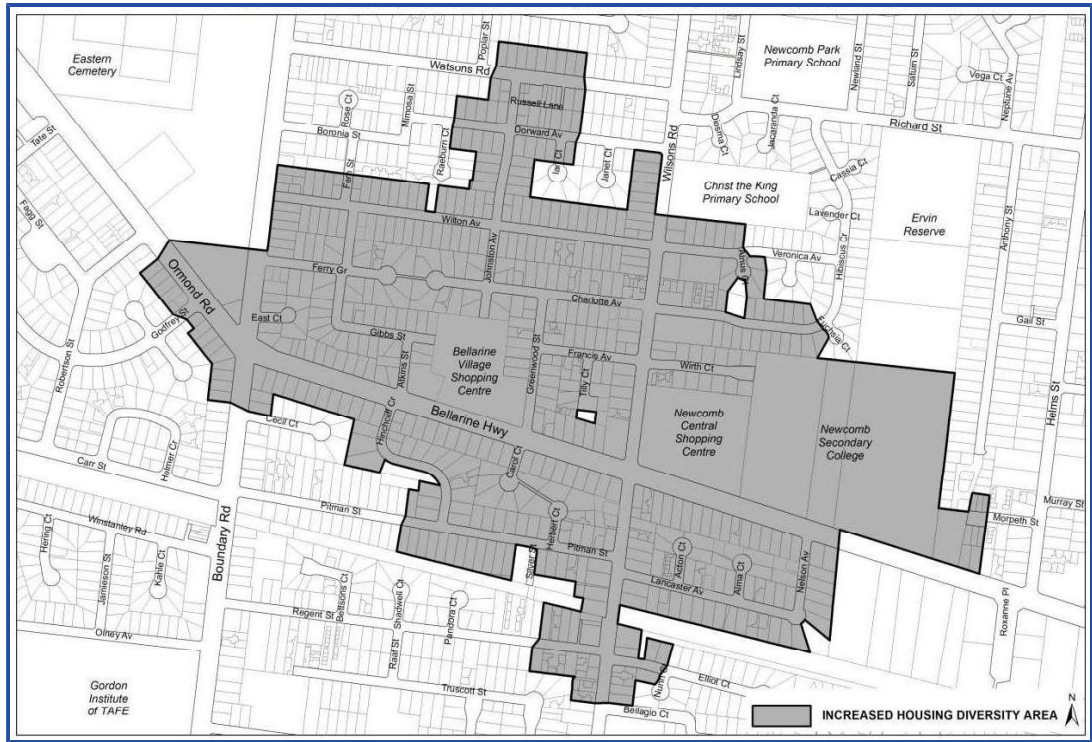


Bell Post Shopping Centre Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Bellarine Village and Newcomb Central Increased Housing Diversity Areas Map

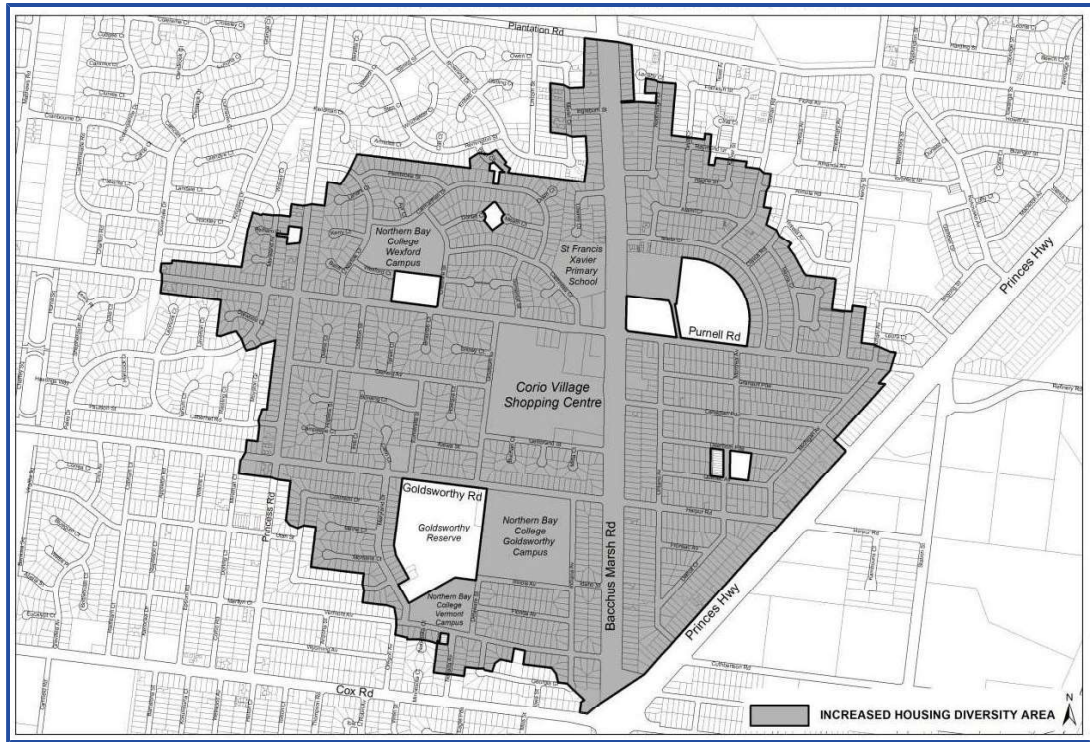


Belmont - High Street Increased Housing Diversity Areas Map

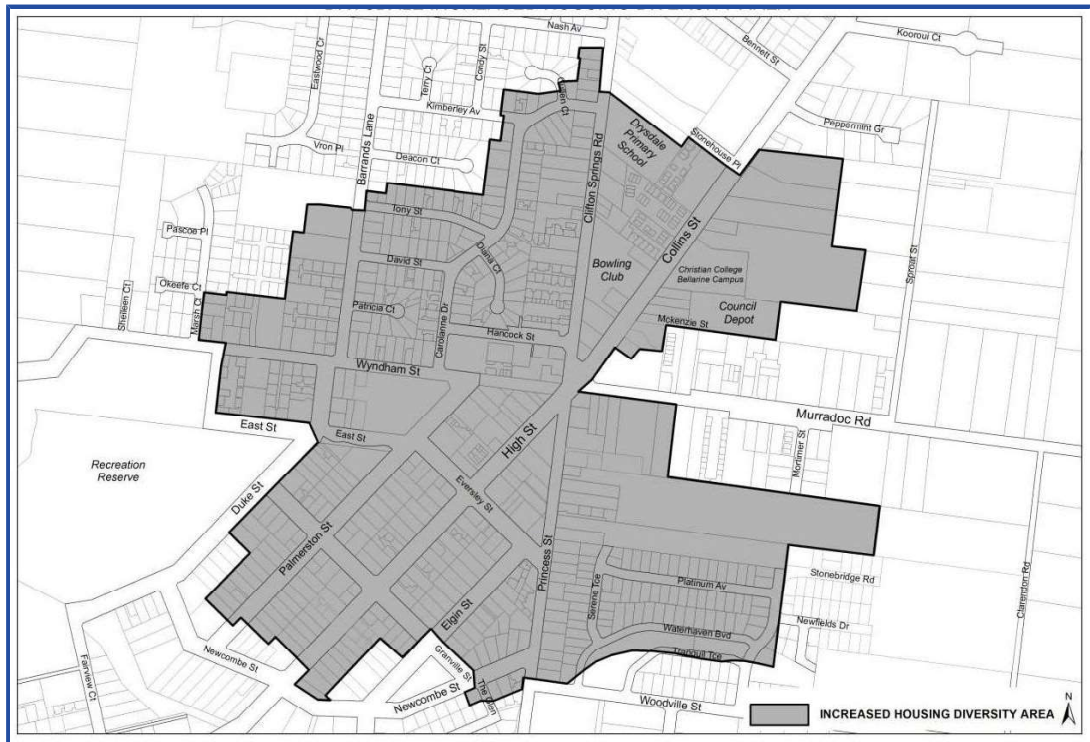


GREATER GEELONG PLANNING SCHEME

Corio Village Shopping Centre Increased Housing Diversity Areas Map

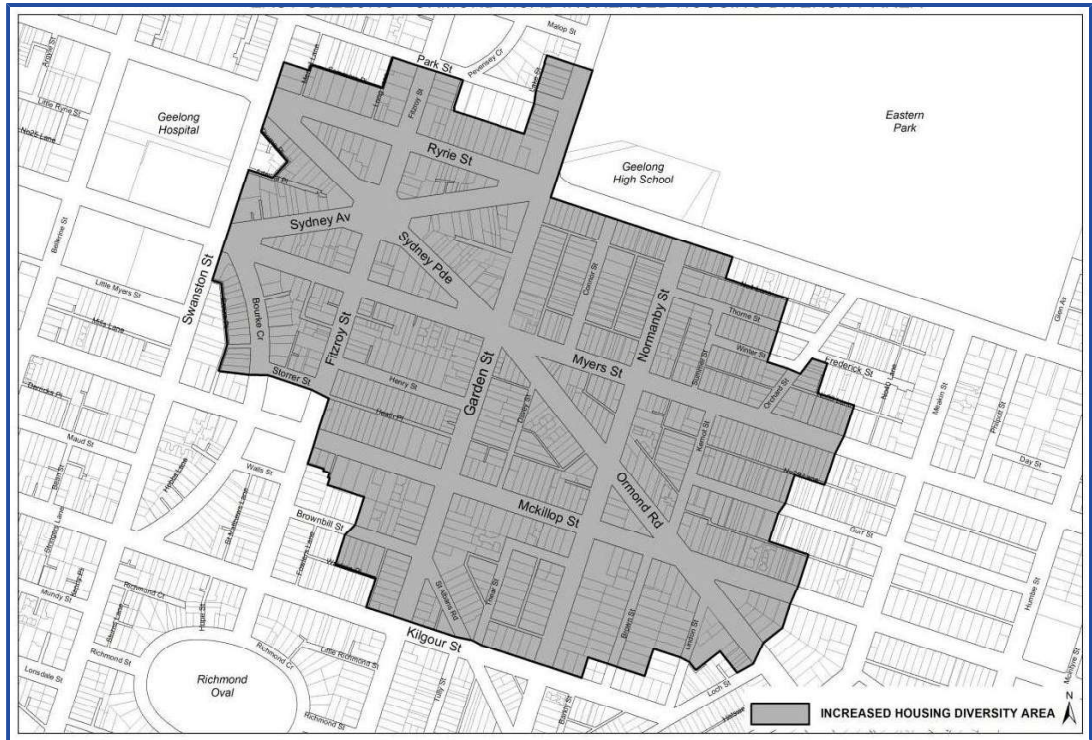


Drysdale Increased Housing Diversity Areas Map

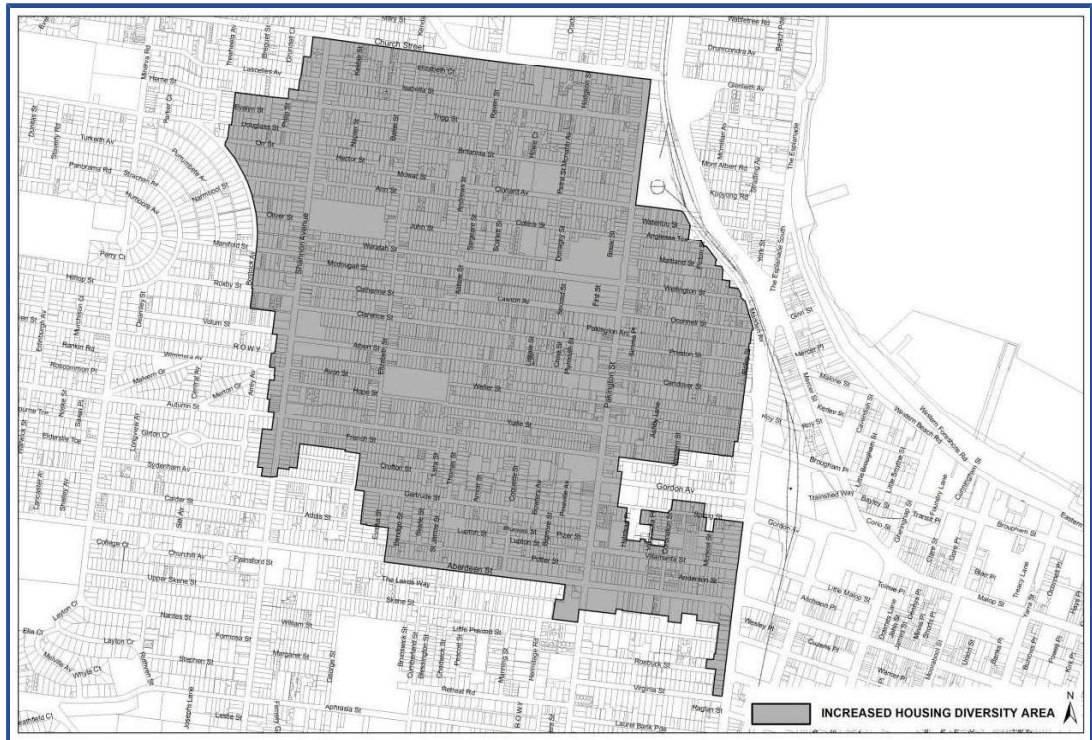


GREATER GEELONG PLANNING SCHEME

East Geelong - Ormond Road Increased Housing Diversity Areas Map



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

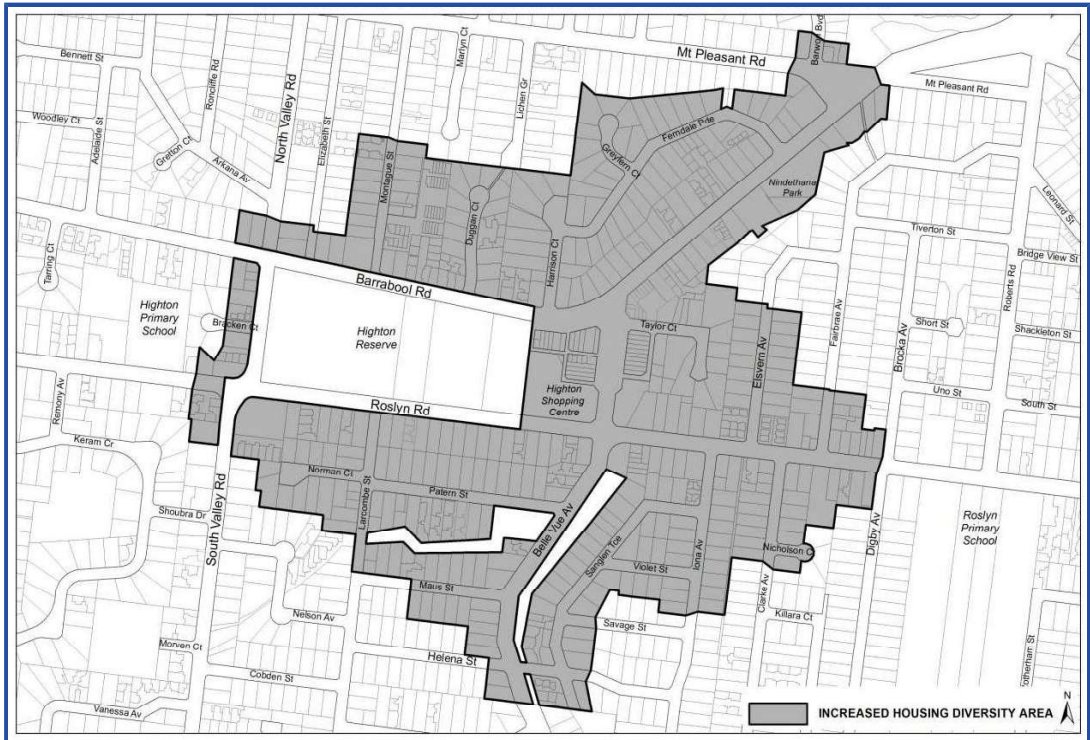


GREATER GEELONG PLANNING SCHEME

Hamlyn Heights - Vines Road Increased Housing Diversity Areas Map

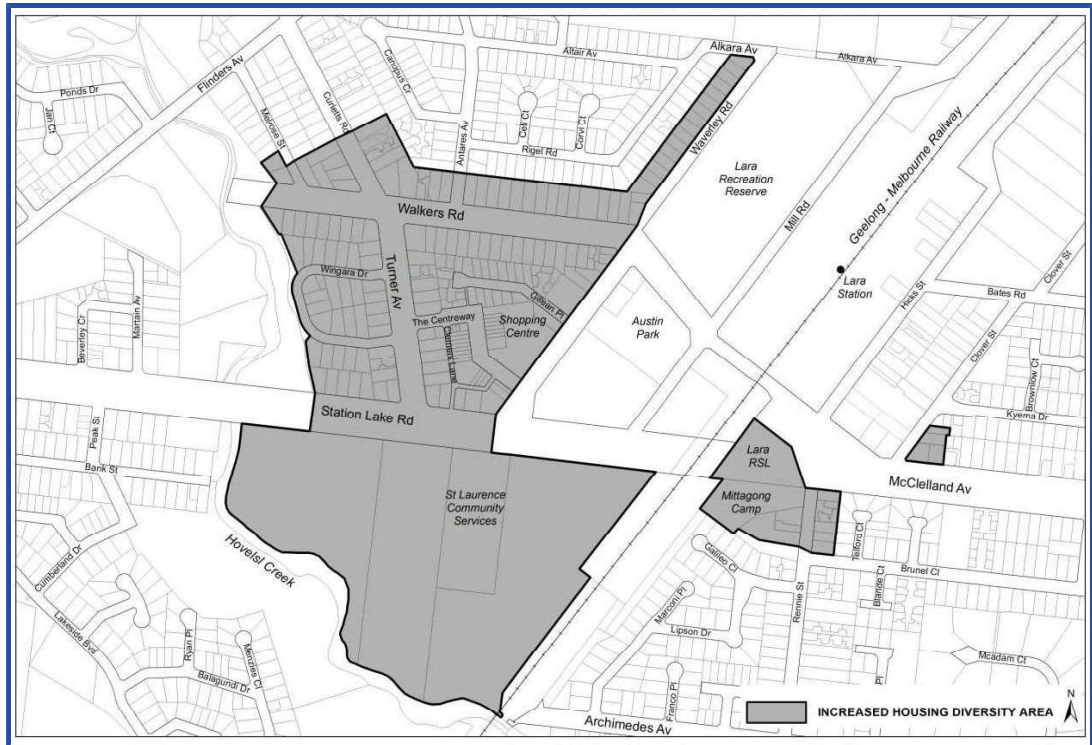


Highton Shopping Centre Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Lara and Lara Station Increased Housing Diversity Areas Map



Leopold Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Marshall Station Increased Housing Diversity Areas Map

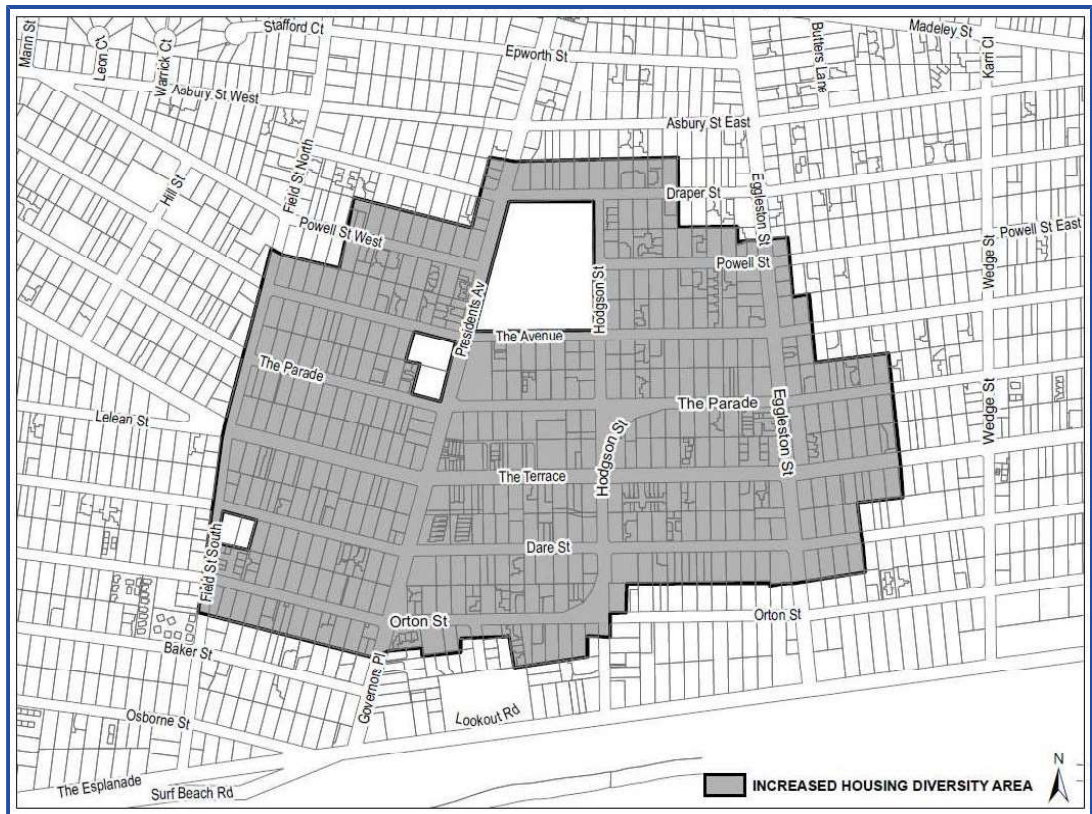


North Geelong Station Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Ocean Grove Increased Housing Diversity Areas Map

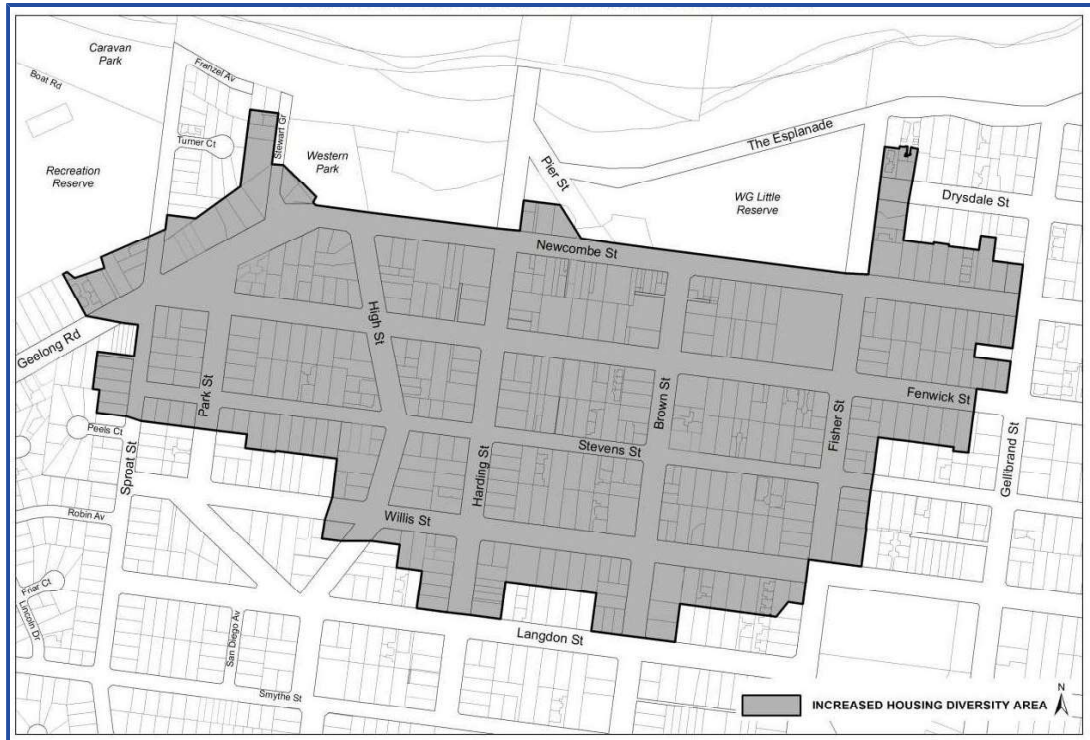


Ocean Grove Market Place Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

Portarlington Increased Housing Diversity Areas Map

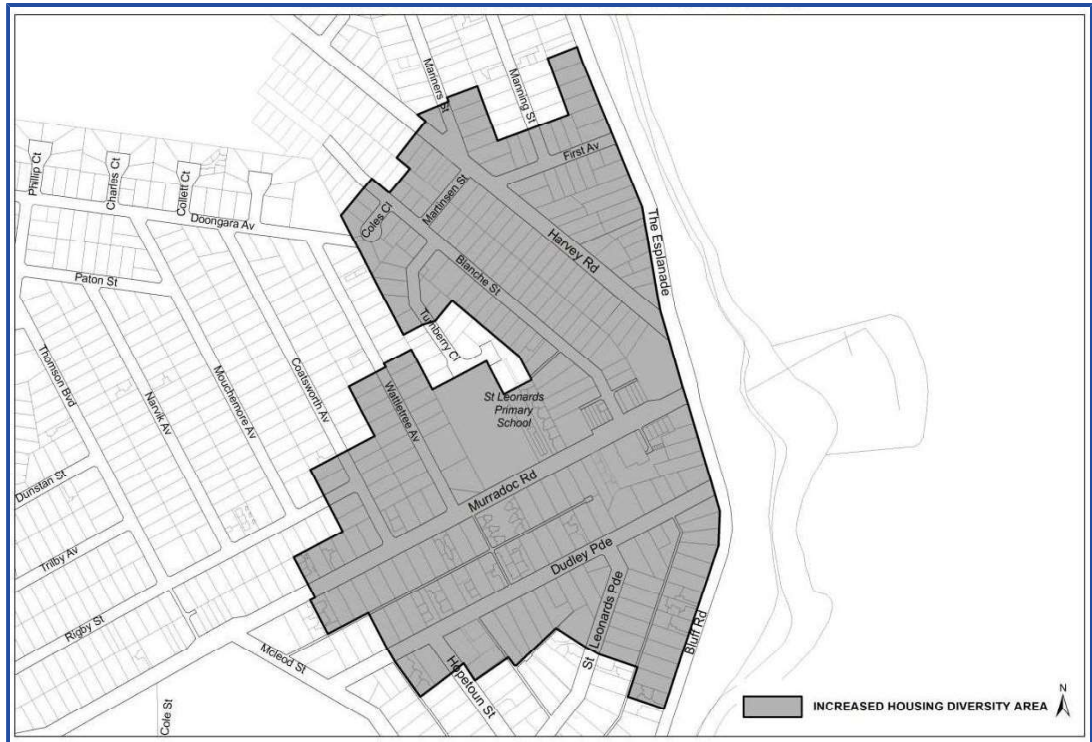


South Geelong Station Increased Housing Diversity Areas Map

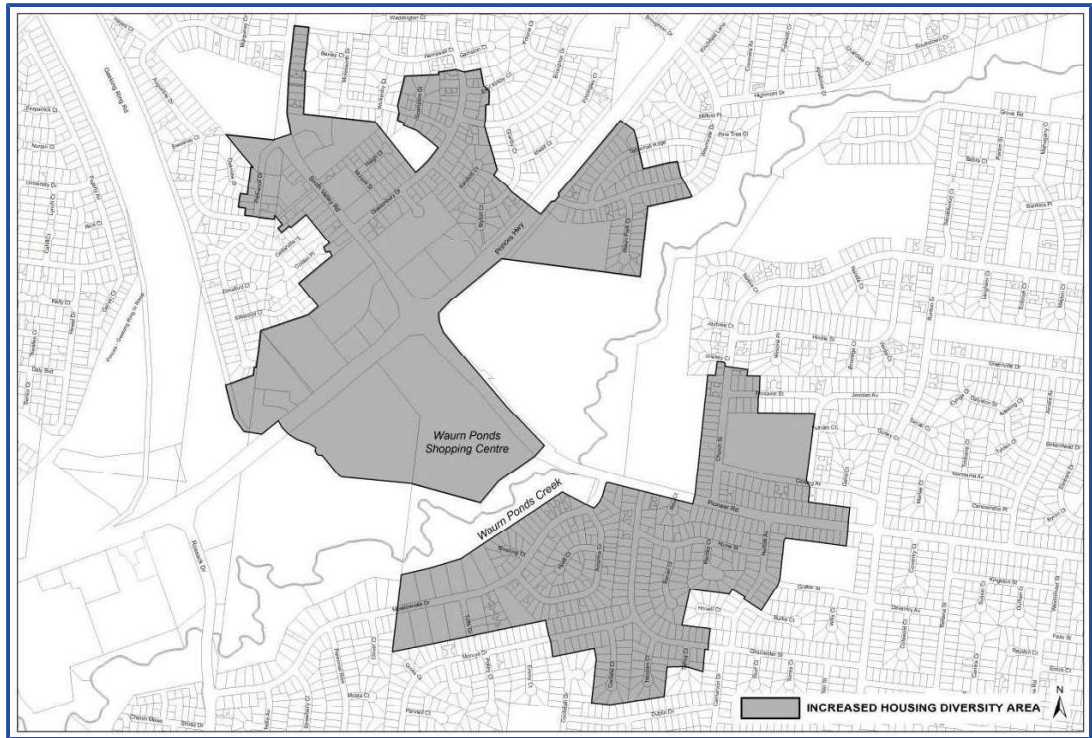


GREATER GEELONG PLANNING SCHEME

St Leonards Increased Housing Diversity Areas Map



Waurm Ponds Increased Housing Diversity Areas Map



GREATER GEELONG PLANNING SCHEME

16.01-1L-03 Increased housing diversity in coastal areas07/07/2022
C417ggee**Policy application**

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

Strategies

Encourage innovative architecture that respects the coastal setting by incorporating:

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

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

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

Policy document

Consider as relevant:

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

GREATER GEELONG PLANNING SCHEME

16.01-2S09/10/2020
VC169**Housing affordability****Objective**

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

Strategies

Improve housing affordability by:

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

Increase the supply of well-located affordable housing by:

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

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

Policy documents

Consider as relevant:

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

GREATER GEELONG PLANNING SCHEME

16.01-3S09/10/2020
VC169**Rural residential development****Objective**

To identify land suitable for rural residential development.

Strategies

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

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

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

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

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

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

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

Encourage consolidation of existing isolated small lots in rural zones.

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

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

GREATER GEELONG PLANNING SCHEME

16.01-3L Rural residential development

07/07/2022
C417ggee

Strategies

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

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

GREATER GEELONG PLANNING SCHEME**16.01-4S Community care accommodation**04/11/2022
VC226**Objective**

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

Strategies

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

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

GREATER GEELONG PLANNING SCHEME

16.01-5S09/10/2020
VC169**Residential aged care facilities****Objective**

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

Strategies

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

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

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

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

Encourage planning for housing that:

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

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

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

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

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

Policy guidelines

Consider as relevant:

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

GREATER GEELONG PLANNING SCHEME

07/08/2014
C310

SCHEDULE 3 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ3**.

ARMSTRONG CREEK WEST PRECINCT STRUCTURE PLAN SEPTEMBER 2012

1.0

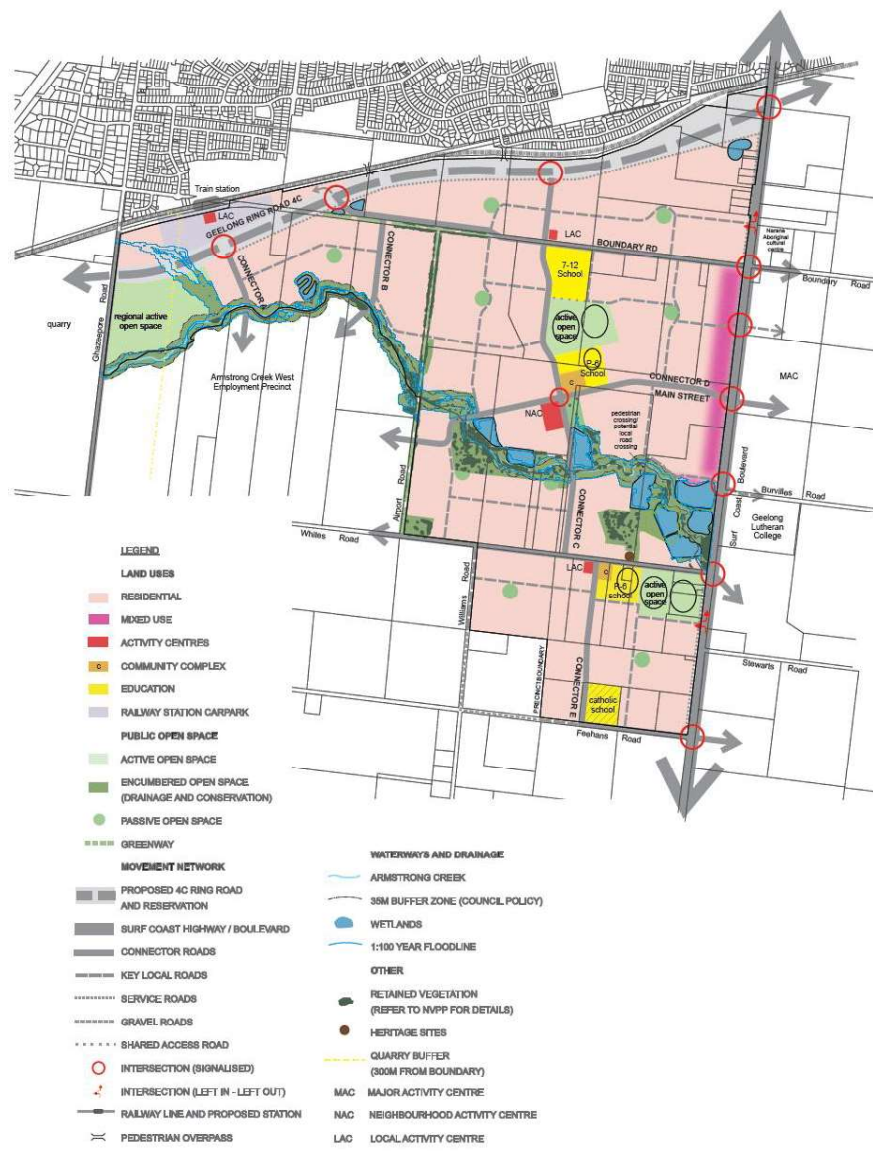
07/12/2020
C396ggee

The Plan

Plan 1 shows the future urban structure outlined in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).

Plan 1 to Schedule 3 to Clause 37.07

Armstrong Creek West Precinct Structure Plan



2.0

07/08/2014
C310

Use and development

2.1

07/12/2020
C396ggee

The Land

The provisions specified in this schedule only apply to land in the Armstrong Creek West Precinct (Plan 1) that is zoned UGZ.

GREATER GEELONG PLANNING SCHEME

2.2 Applied zone provisions

07/12/2020
C396ggee Proposed C452ggee

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.

Table 1: Applied zone provisions

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 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

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.

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.

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.

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.

2.3 Specific provisions – Use of land

07/12/2020
C396ggee

The following provisions apply to the use of land.

Table 2: Use

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

GREATER GEELONG PLANNING SCHEME

Use	Condition
Real estate agency office (temporary)	2012) may, subject to a permit, be used and developed for the purposes of restaurant, café and/or temporary real estate agency office.

2.4 Specific provisions – Subdivision

None specified.

2.5 Specific provisions - Buildings and works

07/12/2020
C396ggee

A permit is not required for the construction or carrying out of buildings and works associated with a display home on a lot over 300 square metres.

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code.

2.6 Specific provisions - Resolution of doubt

07/12/2020
C396ggee

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the Responsible Authority is satisfied that the use or development is generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).

2.7 Specific provisions – Provision of reticulated recycled water

07/12/2020
C396ggee

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.

3.0 Application requirements

07/12/2020
C396ggee

An application for use, buildings and works, or subdivision must take into consideration the Phase 1 Report on Contamination and Geotechnical Opportunities and Constraints undertaken by Golder Associates (9 November 2010) for the *Armstrong Creek West Precinct*.

An application for use, buildings and works, or subdivision in areas identified in the Golder Associates report as specific areas requiring further assessment must be accompanied by an Environmental Assessment in areas proposed for a sensitive use (public open space, residential use, child care centre, pre-school centre or primary school), to the satisfaction of the Responsible Authority. If the Responsible Authority is satisfied that this requirement is not relevant to the assessment of the application, it may waive or reduce the requirement.

An Environmental Assessment must include assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council. If the Responsible Authority is satisfied that significant levels of contamination have been found:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environmental Protection Act 1970*, or
- An environmental auditor appointed under the *Environmental Protection Act 1970* must make a statement in accordance with Part IXD of the *Environmental Protection Act 1970* that the environmental condition of the land are suitable for the sensitive use.

GREATER GEELONG PLANNING SCHEME**Activity Centres**

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within land identified as the Armstrong Creek West Precinct Neighbourhood Activity Centre and land identified as the Armstrong Creek West Precinct Train Station Local Activity Centre in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012), until an urban design framework has been prepared for these centres to the satisfaction of the Responsible Authority.

Unless the Responsible Authority agrees otherwise, the urban design framework must address all of the land in the Armstrong Creek West Precinct Neighbourhood Activity Centre and the Armstrong Creek West Precinct Train Station Local Activity Centre and must be generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan* and must address and respond to Section 4.5 and Appendix 6 of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) and any other relevant part of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) as appropriate.

A permit may be granted for the use or subdivision of land, to construct a building or construct and carry out works prior to approval of an urban design framework for the Armstrong Creek West Precinct Neighbourhood Activity Centre and the Armstrong Creek West Precinct Train Station Local Activity Centre if, in the opinion of the Responsible Authority, the granting of the permit will assist in achieving the objectives, the relevant planning and design guidelines and provisions of Appendix 6 for the Neighbourhood Activity Centre set out in the incorporated Armstrong Creek West Precinct Structure Plan.

The urban design framework may be amended to the satisfaction of the Responsible Authority.

Mixed Use Area West of Surf Coast Highway

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within the land identified as the mixed use area west of Surf Coast Highway in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) until an urban design framework for the mixed use area has been prepared to the satisfaction of the Responsible Authority.

The urban design framework for the mixed use area west of the Surf Coast Highway must be generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) and must address and respond to Section 4.5 of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) and any other relevant part of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) as appropriate.

A permit may be granted for the use or subdivision of land or to construct a building or construct and carry out works prior to approval of an urban design framework if, in the opinion of the Responsible Authority, the grant of the permit will assist in achieving the objectives and the planning and design guidelines for the mixed use area west of Surf Coast Highway set out in the incorporated precinct structure plan.

The urban design framework may be amended to the satisfaction of the Responsible Authority.

Subdivision**Site analysis**

An application for subdivision must be accompanied by a site analysis and design response as detailed in Clause 56.01. The site analysis must address or provide the following to the satisfaction of the Responsible Authority:

- A summary of relevant background technical reports previously prepared for the *Armstrong Creek West Precinct*.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

GREATER GEELONG PLANNING SCHEME**Design response**

The design response must address or provide the following to the satisfaction of the Responsible Authority:

- A written statement that explains how the subdivision meets the objectives and planning and design guidelines for the *Image and Character* and *Subdivision and Housing* elements of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).
- A Density Strategy which applies to the entire land holdings of an applicant and demonstrates that the proposed subdivision achieves the density targets set out in the *Armstrong Creek West Precinct Structure Plan*. The Density Strategy should include a table which identifies the net developable residential area, the number of lots proposed, the average lot size as well as the overall density achieved. The Density Strategy should also consider and respond to any already approved Density Strategies as part of other subdivisions within the *Armstrong Creek West Precinct Structure Plan* (September 2012) area.
- Integration with the existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape character.
- The staging of the development.
- Where appropriate, the location of proposed planned community infrastructure, public open space areas and their recreation function.
- An assessment of the existing surface and subsurface drainage conditions on the site by a suitably qualified professional and the potential impacts on the proposed development, including any measures required to mitigate the impacts of springs on the development and the impact of the development on drainage.
- An assessment against the ‘three step approach’ (avoid, minimise and offset) pursuant to the Native Vegetation Management Framework for all vegetation identified as ‘practical retention trees’ in Appendix B of the *Armstrong Creek West Native Vegetation Precinct Plan*.

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

An application must be accompanied by a Precinct Infrastructure Plan which addresses the following:

- the provision, staging and timing of stormwater drainage works.
- what land may be affected or required for the provision of infrastructure works.
- the provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- the landscaping of any land.
- the provision of public open space and land for any community facilities.
- what, if any, infrastructure set out in the *Armstrong Creek West Development Contributions Plan* is sought to be provided as “works in lieu” subject to the consent of the collecting agency.
- any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

4.0

07/08/2014
C310

Notice of an application

Notice of any application for a permit affecting land identified by the *Armstrong Creek West Native Vegetation Precinct Plan* as an offset site must be given to the Department of Environment and Primary Industries pursuant to Section 52(1)(d) of the *Planning and Environment Act 1987*.

GREATER GEELONG PLANNING SCHEME**5.0**07/08/2014
C310**Referral of an application**

An application for the removal of vegetation identified as ‘retained vegetation’ in the *Armstrong Creek West Native Vegetation Precinct Plan* must be referred to the Department of Environment and Primary Industries pursuant to Section 55 of the *Planning and Environment Act*.

Any application relating to land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 19 (Flood boundary for existing conditions Q100) in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) must be referred to the relevant Catchment Management Authority.

6.007/08/2014
C310**Conditions and requirements for permits****General Requirements**

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Armstrong Creek West Precinct Structure Plan* (September 2012) and the *Armstrong Creek West Native Vegetation Precinct Plan* are implemented as part of the planning permit or the plans endorsed under the planning permit.

Requirements for Neighbourhood Activity Centre and Mixed Use Area along Surf Coast Highway

The subdivision, development or use of the Neighbourhood Activity Centre or Mixed Use Area along Surf Coast Highway must be generally in accordance with the relevant Urban Design Framework approved by the Responsible Authority.

Requirements for implementation of Environmental Assessments

If a statement by an environmental auditor is provided rather than a certificate of environmental audit, and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, those conditions must be inserted as conditions of permit and must be implemented to the satisfaction of the Responsible Authority.

Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority, which identifies the lots that will include a restriction which reads “The construction or extension of a dwelling on lots identified on this plan must be assessed for compliance against the Small Lot Housing Code”. This restriction must also be shown on the plan of subdivision submitted for certification to the satisfaction of the Responsible Authority.

6.107/03/2013
C240**Conditions for subdivision or building and works permits where land is required for community facilities, public open space, road widening and drainage****Public open space and community facilities**

Land identified as public open space or community facilities in the incorporated *Armstrong Creek West Precinct Structure Plan* and specified on Plan 3 - Urban Structure Plan and in Table 1 -Land Use Budget in the incorporated *Armstrong Creek West Development Contributions Plan* must be transferred to or vested in Council at no cost to Council unless funded by the Development Contributions Plan.

GREATER GEELONG PLANNING SCHEME

Public open space must be provided in accordance with Plan 6 Public Open Space in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012), prior to the issue of a Statement of Compliance for the relevant stage (or as otherwise agreed with the Responsible Authority). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request and approved by the Responsible Authority, in addition to that reflected in Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012), must be transferred to or vested in Council at no cost to Council and is not subject to compensation or equalisation.

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must transferred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Armstrong Creek West Development Contributions Plan*.

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Plan 19 of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).

7.007/12/2020
C396ggee**Exemption from notice and review**

None specified.

8.007/12/2020
C396ggee**Decision guidelines**

The following decision guidelines apply to an application for a permit to subdivide, use and/or develop land under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the application is generally in accordance with the *Armstrong Creek Urban Growth Plan Framework*, City of Greater Geelong, November 2008 , Updated September 2012.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan*, September 2012 including any approved Urban Design Frameworks.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Native Vegetation Precinct Plan*, November 2012.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Development Contributions Plan*, February 2013.

9.007/12/2020
C396ggee**Signs**

The sign category is the category which is applicable for the relevant applied zone.

Despite the provisions of Clause 52.05, a permit may be granted to display a sign that promotes the sale of land or dwellings, whether or not the sign is located on the land for sale.

Education promotion signs

Despite the provisions of Clause 52.05, a permit may be granted, for a period of no more than 5 years, to display a sign that promotes an education centre on land identified as education on Plan 1 to this Schedule.

GREATER GEELONG PLANNING SCHEME

10.0 Background document

Armstrong Creek West Precinct Phase 1 Assessment Report on Contamination and Geotechnical Opportunities and Constraints, 9 November 2010

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	"Woolloomana" 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
HO25	Marathon Estate Woolshed & Yard Complex 1435-1475 Ballan Road, Anakie Statement of Significance: HO25 Marathon Estate Woolshed & Yard Complex Statement of Significance (City of Greater Geelong, 2023)	Yes	No	No	Yes	No	No	Yes	No
HO23	Anakie Presbyterian Church 1985 Ballan Road, Anakie	Yes	Yes	No	Yes	Yes-outbuilding	No	Yes	No
HO154	Grace-McKellar House, the chapel part of "Bell Park" house McKellar Memorial Chapel 45-95-99 Ballarat Road, Bell Park North Geelong Statement of Significance:	Yes	No	No	Yes	No	No	Yes	No

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?
	HO154 McKellar Memorial Chapel Statement of Significance (City of Greater Geelong, 2023)								
HO203	Kardinia International College (former Morongo) 205 Ballarat Road and 5-61 Anakie Road, Bell Post Hill	-	-	-	-	-	Yes Ref.No.H1138	Yes	No
HO1727	Kardinia International College (former Morongo) 205 Ballarat Road, Bell Post Hill	Yes	No	Yes	Yes	Yes- outbuilding	No	Yes	No
HO1720	Former Barwon Water Bell Post Hill Service Basin Valve House 210 Ballarat Road, Hamlyn Heights	Yes	No	No	Yes	No	No	No	No
HO42	"Lynburn" Homestead and outbuildings 540-610 Ballarat Road, Batesford	Yes	No	No	Yes	Yes- outbuildings	No	Yes	No
HO853	Residence 3 Balliang Street, Geelong	No	No	No	Yes	No	No	No	No
HO854	Residence 5 Balliang Street, Geelong	No	No	No	Yes	No	No	No	No
HO855	Residence 11 Balliang Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO856	Residence 13 Balliang Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO857	Brinsmead House	No	No	No	Yes	No	No	No	No

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?
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) 66 56-58 Bellerine Street, Geelong	Yes	No	Yes	Yes	No	No	No	No
HO869	Residence 70 Bellerine Street, Geelong	No	No	No	Yes	No	No	No	No
HO870	Shop 162 Bellerine Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO871	Haines Memorial Homes 169-177 Bellerine Street, Geelong	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO873	Residence (rear) 196 Bellerine Street, Geelong	No	No	No	Yes	Yes- outbuilding	No	No	No
HO874	Residence 247 Bellerine Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO875	Residence 273 Bellerine Street, Geelong	No	No	No	Yes	No	No	No	No
HO876	Residence 308 Bellerine Street, Geelong	No	No	No	Yes	Yes- fence	No	Yes	No
HO877	Residence 310 Bellerine Street, Geelong	No	No	No	Yes	No	No	Yes	No

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?
	99 Corio Street, Geelong						Ref.No.H662		
HO248	Volum Brewery Malthouse (southern facade 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 Statement of Significance: HO126 Coronal, 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, December 2022)	Yes	Yes	No Yes	Yes	No	No	Yes	No
HO660	Residence/Office 4 Coronation Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO219	Terrace Residence 6-12 Coronation Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	Yes	No
HO197	Railway Culvert To the extent of all the land within 10 metres of the culvert. Cowies Creek, North Geelong	Yes	No	No	Yes	No	No	No	No
HO1554	Residence (former Post Office) 60 Cresswell Street, Marcus Hill	No	No	Yes	Yes	Yes- outbuildings	No	No	No
HO82	War Veterans Home (former) 1-19 Crimea Street, Drysdale	Yes	Yes	No	Yes	No	No	Yes	No
HO43	Batesford Presbyterian Church 31-33 Cross Street, Batesford	Yes	Yes	No	Yes	Yes- fence	No	Yes	No

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?
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 52 Normanby Street, Geelong	No	No	No	Yes	Yes- fence	No	No	No
HO1581	Cemetery 24-42 Oakden Road, Drysdale	Yes	No	No	Yes	No	No	No	No
HO734	Residence 23 O'Connell Street, Geelong West	Yes	No	No	Yes	No	No	No	No
HO735	Residence 24 O'Connell Street, Geelong West	Yes	No	No	Yes	Yes- fence	No	No	No
HO46	Batesford School (original 1877 building) 25 Old Ballarat Road, Batesford	Yes	No	No	Yes	No	No	Yes	No
HO298	Rothwell Bridge over Little River, Old Melbourne Road, Little River	-	-	-	-	-	Yes Ref.No.H1454	No	No
HO1098	Residence 67 Ormond Road, East Geelong	Yes	No	No	Yes	Yes- fence	No	No	No
HO1099	Residence 73 Ormond Road, East Geelong	Yes	No	No	Yes	Yes- fence	No	No	No

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?
HO1590	R.S.L. Hall 13 Princess Street, Drysdale	Yes	Yes	No	Yes	No	No	Yes	No
HO25	Woolshed (on Marathon Estate) Pringles Road, Anakie	Yes	No	No	Yes	No	No	Yes	No
HO1851	Residence 3 Prospect Avenue, Belmont	No	No	No	Yes	No	No	No	No
HO1852	Residence 8 Prospect Avenue, Belmont	No	No	No	Yes	No	No	No	No
HO69	"Prospect" Homestead 50 Prospect Road, Ceres	Yes	Yes	No	Yes	No	No	Yes	No
HO1378	Residence 70 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1379	Residence 72 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1380	"Kirrewur Court" Reception Centre 77 Prospect Road, Newtown	Yes	No	Yes	Yes	Yes- fence and outbuilding	No	No	No
HO178	"Roseberth" Residence 79 Prospect Road, Newtown	Yes	No	No	Yes	No	No	Yes	No
HO1382	"Fairbrae" Residence 89 Prospect Road, Newtown	Yes	No	No	Yes	No	No	No	No
HO1383	Residence 92 Prospect Road, Newtown	Yes	No	No	Yes	Yes- fence	No	No	No
HO1385	Residence 95 Prospect Road, Newtown	No	No	No	Yes	Yes- fence	No	No	No

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?
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
HO455	James Harrison Plaque, Geelong Advertiser Building 494-495 Ryrie Street, Geelong To the extent of all the land within 5 metres of the plaque:	No	No	No	Yes	No	No	No	No
HO1128	Geelong Picture Theatre 198-204 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1129	Shops Street frontage to a depth of 5 metres, and eastern wall to a depth of 5 metres, 206-216 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	No	No
HO1130	Residence 240 Ryrie Street, Geelong	Yes	No	No	Yes	No	No	Yes	No
HO1131	"Glen Alvie"	Yes	No	No	Yes	No	No	Yes	No

GREATER GEELONG PLANNING SCHEME

07/12/2020
C396ggee**SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY**

Shown on the planning scheme map as **SBO1**.

1.007/12/2020
C396ggee**Flooding management objectives to be achieved**

None specified.

2.007/12/2020
C396ggee**Statement of risk**

None specified.

3.007/12/2020
C396ggee**Permit requirement**

A planning permit is not required to construct the following buildings or to construct or carry out the following works on land specified in the table to this Schedule, where the following requirements are met:

Buildings:

All buildings, including dwellings and outbuildings, where no part of the floor level of the building is lower than the finished floor level specified as a restriction on the Plan of Subdivision, and / or in the table which forms part of this schedule.

Works:

- Any works on the boundary of a lot where it abuts a road reserve, including but not limited to the construction of a vehicle crossing or driveway, which would not result in a Finished Surface Level lower than the level specified for that lot as a restriction on the Plan of Subdivision, and / or as listed in the table which forms part of this Schedule.
- Any other works, including but not limited to the installation of in-ground water tanks, construction or reconstruction of pedestrian and vehicle access paths or the laying of stormwater drainage pipes, which do not;
 - alter the finished surface level of the land below the level specified as a restriction on the Plan of Subdivision, and / or as listed in the table which forms part of this Schedule, or
 - if the Finished Surface Level of the land is less than the finished surface level specified as a restriction on the Plan of Subdivision, and / or listed in the table which forms part of this Schedule, do not further reduce the finished surface level.

4.007/12/2020
C396ggee**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by four sets of plans drawn to scale which show:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
- The layout of all existing and proposed buildings and works.
- Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

Referral of applications

An application to construct a building or construct or carry out works or an application to amend a permit does not have to be referred to the floodplain management authority if the application:

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.)
PS612334H	14			13.44
PS612334H	15			13.44
PS612334H	16			13.36
PS612334H	17			13.15
PS612334H	18			12.92
PS612334H	19			12.96
PS612334H	20			13.16
PS612334H	21			13.35
PS612334H	22			13.44
PS612334H	23			13.44
PS612334H	24			13.44
PS612334H	25			13.40
PS612334H	26			13.16
PS612334H	27			13.32
PS612334H	28			13.28
PS612334H	29			13.25
PS612334H	30			13.20
PS612334H	31			13.17
PS612334H	32			13.22
PS612334H	33			13.24
PS612334H	34			13.24
PS612334H	35			13.26
PS612334H	36			12.84
PS612334H	37			12.75
PS612334H	38			12.67
PS612334H	39			12.71
PS612334H	40			12.78
PS612334H	41			12.81
PS612334H	42			12.81
PS612334H	43			12.79

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.)
PS612334H	44			12.91
PS612334H	45			13.01
PS612334H	46			13.01
PS612334H	47			13.01
PS612334H	48			13.01
PS612334H	49			13.52
PS612334H	50			13.37
PS612334H	51			13.52
PS612334H	52			13.56
PS612334H	53			13.56
PS612334H	54			13.40
PS612334H	55			13.35
PS612334H	56			13.29
PS612334H	57			13.23
PS612334H	58			13.13
PS612334H	59			13.14
PS612334H	60			13.14
PS612334H	61			13.07
PS612334H	62			13.09
PS612334H	63			13.13
PS612334H	64			13.13
PS612334H	65			13.17
PS612334H	66			13.16
PS612334H	67			13.13
PS612334H	68			13.11
PS612334H	69			13.09
PS612334H	70			13.07
PS612334H	71			13.14
PS612334H	72			13.14
PS612334H	73			13.13

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.)
PS612334H	74			13.23
PS612334H	75			13.29
PS612334H	76			13.35
PS612334H	77			13.50
PS612334H	78			13.50
PS612334H	79			13.36
PS612334H	80			13.36
PS612334H	81			13.27
PS612334H	82			13.22
PS612334H	83			13.25
PS612334H	84			13.25
PS612334H	85			13.30
PS612334H	86			13.30
PS612334H	87			13.21
PS612334H	88			13.17
PS612334H	89			13.17
PS612334H	90			13.44
PS612334H	91			13.16
PS612334H	92			13.18
PS612334H	93			13.21
PS612334H	94			13.25
PS612334H	95			13.26
PS612334H	96			13.32
PS612334H	97			13.32
PS612334H	98			13.27
PS612334H	99			13.25
PS612334H	100			13.23
PS612334H	101			13.19
PS612334H	102			13.37
PS612334H	103			13.37

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.)
PS612334H	104			13.37
PS612334H	105			13.21
PS612334H	106			13.26
PS612334H	107			13.29
PS612334H	108			13.25
PS612334H	109			13.40
PS612334H	110			13.40
PS612334H	111			13.25
PS612334H	112			13.29
PS612334H	113			13.24
PS612334H	114			13.21
PS612334H	115			13.21
PS612334H	116			13.11
PS612334H	117			13.16
PS612334H	118			13.18
PS618630V	119			13.44
PS618630V	120			13.35
PS618630V	121			13.16
PS618630V	122			13.18
PS618630V	123			13.24
PS618630V	124			13.28
PS618630V	125			13.32
PS618630V	126			13.26
PS618630V	127			13.38
PS618630V	128			13.43
PS618630V	129			13.48
PS618630V	130			13.48
PS618630V	131			13.61
PS618630V	132			13.68
PS618630V	133			13.75

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.)
PS618630V	134			13.70
PS618630V	135			13.57
PS618630V	136			13.50
PS618630V	137			13.43
PS618630V	138			13.36
PS618630V	139			13.34
PS618630V	140			13.52
PS618630V	141			13.52
PS618630V	142			13.49
PS618630V	143			13.32
PS618630V	144			13.29
PS618630V	145			13.26
PS618630V	146			13.26
PS618630V	147			13.20
PS618630V	148			13.39
PS618630V	149			13.39
PS618630V	150			13.26
PS618630V	151			13.35
PS618630V	152			13.43
PS618630V	153			13.43
PS618630V	154			13.35
PS618630V	155			13.26
PS618630V	156			13.49
PS618630V	157			13.49
PS618630V	158			13.37
PS618630V	159			13.14
PS618630V	160			13.18
PS618630V	161			13.19
PS618630V	162			13.21
PS618630V	163			13.25

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.)
PS618630V	164			13.26
PS618630V	165			13.39
PS618630V	166			13.49
PS618630V	167			13.56
PS618630V	168			13.56
PS618630V	169			13.46
PS618630V	170			13.40
PS618630V	171			13.37
PS618630V	172			13.34
PS618630V	173			13.29
PS618630V	174			13.27
PS618630V	175			13.22
PS618630V	176			13.17
PS618630V	177			13.36
PS618630V	178			13.47
PS618630V	179			12.97
PS620850S	180			13.55
PS620850S	181			13.76
PS620850S	182			13.76
PS620850S	183			13.76
PS620850S	184			13.76
PS620850S	185			13.55
PS620850S	186			13.20
PS620850S	187			13.25
PS620850S	188			13.29
PS623393D	189		13.25	13.36
PS623393D	190		13.27	13.37
PS623393D	191		13.28	13.39
PS623393D	192		13.29	13.39
PS623393D	193		13.29	13.43

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.)
PS623393D	194		13.35	13.46
PS623393D	195		13.35	13.49
PS623393D	196		13.44	13.54
PS623393D	197		13.44	13.54
PS623393D	198		13.47	13.53
PS623393D	199		13.48	13.55
PS623393D	200		13.55	13.61
PS623393D	201		13.55	13.61
PS623393D	202		13.39	13.45
PS623393D	203		13.38	13.43
PS623393D	204		13.35	13.41
PS623393D	205		13.34	13.39
PS623393D	206		13.32	13.37
PS623393D	207		13.32	13.35
PS623393D	208		13.32	13.32
PS623393D	209		13.28	13.30
PS623393D	210		13.28	13.30
PS623393D	211		13.29	13.33
PS623393D	212		13.31	13.35
PS623393D	213		13.32	13.41
PS623393D	314		13.35	13.42
PS623393D	215		13.38	13.43
PS623393D	216		13.45	13.54
PS623393D	217		13.43	13.54
PS623393D	218		13.35	13.49
PS623393D	219		13.35	13.46
PS623393D	220		13.30	13.44
PS623393D	221		13.29	13.39
PS623393D	222		13.28	13.39
PS623393D	223		13.27	13.37

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.)
PS623393D	224		13.25	13.36
PS623394B	225		12.95	13.38
PS623394B	226		13.08	13.38
PS623394B	227		13.12	13.11
PS623394B	228		13.13	13.13
PS623394B	229		13.15	13.17
PS623394B	230		13.17	13.19
PS623394B	231		13.21	13.21
PS623394B	232		13.25	13.26
PS623394B	233		13.25	13.28
PS623394B	234		13.25	13.28
PS623394B	235		13.25	13.26
PS623394B	236		13.22	13.25
PS623394B	237		13.22	13.22
PS623394B	238		13.22	13.21
PS623394B	239		13.18	13.20
PS623394B	240		13.17	13.19
PS623394B	241		13.14	13.17
PS623394B	242		13.13	13.13
PS623394B	243		13.10	13.11
PS623394B	244		13.08	13.35
PS623394B	245		13.05	13.44
PS627292N	246		13.44	13.57
PS627292N	247		13.52	13.58
PS627292N	248		13.52	13.60
PS627292N	249		13.68	13.91
PS627292N	250		13.72	14.00
PS627292N	251		13.68	14.05
PS627292N	252		13.68	14.05
PS627292N	253		13.67	14.00

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.)
PS627292N	254		13.63	13.97
PS627292N	255		13.63	13.98
PS627292N	256		13.68	14.00
PS627292N	257		13.68	14.05
PS627292N	258		13.68	14.05
PS627292N	259		13.69	14.00
PS627292N	260		13.66	13.78
PS627292N	261		13.65	13.73
PS627292N	262		13.65	13.77
PS627292N	263		13.65	13.84
PS627292N	264		13.65	13.91
PS627292N	265		13.64	13.98
PS627292N	266		13.65	13.98
PS627292N	267		13.67	13.96
PS627292N	268		13.67	13.89
PS627292N	269		13.67	13.82
PS627292N	270		13.61	13.75
PS627292N	271		13.48	13.67
PS627292N	272		13.36	13.59
PS627292N	273		13.65	13.78
PS627292N	274		13.65	13.85
PS627292N	275		13.65	13.92
PS627292N	276		13.64	13.99
PS627292N	277		13.65	13.99
PS627292N	278		13.66	13.96
PS627292N	279		13.67	13.92
PS627292N	280		13.63	13.87
PS627292N	281		13.61	13.81
PS627292N	282		13.61	13.80
PS627292N	283		13.70	13.89






























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.)
PS627292N	284		13.69	13.91
PS627292N	285		13.69	13.96
PS627292N	286		13.68	13.96
PS627292N	287		13.68	13.96
PS627292N	288		13.68	13.91
PS627292N	289		13.74	13.91
PS627292N	290		13.68	13.96
PS627292N	291		13.68	13.96
PS627292N	292		13.69	13.96
PS627292N	293		13.69	13.91
PS627292N	294		13.69	13.89
PS627292N	295		13.69	13.87
PS627292N	296		13.65	13.84
PS627292N	297		13.61	13.79
PS627292N	298		13.61	13.79
PS627292N	299		13.61	13.79
PS627292N	300		13.61	13.75
PS627292N	301		13.61	13.70
PS627292N	302		13.35	13.55
PS627299X	303		13.79	13.98
PS627299X	304		13.79	13.98
PS627299X	305		13.76	13.94
PS627299X	306		13.75	13.91
PS627299X	307		13.73	13.86
PS627299X	308		13.72	13.80
PS627299X	309		13.72	13.80
PS627299X	310		13.70	13.75
PS627299X	311		13.71	13.79
PS627299X	312		13.73	13.85
PS627299X	313		13.84	13.89






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
PS927300S PS627300S	333		14.07	14.29
PS927300S PS627300S	334		14.07	14.37
PS927300S PS627300S	335		14.11	14.40
PS927300S PS627300S	336		14.11	14.40
PS927300S PS627300S	337		14.11	14.32
PS927300S PS627300S	338		14.11	14.25
PS927300S PS627300S	339		13.85	14.15
PS927300S PS627300S	340		13.85	14.14
PS927300S PS627300S	341		13.85	14.14
PS927300S PS627300S	342		13.85	14.10
PS927300S 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.)	
PS927300S PS627300S	344		13.71	13.83	
PS927300S PS627300S	345		13.68	13.81	
PS927300S PS627300S	346		13.61	13.76	
PS927300S PS627300S	347		13.66	13.76	
PS927300S PS627300S	348		13.67	13.73	
PS927300S PS627300S	349		13.64	13.68	
PS927300S PS627300S	350		13.61	13.66	
PS927300S PS627300S	351		13.57	13.66	
PS927300S PS627300S	352		13.55	13.66	
PS927300S PS627300S	353		13.53	13.58	
PS927300S PS627300S	354		13.56	13.66	
PS927300S PS627300S	355		13.57	13.71	
PS927300S PS627300S	356		13.64	13.77	
PS927300S PS627300S	357		13.68	13.81	
PS927300S PS627300S	358		13.70	13.83	
PS927300S PS627300S	359		13.73	13.86	
PS927300S PS627300S	360		13.77	13.89	
PS927300S PS627300S	361		13.90	13.97	
PS927300S PS627300S	362		14.12	14.26	
PS927300S PS627300S	363		14.12	14.33	
PS927300S PS627300S	364		14.12	14.41	
PS927300S PS627300S	365		14.08	14.49	
PS927300S PS627300S	366		14.07	14.53	
PS927300S PS627300S	367		14.07	14.53	
PS927300S PS627300S	368		13.94	14.47	
PS927300S PS627300S	369		14.06	14.14	
PS927300S PS627300S	370		13.95	14.08	
PS927300S PS627300S	371		13.94	14.08	
PS927300S PS627300S	372		14.07	14.14	
PS927300S 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.)	
PS927300S PS627300S	374		14.15	14.42	
PS927300S PS627300S	375		14.08	14.57	
PS927300S PS627300S	376		14.08	14.57	
PS927300S PS627300S	377		14.09	14.56	
PS927300S PS627300S	378		14.09	14.56	
PS927300S PS627300S	379		14.09	14.42	
PS927300S PS627300S	380		14.08	14.39	
PS927300S PS627300S	381		14.01	14.14	
PS927300S PS627300S	382		13.93	14.08	
PS927300S PS627300S	383		13.73	13.87	
PS927300S PS627300S	384		13.68	13.85	
PS927300S PS627300S	385		13.80	13.93	
PS927300S PS627300S	386		13.84	13.99	
PS927300S PS627300S	387		13.84	14.02	
PS927300S PS627300S	388		13.89	14.08	
PS927300S PS627300S	389		13.95	14.14	
PS927300S PS627300S	390		13.96	14.43	
PS927300S 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	

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.)
PS627293L	404		13.96	14.17
PS627293L	405		13.96	14.31
PS627293L	406		13.96	14.52
PS627293L	407		13.96	14.52
PS627293L	408		13.96	14.31
PS627293L	409		13.96	14.17
PS627293L	410		14.00	14.11
PS627293L	411		14.05	14.24
PS627293L	412		14.05	14.31
PS627293L	413		14.05	14.38
PS627293L	414		14.05	14.38
PS627293L	415		14.00	14.34
PS627293L	416		13.95	14.14
PS627293L	417		13.91	14.18
PS627293L	418		13.90	14.30
PS627293L	419		13.90	14.18
PS627293L	420		13.86	14.09
PS627293L	421		13.86	14.02
PS627293L	422		13.86	14.02
PS627293L	423		13.81	13.98
PS627293L	424		13.81	13.91
PS627293L	425		13.80	13.91
PS627293L	426		13.72	13.87
PS627293L	427		13.72	13.80
PS627293L	428		13.70	13.80
PS627293L	429		13.70	13.87
PS627293L	430		13.70	13.91
PS627293L	431		13.70	13.91
PS627293L	432		13.81	13.97
PS627293L	433		13.82	13.97

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.)
PS627293L	434		13.90	14.04
PS627293L	435		13.90	14.07
PS627293L	436		13.92	14.12
PS627293L	437		14.00	14.15
PS627293L	438		14.00	14.15
PS627293L	439		14.00	14.22
PS627293L	440		14.00	14.26
PS627293L	441		14.00	14.26
PS627293L	442		14.00	14.22
PS627293L	443		14.00	14.15
PS627293L	444		14.00	14.15
PS627293L	445		13.92	14.12
PS627293L	446		13.90	14.07
PS627293L	447		13.89	14.04
PS627293L	448		13.81	13.97
PS627293L	449		13.81	13.97
PS627293L	450		13.67	13.78
PS641443N	451		12.93	13.44
PS641443N	452		13.03	13.35
PS641443N	453		13.03	13.14
PS641443N	454		13.07	13.18
PS641443N	455		13.09	13.26
PS641443N	456		13.09	13.42
PS641443N	457		13.28	13.42
PS641443N	458		13.39	13.41
PS641443N	459		13.41	13.47
PS641443N	460		13.36	13.49
PS641443N	461		13.34	13.44
PS641443N	462		13.34	13.50
PS641443N	463		13.28	13.42

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.)
PS641443N	464		13.09	13.42
PS641443N	465		13.09	13.25
PS641443N	466		13.07	13.18
PS641443N	467		13.03	13.35
PS641443N	468		12.88	13.43
PS641443N	469		12.93	13.43
PS641443N	470		13.17	13.43
PS641443N	471		13.11	13.20
PS641443N	472		13.15	13.24
PS641443N	473		13.17	13.25
PS641443N	474		13.24	13.27
PS641443N	475		13.25	13.32
PS641443N	476		13.39	13.50
PS641443N	477		13.35	13.46
PS641443N	478		13.34	13.50
PS641443N	479		13.36	13.50
PS641443N	480		13.40	13.46
PS641443N	481		13.44	13.49
PS641443N	482		13.50	13.53
PS641443N	483		13.49	13.57
PS641443N	484		13.43	13.71
PS641443N	485		13.44	14.01
PS641443N	486		13.59	14.01
PS641443N	487		13.59	14.01
PS641443N	488		13.44	14.01
PS641443N	489		13.44	13.70
PS641443N	490		13.40	13.65
PS641443N	491		13.32	13.39
PS641443N	492		13.28	13.38
PS641443N	493		13.25	13.32

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.)
PS641443N	494		13.24	13.28
PS641443N	495		13.18	13.25
PS641443N	496		13.15	13.23
PS641443N	497		13.11	13.20
PS641443N	498		13.19	13.25
PS641443N	499		12.93	13.44
PS641452M	500		13.64	13.79
PS641452M	501		13.54	13.71
PS641452M	502		13.48	13.65
PS641452M	503		13.42	13.61
PS641452M	504		13.39	13.56
PS641452M	505		13.38	13.51
PS641452M	506		13.37	13.46
PS641452M	507		13.29	13.42
PS641452M	508		13.19	13.36
PS641452M	509		12.93	13.44
PS641452M	510		13.13	13.35
PS641452M	511		13.60	13.78
PS641452M	512		13.55	13.70
PS641452M	513		13.40	13.55
PS641452M	514		13.37	13.46
PS641452M	515		13.27	13.45
PS641452M	516		13.38	13.56
PS641452M	517		13.47	13.64
PS641452M	518		13.53	13.70
PS641452M	519		13.54	13.79
PS641452M	520		13.62	13.88
PS641452M	521		13.72	13.97
PS641452M	522		13.97	14.06
PS641452M	523		14.01	14.09

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.)
PS641452M	524		14.01	14.38
PS641452M	525		14.01	14.32
PS641452M	526		14.14	14.27
PS641452M	527		14.16	14.27
PS641452M	528		14.16	14.23
PS641452M	529		14.02	14.09
PS641452M	530		13.99	14.06
PS641452M	531		13.73	13.97
PS641452M	532		13.64	13.89
PS641452M	533		13.57	13.81
PS641452M	534		13.53	13.73
PS641452M	535		13.52	13.65
PS641452M	536		13.44	13.61
PS641452M	537		13.33	13.52
PS641452M	538		13.26	13.46
PS641452M	539		13.19	13.40
PS641452M	540		13.22	13.42
PS641452M	541		12.87	13.53
PS641452M	542		13.23	13.61
PS641452M	543		13.31	13.62
PS641454H	544		14.16	14.18
PS641454H	545		13.89	13.96
PS641454H	546		13.66	13.82
PS641454H	547		13.57	13.61
PS641454H	548		13.55	13.55
PS641454H	549		13.49	13.49
PS641454H	550		13.26	13.62
PS641454H	551		12.98	13.55
PS641454H	552		13.42	13.47
PS641454H	553		13.39	13.66

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.)
PS641454H	554		13.85	13.87
PS641454H	555		14.21	14.24
PS641454H	556		14.22	14.26
PS641454H	557		14.22	14.26
PS641454H	558		14.22	14.23
PS641454H	559		14.23	14.27
PS641454H	560		14.23	14.27
PS641454H	561		14.23	14.26
PS641454H	562		14.23	14.28
PS641454H	563		14.20	14.27
PS641454H	564		14.19	14.22
PS641454H	565		13.95	14.18
PS641454H	566		13.66	13.82
PS641454H	567		13.62	13.62
PS641454H	568		13.52	13.52
PS645588N	569		14.04	14.18
PS645588N	570		13.80	14.13
PS645588N	571		13.45	13.90
PS645588N	572		13.31	13.81
PS645588N	573		13.37	13.73
PS645588N	574		13.37	13.64
PS645588N	575		13.37	13.56
PS645588N	576		13.24	13.47
PS645588N	577		13.31	13.40
PS645588N	578		13.31	13.42
PS645588N	579		13.16	13.44
PS645588N	580		13.16	13.53
PS645588N	581		13.23	13.67
PS645588N	582		13.37	13.80
PS645588N	583		13.45	13.80

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.)
PS645588N	584		13.35	13.75
PS645588N	585		13.35	13.62
PS645588N	586		13.32	13.54
PS645588N	587		12.91	13.45
PS645588N	588		13.15	13.36
PS645588N	589		13.14	13.32
PS645588N	590		13.21	13.37
PS645588N	591		13.21	13.41
PS645588N	592		13.28	13.47
PS645588N	593		13.33	13.50
PS645588N	594		13.33	13.56
PS645588N	595		13.33	13.61
PS645588N	596		13.31	13.62
PS645588N	597		13.32	13.62
PS645588N	598		13.43	13.54
PS645588N	599		13.46	13.64
PS645588N	600		13.47	13.60
PS645588N	601		13.44	13.61
PS645588N	602		13.54	13.61
PS645588N	603		13.53	13.56
PS645588N	604		13.47	13.51
PS645588N	605		13.26	13.46
PS645588N	606		13.30	13.40
PS645588N	607		13.31	13.36
PS645588N	608		13.28	13.39
PS645588N	609		13.28	13.38
PS645588N	610		13.21	13.30
PS645588N	611		13.14	13.22
PS645588N	612		13.04	13.19
PS645588N	613		13.03	13.34

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.)
PS645588N	614		12.92	13.41
PS648601J	615		13.98	14.06
PS648601J	616		13.97	14.01
PS648601J	617		13.97	13.97
PS648601J	618		13.97	13.97
PS648601J	619		13.96	13.96
PS648601J	620		13.92	13.96
PS648601J	621		13.86	13.94
PS648601J	622		13.67	13.90
PS648601J	623		13.58	13.86
PS648601J	624		13.42	13.79
PS648601J	625		13.42	13.73
PS648601J	626		13.43	13.67
PS648601J	627		13.43	13.61
PS648601J	628		13.43	13.61
PS648601J	629		13.43	13.66
PS648601J	630		13.42	13.66
PS648601J	631		13.40	13.65
PS648601J	632		13.36	13.60
PS648601J	633		13.35	13.55
PS648601J	634		13.39	13.55
PS648603E	635		13.39	13.50
PS648603E	636		13.39	13.45
PS648603E	637		13.32	13.34
PS648603E	638		13.28	13.30
PS648603E	639		13.27	13.27
PS648603E	640		13.22	13.25
PS648603E	641		13.19	13.22
PS648603E	642		12.92	13.41
PS648603E	643		13.17	13.34

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.)
PS648603E	644		13.17	13.33
PS648603E	645		12.92	13.33
PS648603E	646		13.19	13.21
PS648603E	647		13.23	13.25
PS648603E	648		13.26	13.27
PS648603E	649		13.28	13.30
PS648603E	650		13.77	13.41
PS648603E	651		13.77	13.44
PS705823Y	652		13.37	13.47
PS705823Y	653		13.36	13.51
PS705823Y	654		13.36	13.53
PS705823Y	655		13.36	13.53
PS705823Y	656		13.36	13.49
PS705823Y	657		13.36	13.45
PS705823Y	658		12.93	13.30
PS705823Y	659		12.98	13.08
PS705823Y	660		13.02	13.12
PS705823Y	661		13.16	13.25
PS705823Y	662		13.39	13.41
PS705823Y	663		13.39	13.41
PS705823Y	664		13.38	13.42
PS705823Y	665		13.03	13.42
PS705823Y	666		13.03	13.26
PS705823Y	667		13.01	13.12
PS705823Y	668		13.00	13.11
PS705823Y	669		12.96	13.33
PS705823Y	670		12.98	13.33
PS711177U	671		13.12	13.22
PS711177U	672		13.14	13.22
PS711177U	673		13.13	13.16

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.)
PS711177U	674		13.19	13.16
PS711177U	675		13.15	13.17
PS711177U	676		13.11	13.18
PS711177U	677		13.11	13.15
PS711177U	678		13.15	13.18
PS711177U	679		13.18	13.21
PS711177U	680		13.21	13.28
PS711177U	681		13.28	13.32
PS711177U	682		13.32	13.27
PS711177U	683		13.36	13.40
PS711177U	684		13.41	13.42
PS711177U	685		13.42	13.47
PS711177U	686		13.47	13.52
PS711177U	687		13.52	13.60
PS711177U	688		13.60	13.70
PS711177U	689		13.70	13.70
PS711177U	690		13.51	13.56
PS711177U	691		13.50	13.65
PS711177U	692		13.65	13.81
PS711177U	693		13.76	13.81
PS711177U	694		13.76	13.80
PS711177U	695		13.62	13.80
PS711177U	696		13.46	13.62
PS711177U	697		13.41	13.46
PS711177U	698		13.41	13.42
PS711177U	699		13.37	13.40
PS711177U	700		13.33	13.37
PS711177U	701		13.31	13.34
PS711177U	702		13.32	13.37
PS711177U	703		13.38	13.42

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.)
PS711177U	704		13.38	13.42
PS711177U	705		13.32	13.37
PS711177U	706		13.21	13.34
PS711177U	707		13.18	13.21
PS711177U	708		13.15	13.18
PS711177U	709		13.11	13.15
PS711177U	710		13.14	13.17
PS711177U	711		13.14	13.17
PS711177U	712		13.14	13.18
PS711177U	713		13.14	13.19
PS711178S	714		13.15	13.32
PS711178S	715		13.15	13.18
PS711178S	716		13.18	13.18
PS711178S	717		13.18	13.24
PS711178S	718		13.24	13.26
PS711178S	719		13.26	13.31
PS711178S	720		13.31	13.31
PS711178S	721		13.31	13.41
PS711178S	722		13.39	13.42
PS711178S	723		13.08	13.16
PS711178S	724		13.16	13.18
PS711178S	725		13.18	13.20
PS711178S	726		13.20	13.24
PS711178S	727		13.24	13.25
PS711178S	728		13.25	13.27
PS711178S	729		13.27	13.31
PS711178S	730		13.30	13.31
PS711178S	731		13.30	13.41
PS711178S	732		13.35	13.37
PS716068X	733		12.93	13.17

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.)
PS716068X	734		12.93	13.17
PS716068X	735		12.93	13.18
PS716068X	736		12.93	13.18
PS716068X	737		12.93	13.11
PS716068X	738		12.93	13.11
PS716068X	739		13.08	13.40
PS716068X	740		13.08	13.50
PS716068X	741		13.10	13.52
PS716068X	742		13.08	13.36
PS716068X	743		13.07	13.49
PS716068X	744		13.06	13.44
PS716068X	745		13.04	13.18
PS716068X	746		12.93	13.18
PS716068X	747		13.01	13.16
PS716068X	748		13.01	13.12
PS716068X	749		13.01	13.14
PS716068X	750		13.05	13.17
PS716068X	751		13.06	13.26
PS716068X	752		13.06	13.41
PS716068X	753		13.06	13.41
PS716068X	754		13.06	13.41
PS716068X	755		13.06	13.26
PS716068X	756		13.01	13.16
PS716068X	757		13.10	12.93
PS716068X	758		13.17	12.93
719312X	759		12.93	13.26
719312X	760		12.93	13.30
719312X	761		12.93	13.26
719312X	762		12.93	13.24
719312X	763		12.93	13.33

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.)
719312X	764		12.94	13.33
719312X	765		12.95	13.14
719312X	766		13.12	13.15
719312X	767		13.12	13.16
719312X	768		13.12	13.22
719312X	769		13.12	13.27
719312X	770		13.11	13.27
719312X	771		13.02	13.19
719312X	772		13.01	13.18
719312X	773		13.11	13.27
719312X	774		13.12	13.27
719312X	775		13.12	13.22
719312X	776		13.15	13.17
719312X	777		13.15	13.17
719312X	778		13.07	13.15
PS719313V	779		13.15	13.20
PS719313V	780		13.24	13.27
PS719313V	781		13.24	13.53
PS719313V	782		13.24	13.53
PS719313V	783		13.24	13.50
PS719313V	784		13.24	13.50
PS719313V	785		13.24	13.25
PS719313V	786		13.24	13.28
PS719313V	787		13.24	13.32
PS719313V	788		13.24	13.31
PS719313V	789		13.21	13.21
PS719313V	790		13.19	13.20
PS719313V	791		13.16	13.17
PS719317M	792		13.28	13.34
PS719317M	793		13.29	13.40

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.)
PS719317M	794		13.33	13.42
PS719317M	795		13.49	13.52
PS719317M	796		13.29	13.33
PS719317M	797		13.29	13.38
PS719317M	798		13.26	13.42
PS719317M	799		13.37	13.43
PS719317M	800		13.38	13.47
PS719317M	801		13.39	13.47
PS719317M	802		13.40	13.51
PS719317M	803		13.48	13.61
PS719317M	804		13.34	13.48
PS719317M	805		13.35	13.46
PS719317M	806		13.35	13.42
PS719317M	807		13.36	13.40

Note 1: Freeboard to be consistent with Guidelines for Development in Flood-prone Areas, Melbourne Water 2003.

GREATER GEELONG PLANNING SCHEME

- 35, 35DDO
- 36, 36ESO, 36HO, 36DPO, 36LSIO-FO, 36EAO, 36DDO14, 36SBO, 36SLO
- 37, 37HO, 37DDO, 37EAO, 37DDO14, 37DPO, 37SBO
- 38, 38HO, 38EAO, 38DDO, 38SBO, 38LSIO-FO
- 39
- 40, 40ESO, 40HO, 40DDO, 40LSIO-FO
- 41, 41HO, 41DDO14, 41SLO
- 42, 42ESO, 42HO, 42PAO, 42DDO14, 42DDO, 42DPO, 42SLO, 42LSIO-FO
- 43, 43ESO, 43VPO, 43HO, 43DDO14, 43DPO, 43DDO, 43SLO, 43SBO, 43BMO, 43LSIO-FO
- 44, 44VPO, 44HO, 44DDO14, 44DDO, 44SBO, 44BMO, 44LSIO-FO
- 45, 45HO, 45LSIO-FO
- 46, 46LSIO-FO, 46HO
- 47, 47SLO, 47HO, 47DDO, 47LSIO-FO, 47EAO, 47DDO14, 47DPO, 47RXO, 47SBO
- 48, 48HO, 48DDO, 48DPO, 48LSIO-FO, 48EAO, 48DDO14, 48SLO
- 49, 49SLO, 49HO, 49DDO, 49DPO, 49LSIO-FO, 49PAO, 49DDO14, 49EAO, 49RXO, 49SBO
- 50, 50HO, 50DDO, 50DPO, 50EAO, 50LSIO-FO, 50SBO, 50SCO
- 51, 51ESO, 51HO, 51DDO, 51SBO, 51LSIO-FO
- 52, 52HO, 52LSIO-FO, 52DDO14, 52DDO, 52DPO, 52SBO, 52SLO
- 53, 53ESO, 53HO, 53LSIO-FO, 53PAO, 53DDO14, 53DDO, 53SCO, 53SLO
- 54, 54ESO, 54HO, 54LSIO-FO, 54PAO, 54DDO, 54EAO, 54SCO, 54SLO
- 55, 55HO, 55LSIO-FO, 55DDO, 55SBO, 55SLO
- 56, 56ESO, 56HO, 56DDO, 56LSIO-FO, 56SBO, 56SCO
- 57, 57VPO, 57HO, 57DPO, 57DDO14, 57DDO, 57LSIO-FO, 57EAO
- 58, 58VPO, 58HO, 58DDO
- 59, 59VPO, 59HO, 59PAO, 59DDO14, 59DDO, 59DPO, 59DCPO, 59BMO
- 60, 60HO, 60PAO, 60DDO14, 60SLO, 60BMO
- 61, 61VPO, 61SLO
- 62, 62ESO, 62VPO, 62HO, 62DDO14, 62DDO, 62DPO, 62SLO, 62BMO, 62LSIO-FO
- 63, 63DDO, 63LSIO-FO
- 64, 64VPO, 64SLO, 64SCO, 64PAO, 64LSIO-FO
- 65, 65VPO, 65SLO, 65HO, 65DDO, 65DPO, 65PAO, 65DDO14, 65ESO, 65DCPO, 65SCO
- 66, 66VPO, 66HO, 66DPO, 66LSIO-FO, 66PAO, 66DDO14, 66ESO, 66DDO, 66DCPO, 66PO, 66SBO, 66SCO
- 67, 67VPO, 67HO, 67LSIO-FO, 67PAO, 67ESO, 67SBO, 67DDO, 67DCPO, 67SCO, 67SLO
- 68, 68ESO, 68HO, 68LSIO-FO, 68SLO, 68SCO
- 69, 69ESO, 69HO, 69LSIO-FO, 69DDO14, 69DPO, 69SLO
- 70, 70VPO, 70HO, 70LSIO-FO, 70PAO, 70SLO
- 71, 71ESO, 71VPO, 71HO, 71PAO, 71DPO, 71SLO, 71BMO

GREATER GEELONG PLANNING SCHEME

- 72, 72ESO, 72VPO, 72HO, 72SLO, 72BMO
- 73, 73ESO, 73VPO, 73SLO, 73LSIO-FO
- 74, 74ESO, 74DDO14, 74SLO, 74LSIO-FO
- 75, 75VPO, 75SCO, 75PAO
- 76, 76VPO, 76PAO, 76SCO
- 77, 77VPO, 77HO, 77LSIO-FO, 77ESO, 77DCPO, 77SCO
- 78, 78ESO, 78VPO, 78LSIO-FO, 78PAO, 78HO, 78DCPO
- 79, 79ESO, 79VPO, 79LSIO-FO, 79PAO, 79HO, 79SLO
- 80, 80ESO, 80LSIO-FO, 80SBO, 80PAO, 80HO, 80SLO, 80BMO
- 81, 81ESO, 81VPO, 81SLO, 81HO, 81DDO, 81LSIO-FO, 81SBO, ~~81PAO~~, 81DDO14, 81BMO
- 82, 82ESO, 82VPO, 82SLO, 82HO, 82DDO, 82DPO, 82LSIO-FO, 82PAO 82DDO14, 82BMO
- 83, 83ESO, 83VPO, 83HO, 83DDO, 83LSIO-FO, 83PAO, 83DDO14, 83BMO, 83DPO, 83SLO
- 84, 84ESO, 84VPO, 84SLO, 84LSIO-FO
- 85, 85ESO, 85BMO, 85DDO, 85LSIO-FO
- 86, 86ESO, 86HO, 86LSIO-FO, 86BMO, 86DDO
- 87, 87ESO, 87HO, 87SLO, 87SBO, 87BMO, 87LSIO-FO
- 88, 88ESO, 88HO, 88LSIO-FO, 88DDO, 88SBO, 88BMO, 88SCO, 88SLO
- 89, 89ESO, 89DDO14, 89BMO, 89SLO, 89DPO

GREATER GEELONG PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0

Incorporated documents

16/02/2024
VC244 Proposed C452ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads (June 2020)	C415ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment (July 2011)	C257
Adventure Park Comprehensive Development Plan (May 2014)	C288
Advertising Sign Guidelines (City of Greater Geelong, November 1997, Amended October 2014)	C296
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan (May 2016)	C316
Armstrong Creek East Native Vegetation Precinct Plan (May 2010)	C206
Armstrong Creek East Precinct Structure Plan (May 2010, Amended November 2011)	C214
<i>Armstrong Creek East Precinct Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)	C259
<i>Armstrong Creek North East Industrial Precinct Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan (May 2010)	C207
Armstrong Creek South Precinct Structure Plan (February 2016)	C301
Armstrong Creek Town Centre Precinct Structure Plan (March 2014)	C267
<i>Armstrong Creek Town Centre Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Armstrong Creek Urban Growth Plan Framework Plan (November 2008, updated September 2012 and June 2015)	C301
<i>Armstrong Creek West Precinct Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Armstrong Creek West Precinct Native Vegetation Precinct Plan (November 2012)	C240
Armstrong Creek West Precinct Structure Plan (September 2012)	C240
<i>Australian Standard AS2021-2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction</i> (Standards Australia Limited, 2015)	VC244
Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document (October 2020)	C413ggee
Batman Park, Indented Head Incorporated Plan (June 2015)	C274
BUPA Aged Care Facility, Bellarine Lakes (May 2016)	C336
<i>Central Road Drysdale Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Chisholm Road Prison Project, Lara, Incorporated Document (June 2019)	C389ggee

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
<u>HO25 Marathon Estate Woolshed & Yard Complex (City of Greater Geelong, 2023)</u>	<u>C452ggee</u>
<u>HO126 "Coronal", 7 Coronal Avenue, Newtown Statement of Significance (City of Greater Geelong, 2023)</u>	<u>C452ggee</u>
<u>HO154 McKellar Memorial Chapel Statement of Significance (City of Greater Geelong, 2023)</u>	<u>C452ggee</u>
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1635 Villamanta Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1638 Woolstores Industrial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1639 City East Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1903 Wimmera Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1905 Evans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1906 Kardinia Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1917 Eyre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1918 Hermitage Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1922 Bareena Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1923 Mercers Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1926 Bona Vista Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1958 Ballinasloe Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1959 Great Western Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1960 Milton Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1961 Pineville Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1962 Waterloo Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2006 Newtown West Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO2017 Myers Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO2018 Western Beach Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
<i>Horseshoe Bend Precinct Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
<i>Jetty Road Urban Growth Area Stage 1 Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
<i>Lara West Development Contributions Plan</i> (Urban Enterprise, December 2023)	VC249
Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013)	C246
Lara West Precinct Structure Plan, Revision J (25 September 2013)	C246
Melbourne Geelong Interconnection Project (June 2010)	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan (June 2014)	C285
Mental Health Beds Expansion Program Incorporated Document (November 2020)	GC176
Native Vegetation Precinct Plan: Armstrong Creek Town Centre Precinct (July 2021)	C399ggee
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct (March 2013)	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area (July 2021)	C399ggee
Newtown Heritage Study Review Report, Volume 3 (City of Greater Geelong, 2008)	C191
New Station Estate Restructure Plan (July 2010, Amended December 2017)	C376pt1ggee
Part 1 / 250 Beach Road, Avalon, August 2022	C448ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002)	VC17
Regional Fast Rail Project, Integrated Approval Requirements (December 2002)	VC17
Rail Upgrades at Geelong Port Project (May 2010)	C211
Rippleside Comprehensive Development Plan (David Lock Associates and James D. Ramsey, February 2000)	C2
Rippleside Urban Design Guidelines (David Lock Associates and Andrew Olszewski, June 2000)	C2
Saleyards Comprehensive Development Plan (April 2023)	C434ggee
Small Lot Housing Code (December 2012)	C267
Specialist Training Facility Incorporated Document (June 2019)	C392ggee
Stage 5 GMHBA Stadium Development Kardinia Park Moorabool Street, Geelong South Incorporated Document (March 2021)	C423ggee
Thirteenth Beach Golf Resort, Barwon Heads Comprehensive Development Plan (Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006)	C54
Warrnambool Line Upgrade Incorporated Document (December 2019)	GC121
Waterfront Geelong Design and Development Code (Keys Young, July 1996)	NPS1
Waurm Ponds Train Maintenance and Stabling Facility Project Incorporated Document (May 2020)	GC104
West Fyans-Fyans Street Precinct Structure Plan (June 2009)	C205

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

18/04/2024
6383ggee Proposed C452ggee

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 Advertising Sign Guidelines Review – Issues and Options Paper (City of Greater Geelong, May 2022)	Clause 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

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005)	Clauses 02, 11, 15 and 16
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 Dennys 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

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Geelong Regional Floodland Study (Geelong Regional Commission, 1979)	Clauses 02, 12, 13 and 19
Geelong Ring Road Employment Precinct Urban Design Guidelines (City of Greater Geelong, 2010)	Clauses 17 and 43.02-s18
Geelong Sale Yards Conservation Management Plan (Dr David Rowe and Wendy Jacobs, 2007)	Clauses 02 and 15
Geelong Saleyards Precinct Surface Water Management Strategy (BMT, 2021)	Clauses 02 and 11
Geelong Seafood Industry Strategy (City of Greater Geelong, 2003)	Clauses 02 and 17
Geelong Transit City Station Precinct Urban Design Framework (Hassell, Parsons Brinckerhoff and Charter Keck Cramer, 2008)	Clause 02
Geelong Transport Strategy (Victorian State Government and City of Greater Geelong, 2002)	Clauses 02, 11, 18 and 19
Geelong Verandah Study (Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2006)	Clauses 02, 11, 15 and 16
Geelong Waterfront Safe Harbour Precinct - Public Access & Infrastructure Development Project Master Plan (Terroir Pty Ltd, May 2019)	Clause 02
Geelong Western Wedge Framework (Planisphere and Jones & Whitehead Pty Ltd, April 2005, updated September 2005)	Clauses 02 and 37.08 Schedule 1
Geelong Wetland Strategy (City of Greater Geelong, 2006)	Clauses 02, 12, 13 and 19
Greater Geelong Gaming Policy Framework (City of Greater Geelong, 2007)	Clauses 02 and 17
Greater Geelong Outer Areas Heritage Study Volume 1 (excluding Belmont precincts) and Volumes 2-4 (Authentic Heritage Services Pty Ltd, 2000)	Clauses 02 and 15
Goandra Estate Fence Design Guidelines (Hansen Partnership, July 2023)	Clauses 37.01-s8, 43.02-s49 and 52.02s
Heales Road Industrial Estate Framework Plan (MacroPlan Australia and the City of Greater Geelong, 2007)	Clauses 02 and 17
Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates (City of Greater Geelong, 2016)	Clauses 02 and 15
Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour (City of Greater Geelong, December 2016)	Clauses 02 and 15
Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) (Context Pty Ltd, May 2017)	Clauses 02 and 15
Hovells Creek, Lara: Flooding – December 10, 1988 (Technical Services Department Shire of Corio, 1990)	Clauses 02, 12, 13 and 19
Indented Head Structure Plan (City of Greater Geelong, 2016)	Clauses 02 and 11
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2021)	Clauses 02 and 19
Jetty Road Urban Growth Plan (City of Greater Geelong, 2007 amended September 2008)	Clauses 02 and 11
Lara Heritage Review Phase 2, Volumes 1, 2 and 3 (Dr David Rowe and Wendy Jacobs, 2013 revised 2016)	Clauses 02 and 15
Lara Structure Plan (City of Greater Geelong, 2011)	Clauses 02 and 11
Lara Structure Plan Retail Development Issues (Tim Nott, 2009)	Clauses 02 and 11



GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Lara Town Centre Urban Design Framework (David Lock Associates, 2006)	Clauses 02 and 11
Leopold Structure Plan (City of Greater Geelong, 2011 amended 2013)	Clauses 02 and 11
Leopold Urban Design Framework (City of Greater Geelong, 2011)	Clauses 02 and 11
Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)	Clauses 02, 14 and 17
Moolap Coastal Strategic Framework Plan (Department of Environment, Land, Water and Planning, 2019)	Clauses 02 and 11
Newtown Heritage Study Volumes 1-3 (City of Greater Geelong, 2008)	Clauses 02 and 15
Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 (Dr David Rowe Authentic Heritage Services Pty Ltd & Wendy Jacobs, 2016)	Clauses 02 and 15
Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16 and 19
Ocean Grove Structure Plan (City of Greater Geelong, 2015 amended 2016)	Clauses 02 and 11
Ocean Grove Urban Design Framework (City of Greater Geelong, 2014)	Clauses 02 and 11
Pakington Street North Urban Design Guidelines (Planisphere, 2004)	Clause 15
Pakington Streetscape Improvements Plan (Loder & Bayly, 1990)	Clause 15
Point Lonsdale Structure Plan (Planisphere, 2009 amended 2011)	Clauses 02 and 11
Portarlington Structure Plan (City of Greater Geelong, 2016 amended 2017)	Clauses 02 and 11
Saleyards Precinct Plan (City of Greater Geelong, 2021)	Clauses 02 and 11
St Leonards Structure Plan (City of Greater Geelong, 2015)	Clauses 02 and 11
Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown (Dr David Rowe and Kevin Krastins, 2003)	Clauses 02 and 15
Study of Open Space Networks (City of Greater Geelong, 2001)	Clauses 02, 11, 18 and 19
Wandana Structure Plan (City of Greater Geelong, 1998)	Clause 02

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee



LEGEND

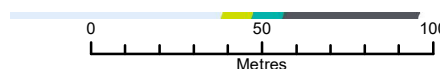
-  D-DDO - Area to be deleted from a Design and Development Overlay
-  Local Government Area



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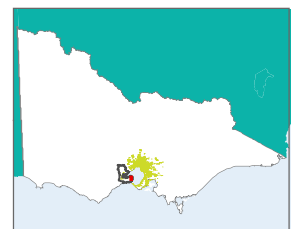
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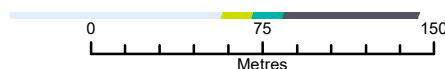
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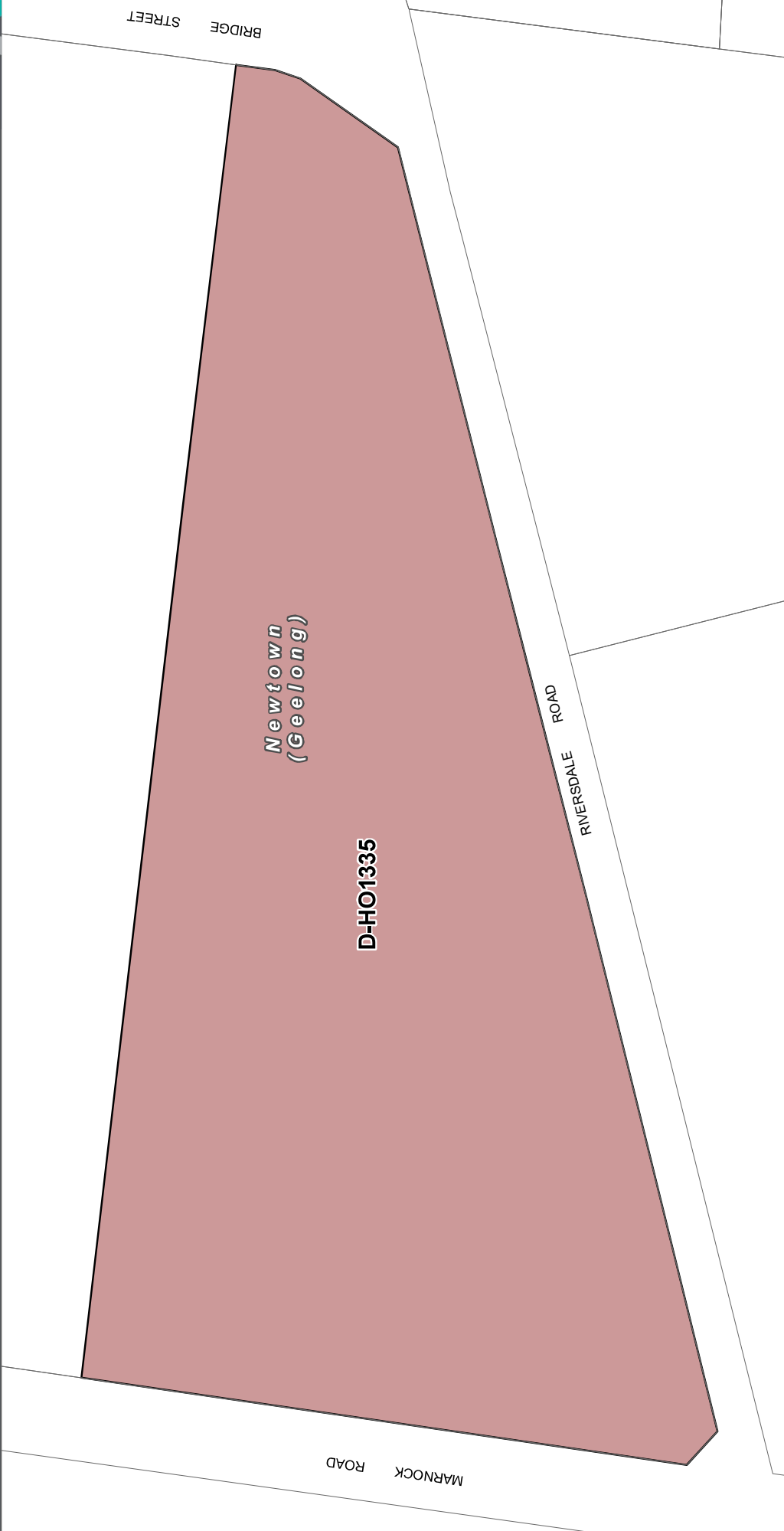




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AMENDMENT C452ggee**

Attachment 3.7.2

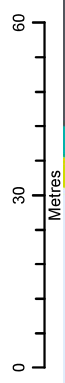

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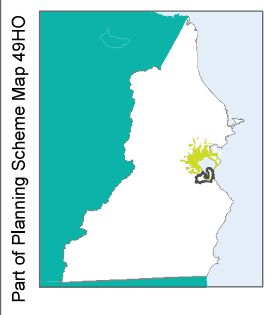
LEGEND
 D-HO - Area to be deleted from a Heritage Overlay
 Local Government Area

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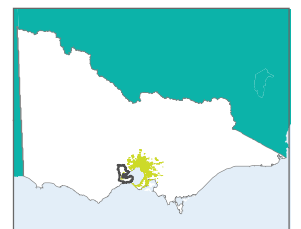


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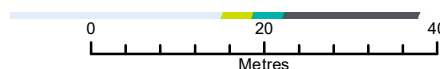
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area



Part of Planning Scheme Map 48HO

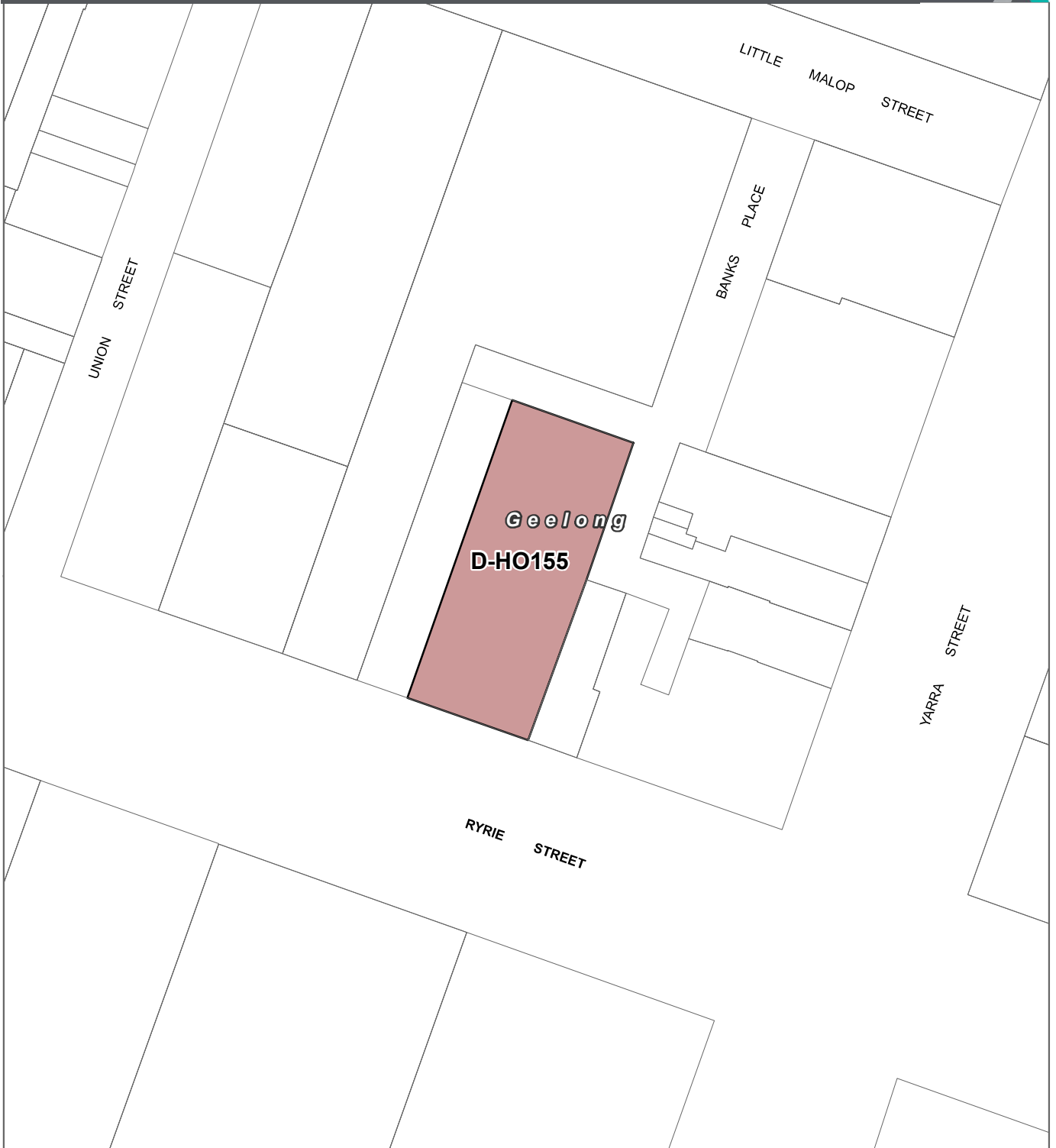
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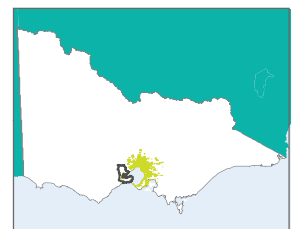
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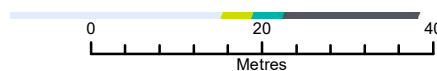
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area



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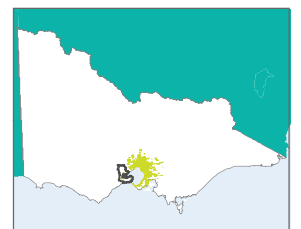
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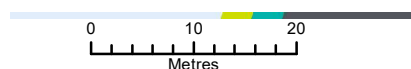
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area



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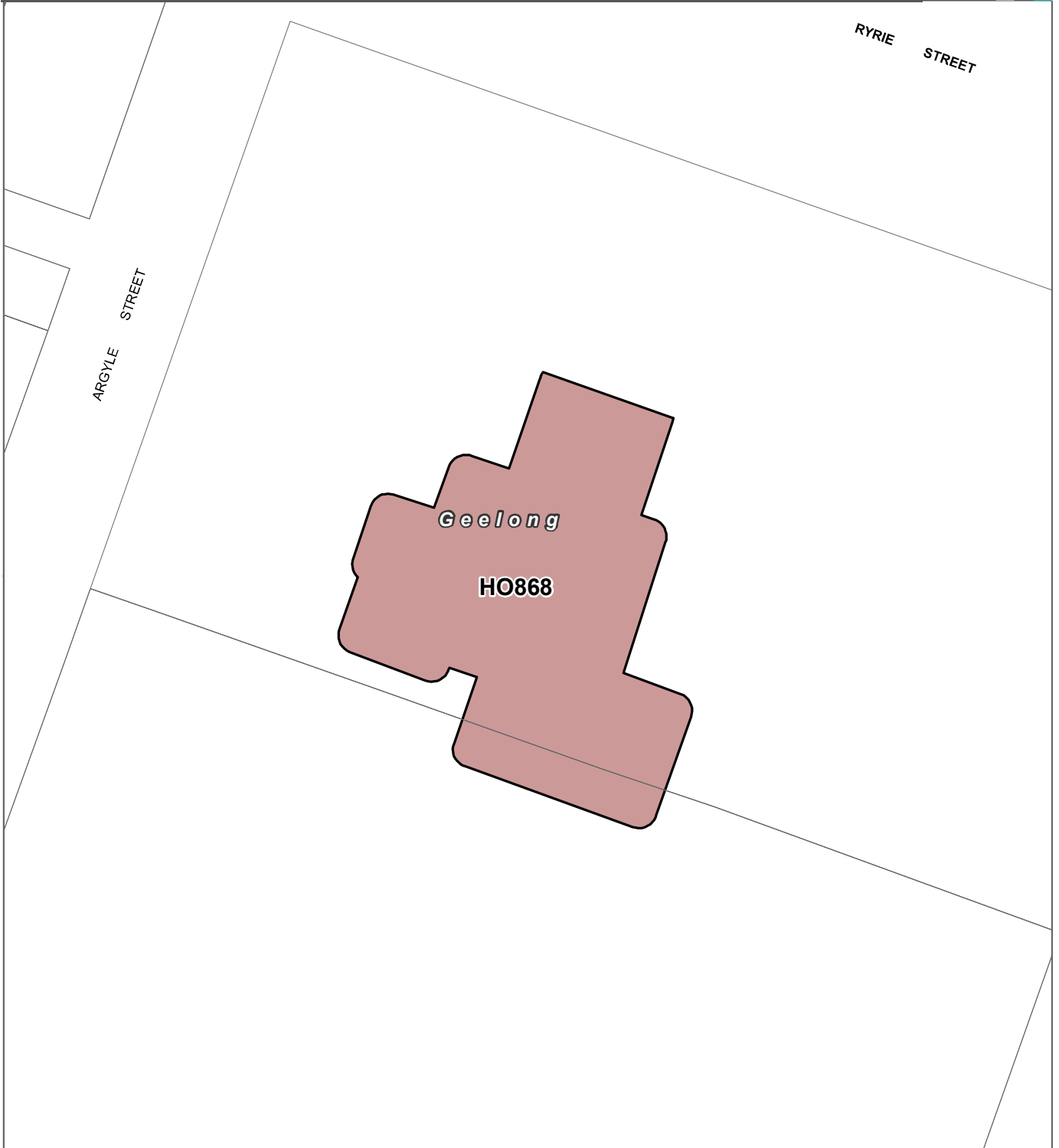
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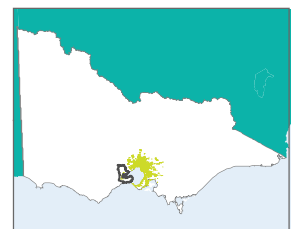
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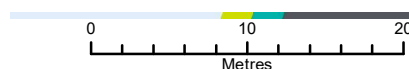
-  HO - Heritage Overlay
-  Local Government Area



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Attachment 3.7.2



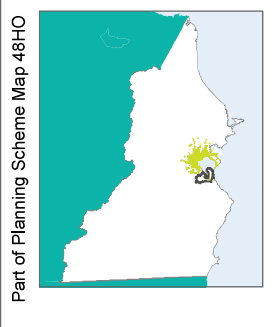
LEGEND
 D-HO - Area to be deleted from a Heritage Overlay
 Local Government Area

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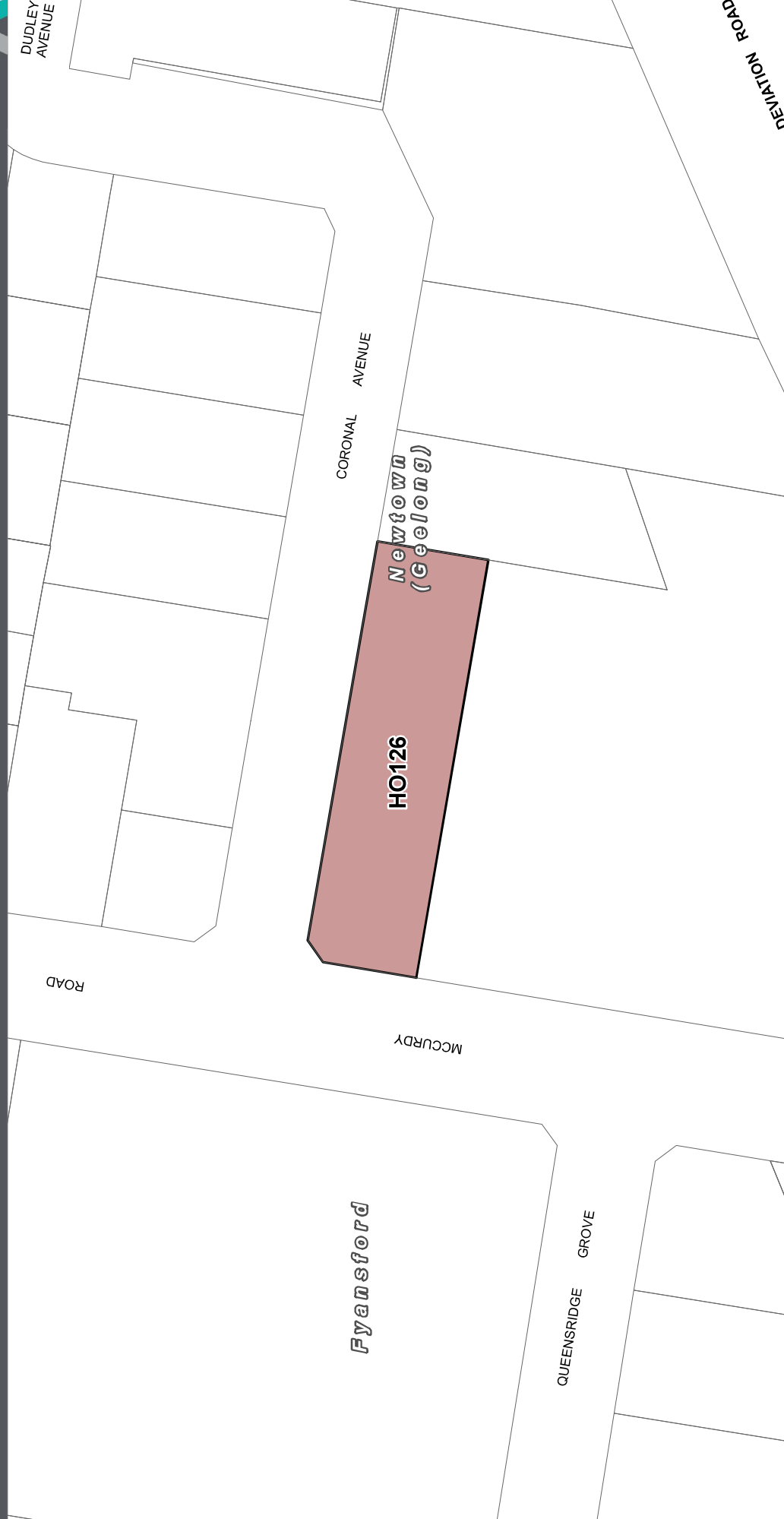
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LEGEND
 HO - Heritage Overlay
 Local Government Area

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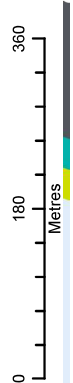
Attachment 3.7.2




- LEGEND**
- D-HO - Area to be deleted from a Heritage Overlay
 - Local Government Area

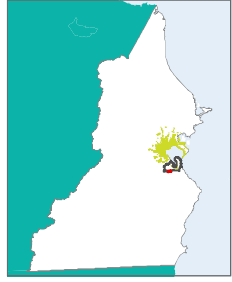
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 Metres



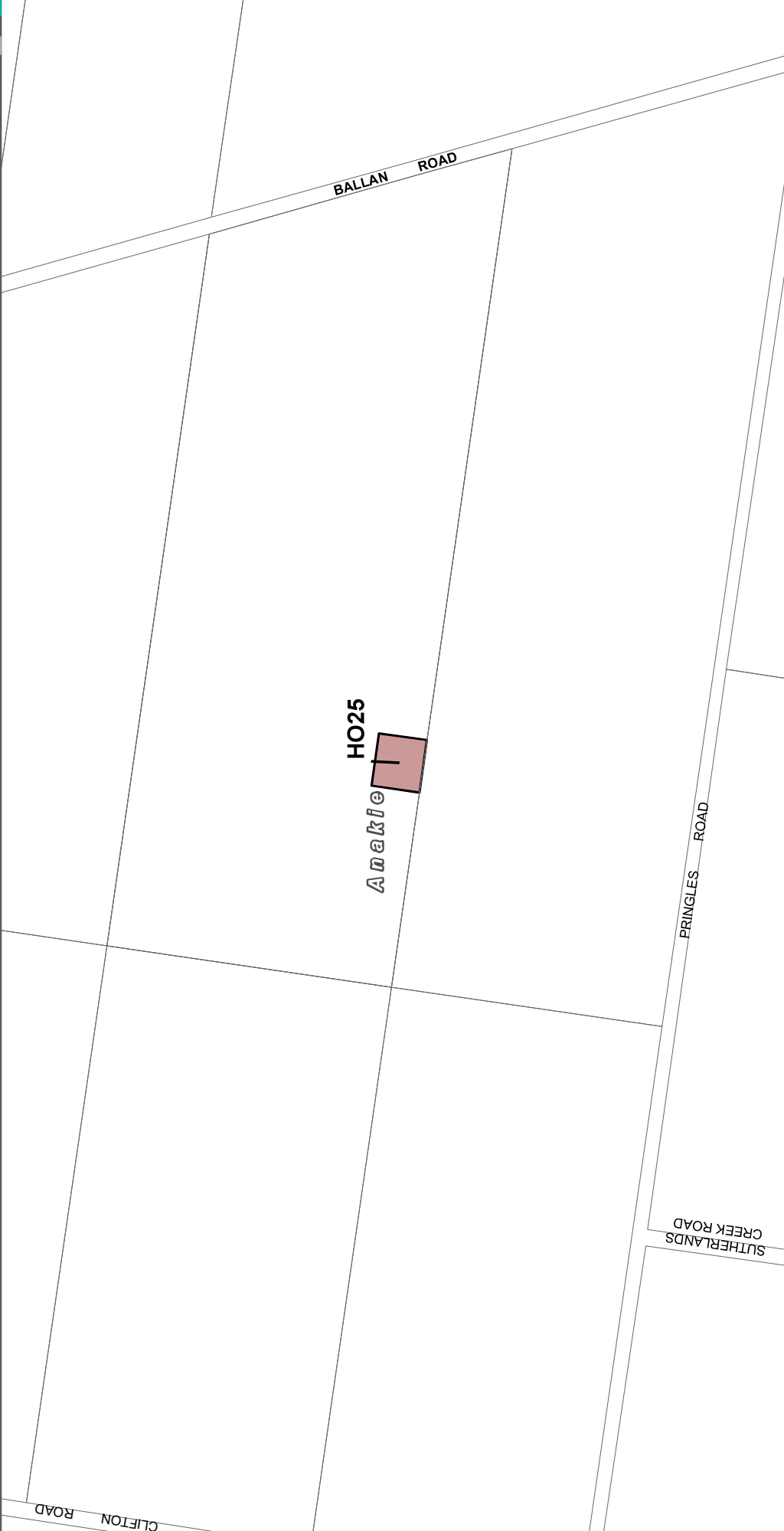
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 AMENDMENT C452ggee

Attachment 3.7.2



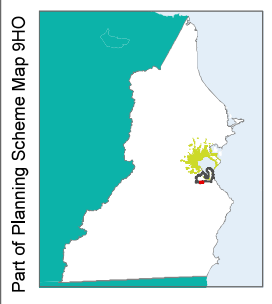
LEGEND
 HO - Heritage Overlay
 Local Government Area

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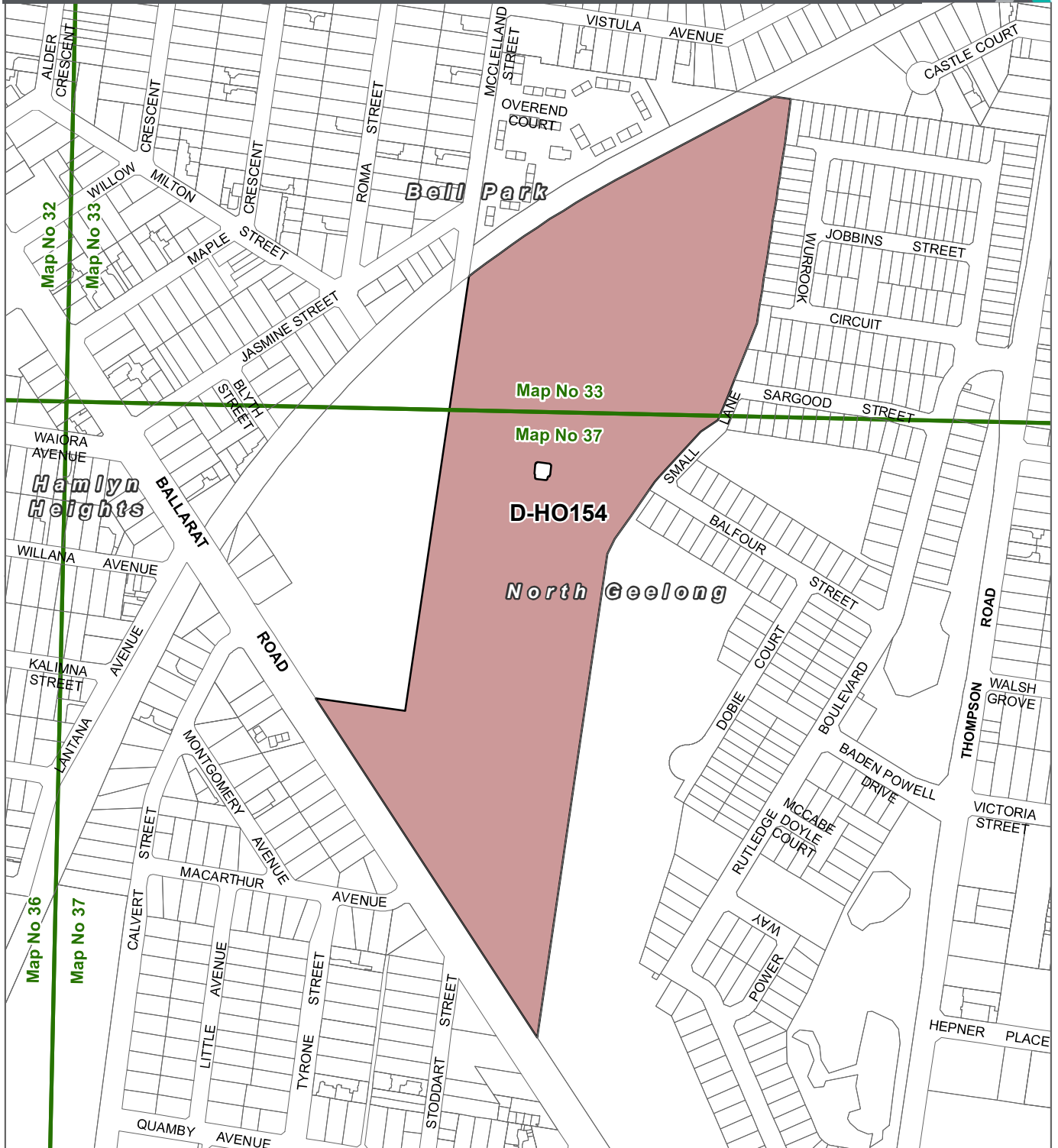
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Metres

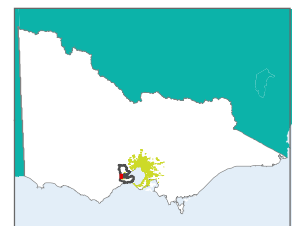
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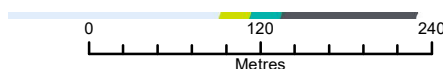
- LEGEND**
- D-HO - Area to be deleted from a Heritage Overlay
 - Local Government Area



Part of Planning Scheme Maps 33HO & 37HO

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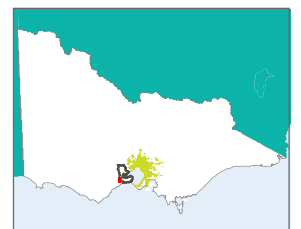
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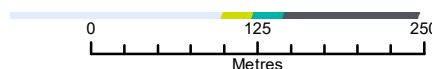
- D-FO - Area to be deleted from a Floodway Overlay
- Local Government Area

Part of Planning Scheme Map 66LSIO-FO



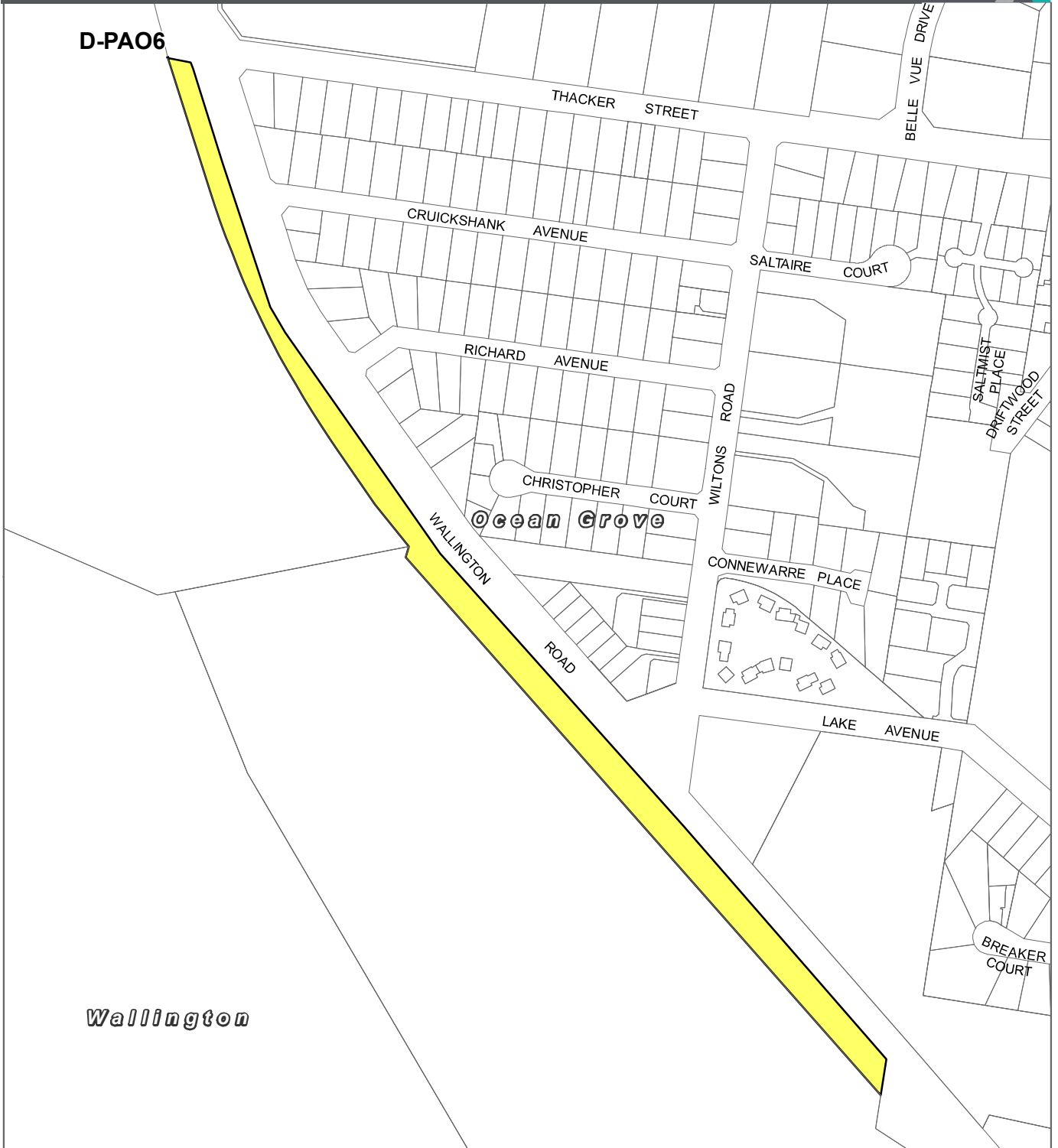
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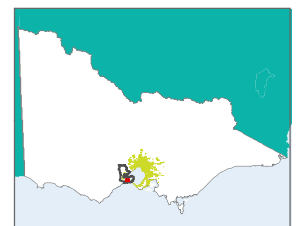
GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee



Wallington

LEGEND

-  D-PAO - Area to be deleted from a Public Acquisition Overlay
-  Local Government Area



Part of Planning Scheme Map 81PAO

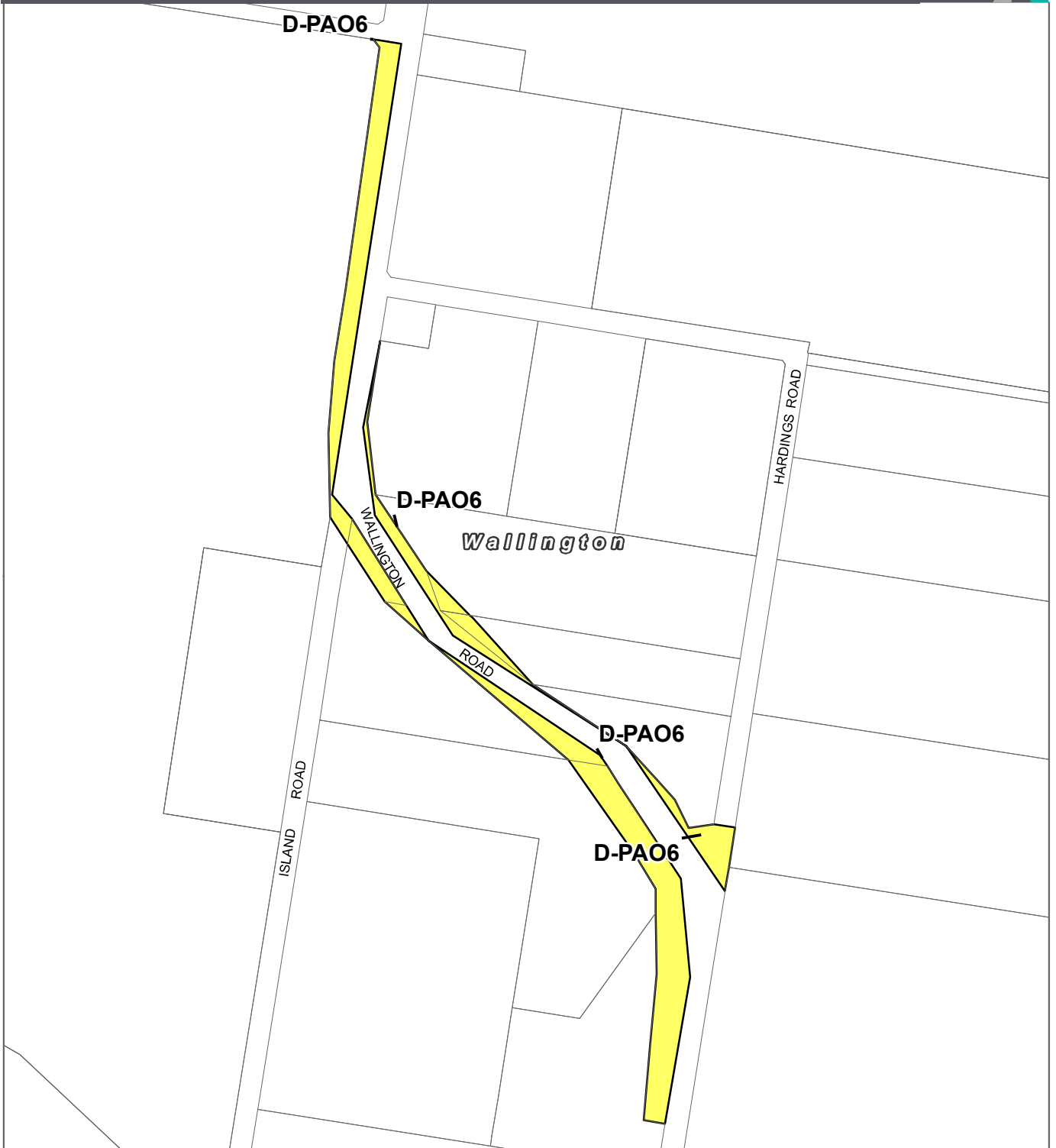
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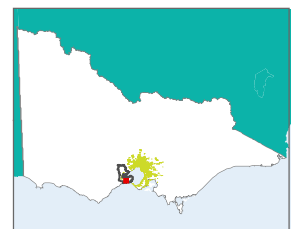
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LEGEND

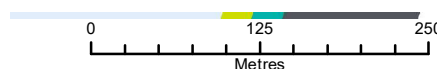
-  D-PAO - Area to be deleted from a Public Acquisition Overlay
-  Local Government Area



Part of Planning Scheme Map 81PAO

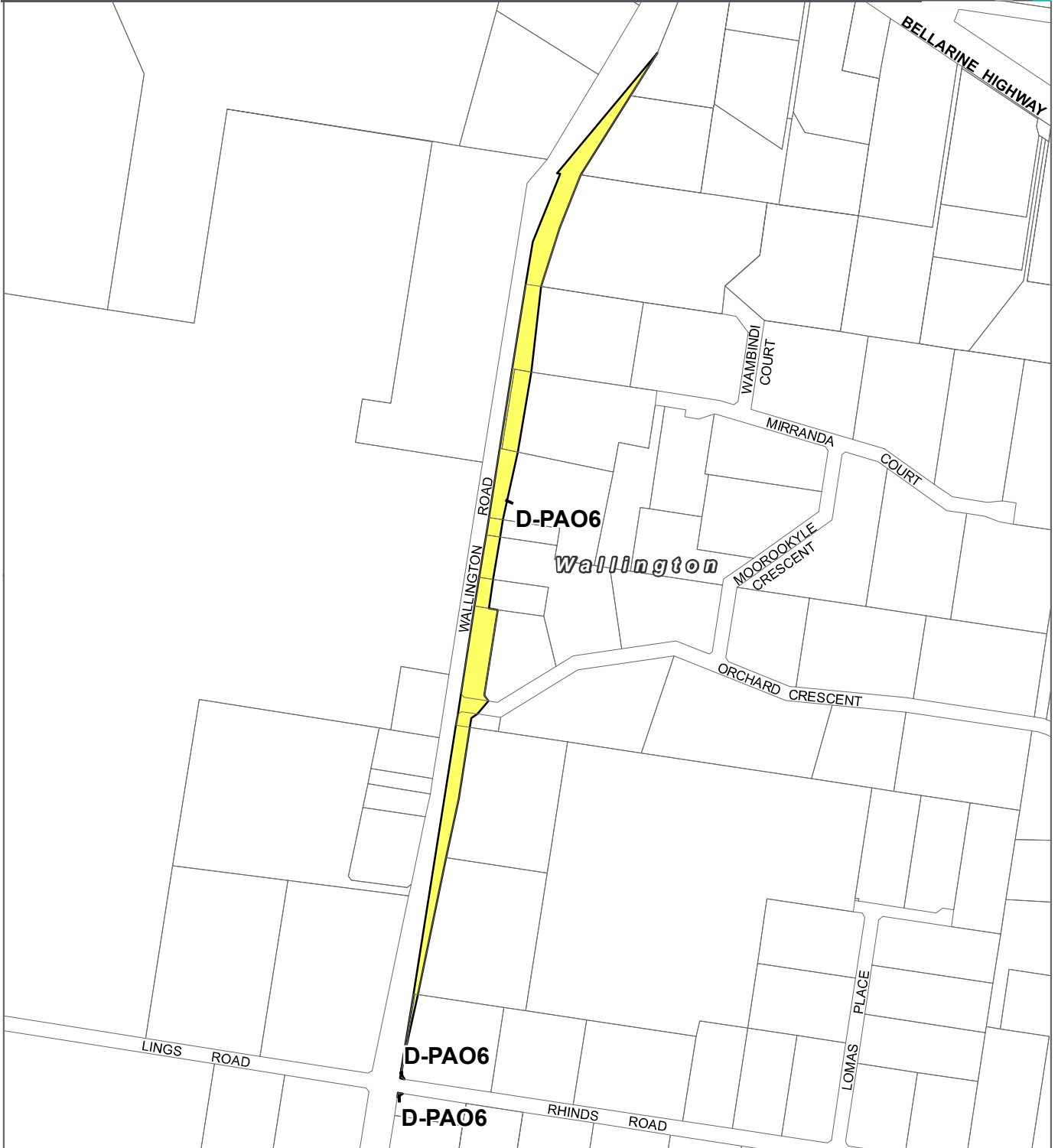
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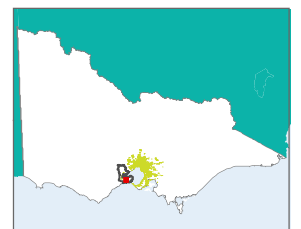
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee



LEGEND

- D-PAO - Area to be deleted from a Public Acquisition Overlay
- Local Government Area

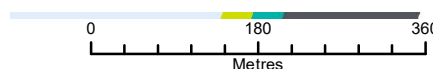


Part of Planning Scheme Map 70PAO

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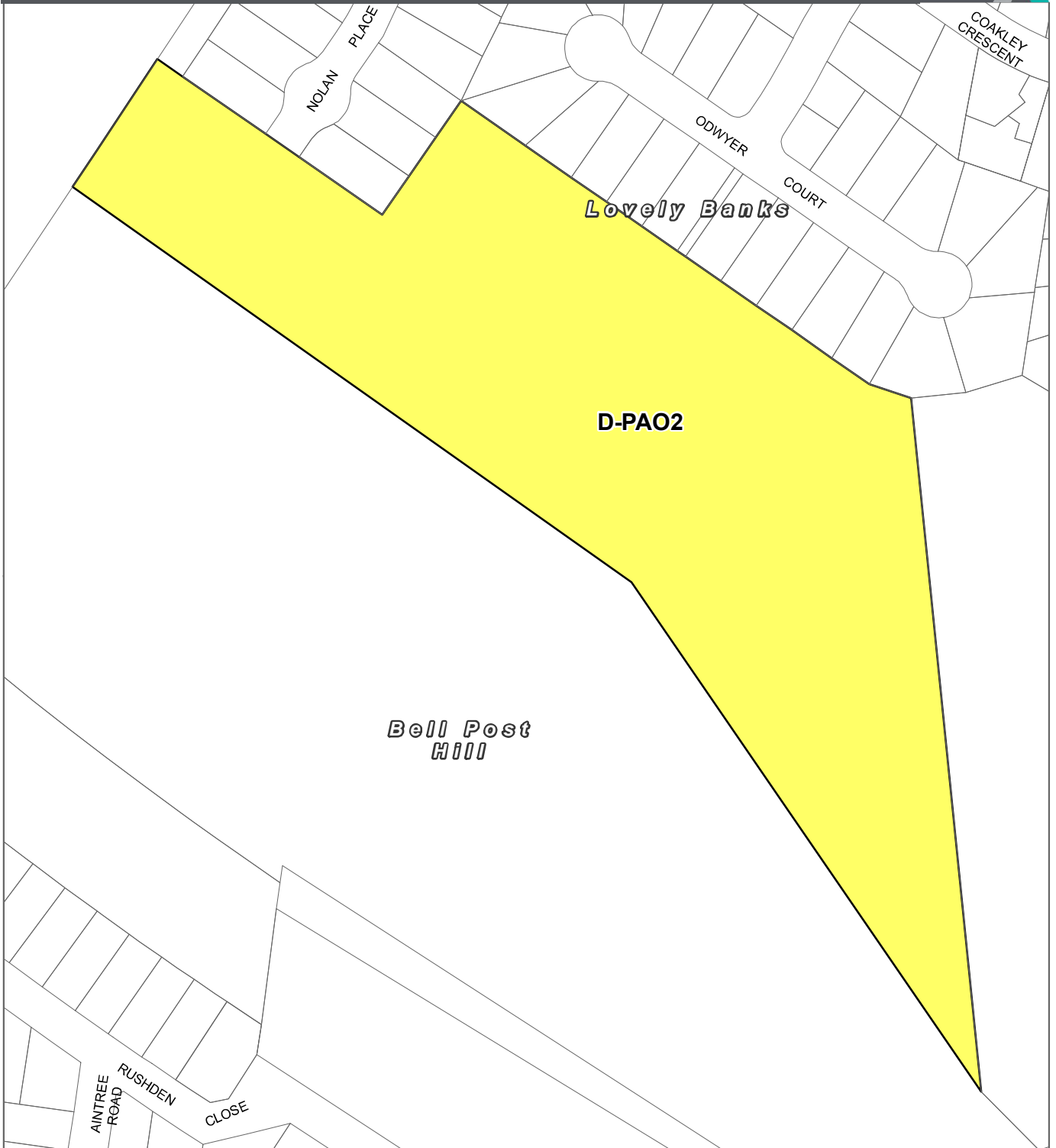
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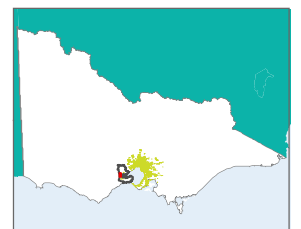
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LEGEND

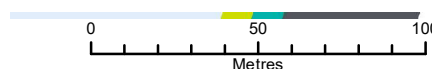
- D-PAO - Area to be deleted from a Public Acquisition Overlay
- Local Government Area



Part of Planning Scheme Map 25PAO

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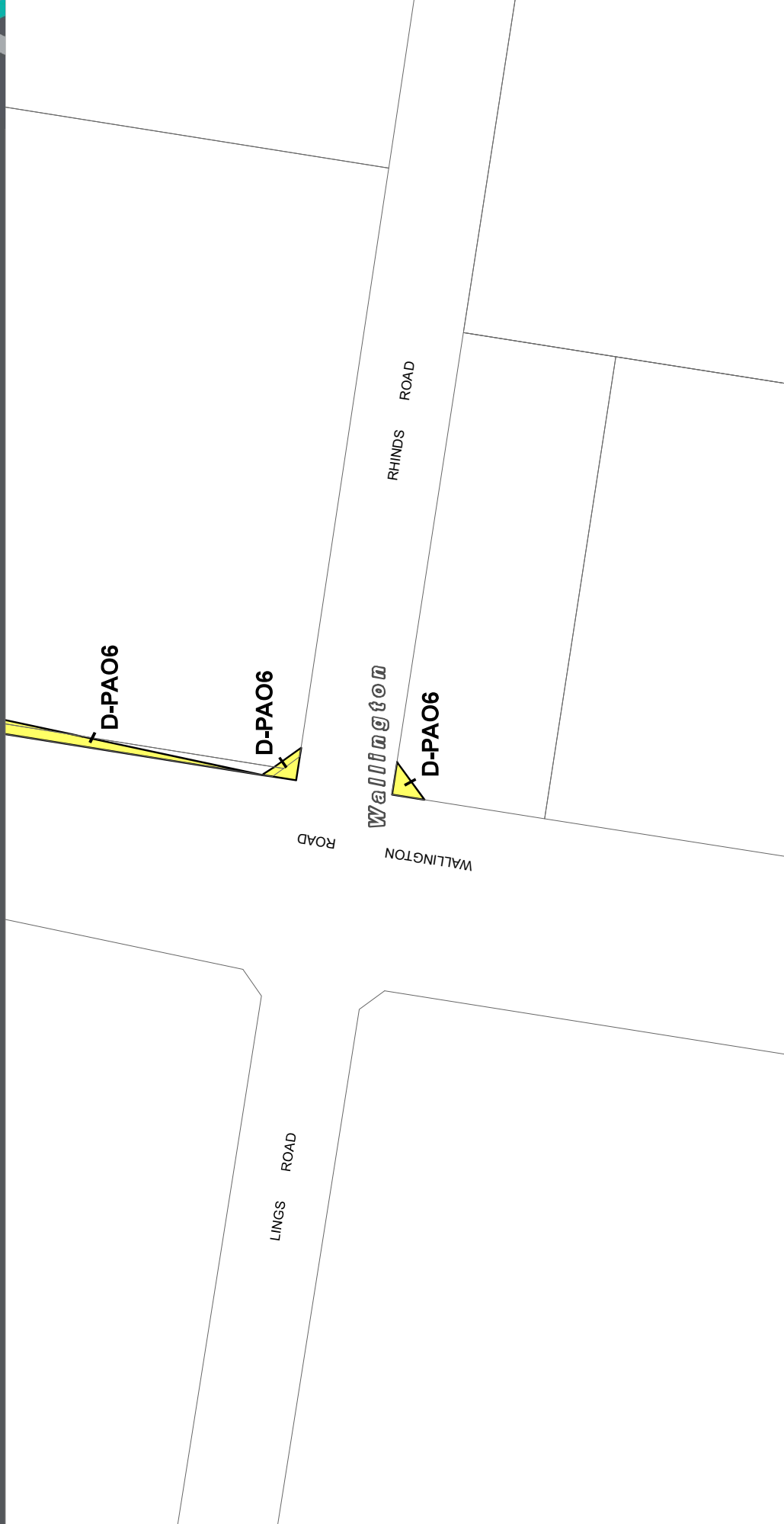
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Amendment Version: 2



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**GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C452ggee**

Attachment 3.7.2



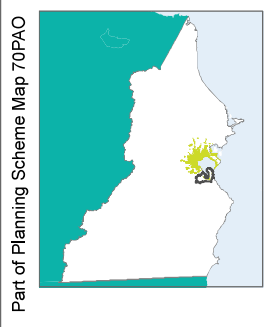
LEGEND
 D-PAO - Area to be deleted from a Public Acquisition Overlay
 Local Government Area

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Metres

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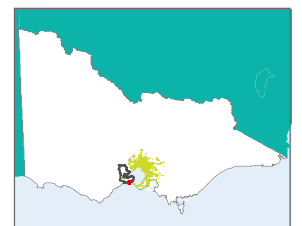


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee



LEGEND

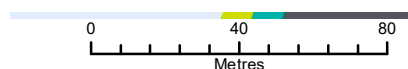
- D-SLO - Area to be deleted from a Significant Landscape Overlay
- Local Government Area



Part of Planning Scheme Maps 83SLO & 89SLO

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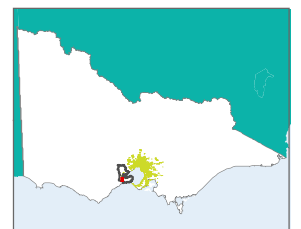
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LEGEND

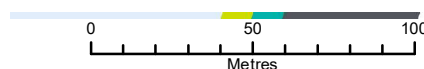
-  SUZ - Special Use Zone
-  Local Government Area



Part of Planning Scheme Maps 67 & 68

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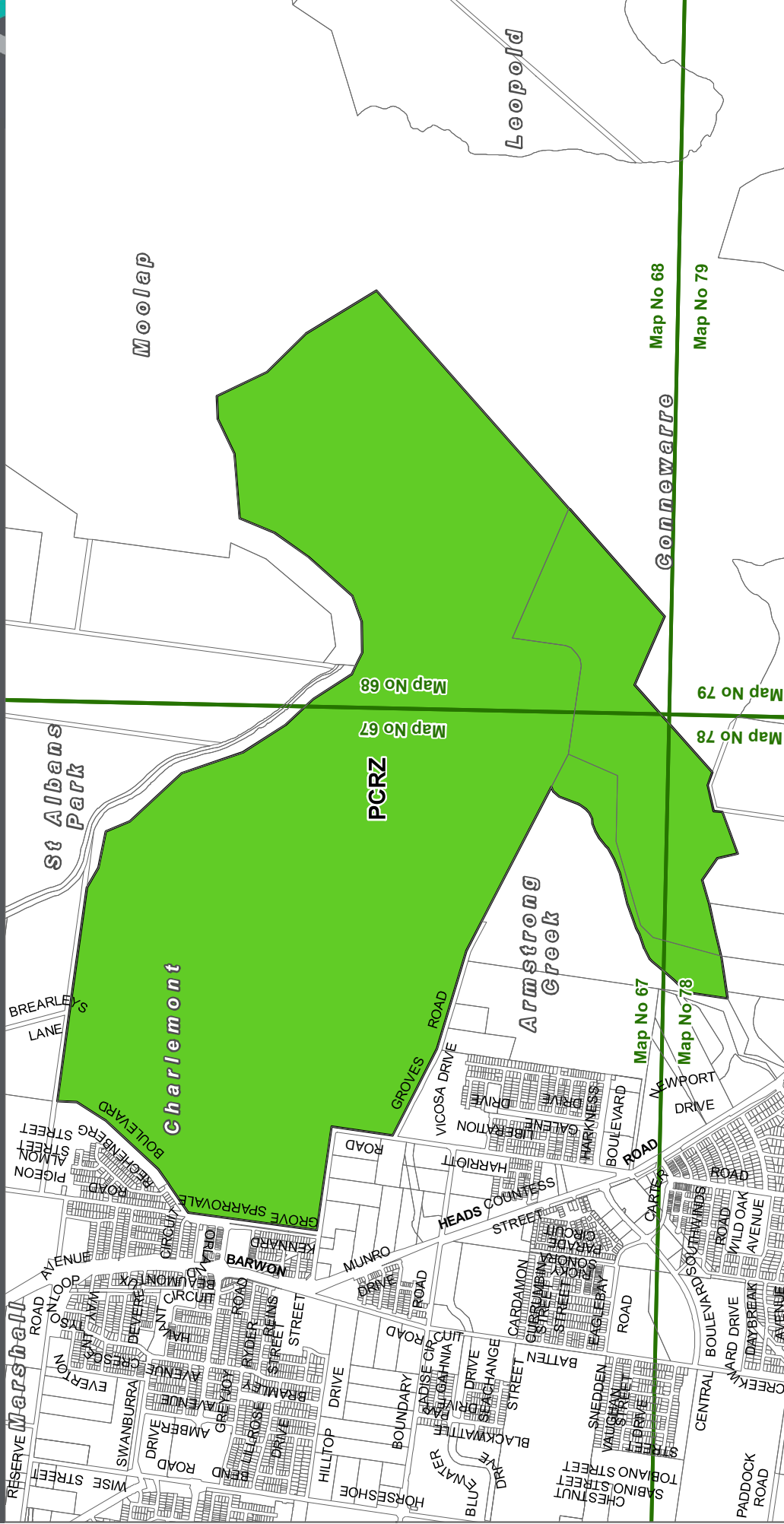
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee

Attachment 3.7.2



LEGEND

- PCRZ - Public Conservation and Resource Zone
- Local Government Area

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0 580 1,160 Metres

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Part of Planning Scheme Maps 67, 68 & 78

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AMENDMENT C452ggee**

Attachment 3.7.2

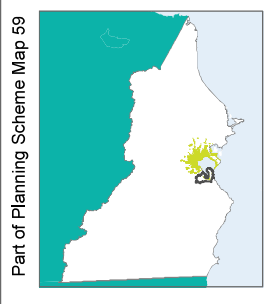


LEGEND
 PPRZ - Public Park and Recreation Zone
 Local Government Area

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LEGEND

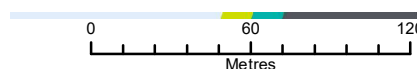
-  GRZ - General Residential Zone
-  Local Government Area



Part of Planning Scheme Map 62

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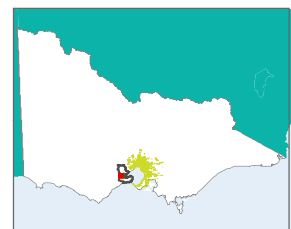


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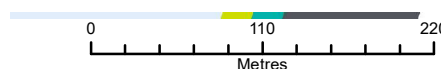
- LEGEND**
- UGZ - Urban Growth Zone
 - Local Government Area



Part of Planning Scheme Map 32

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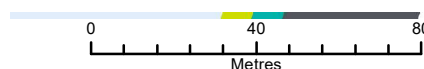
- LEGEND**
-  RGZ - Residential Growth Zone
 -  Local Government Area



Part of Planning Scheme Map 43

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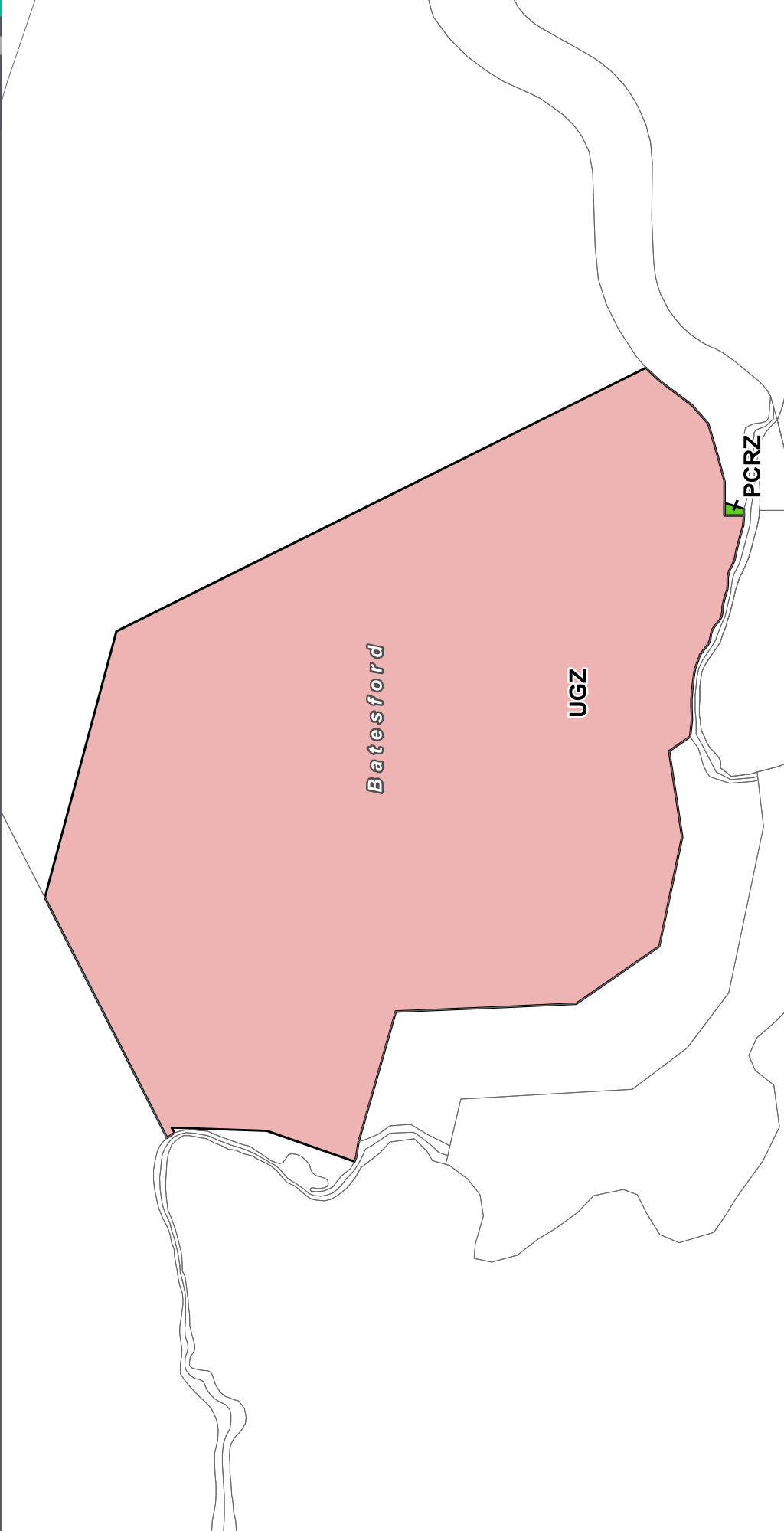
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AMENDMENT C452ggee**

Attachment 3.7.2



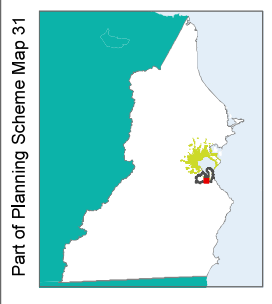
- LEGEND**
- PCRZ - Public Conservation and Resource Zone
 - UGZ - Urban Growth Zone
 - Local Government Area

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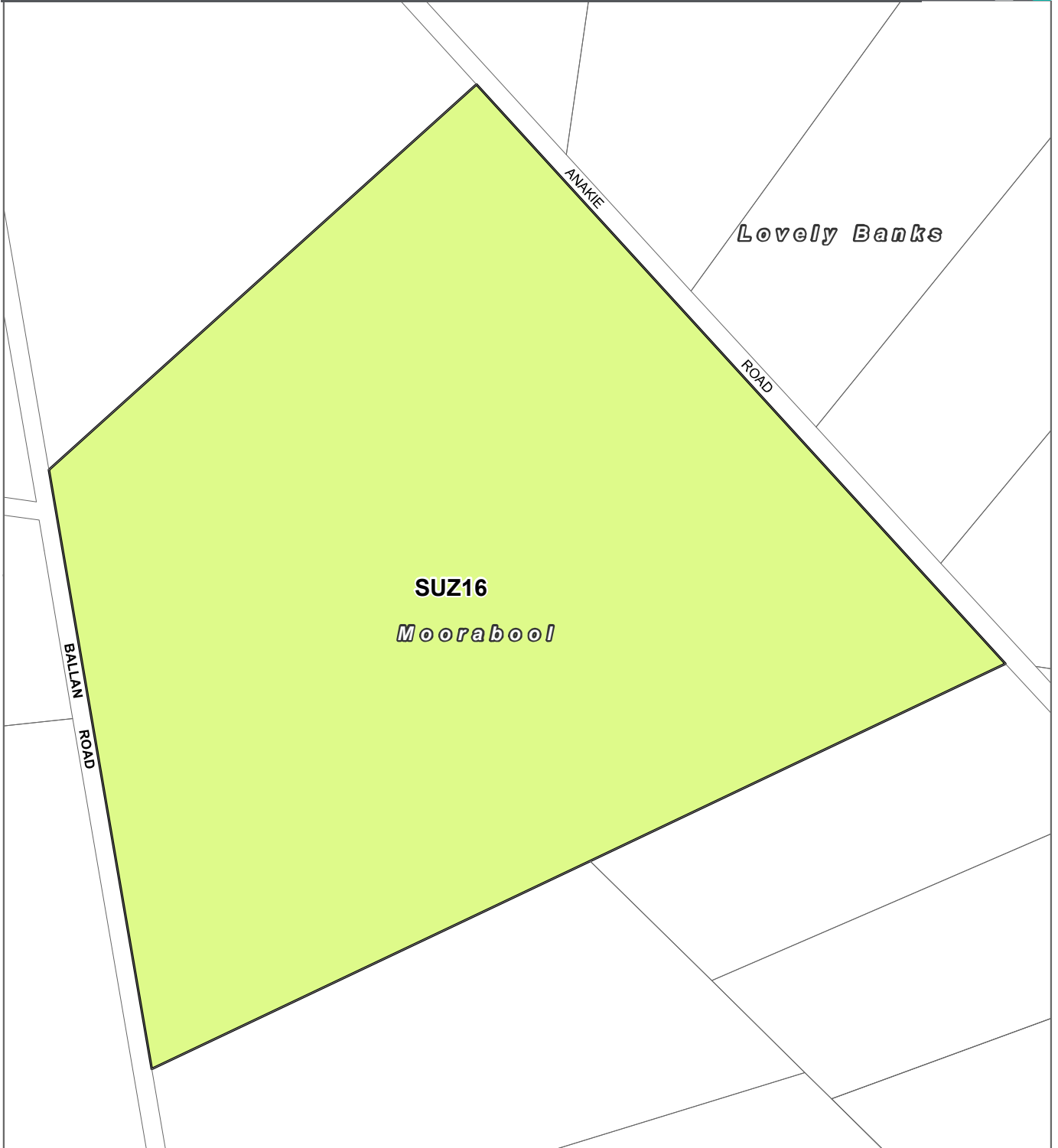
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State Government



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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee



LEGEND

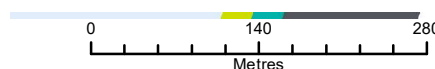
-  SUZ - Special Use Zone
-  Local Government Area



Part of Planning Scheme Map 16

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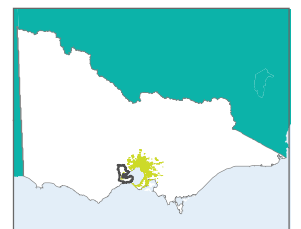
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LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

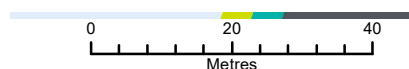


Part of Planning Scheme Maps 50HO & 51HO

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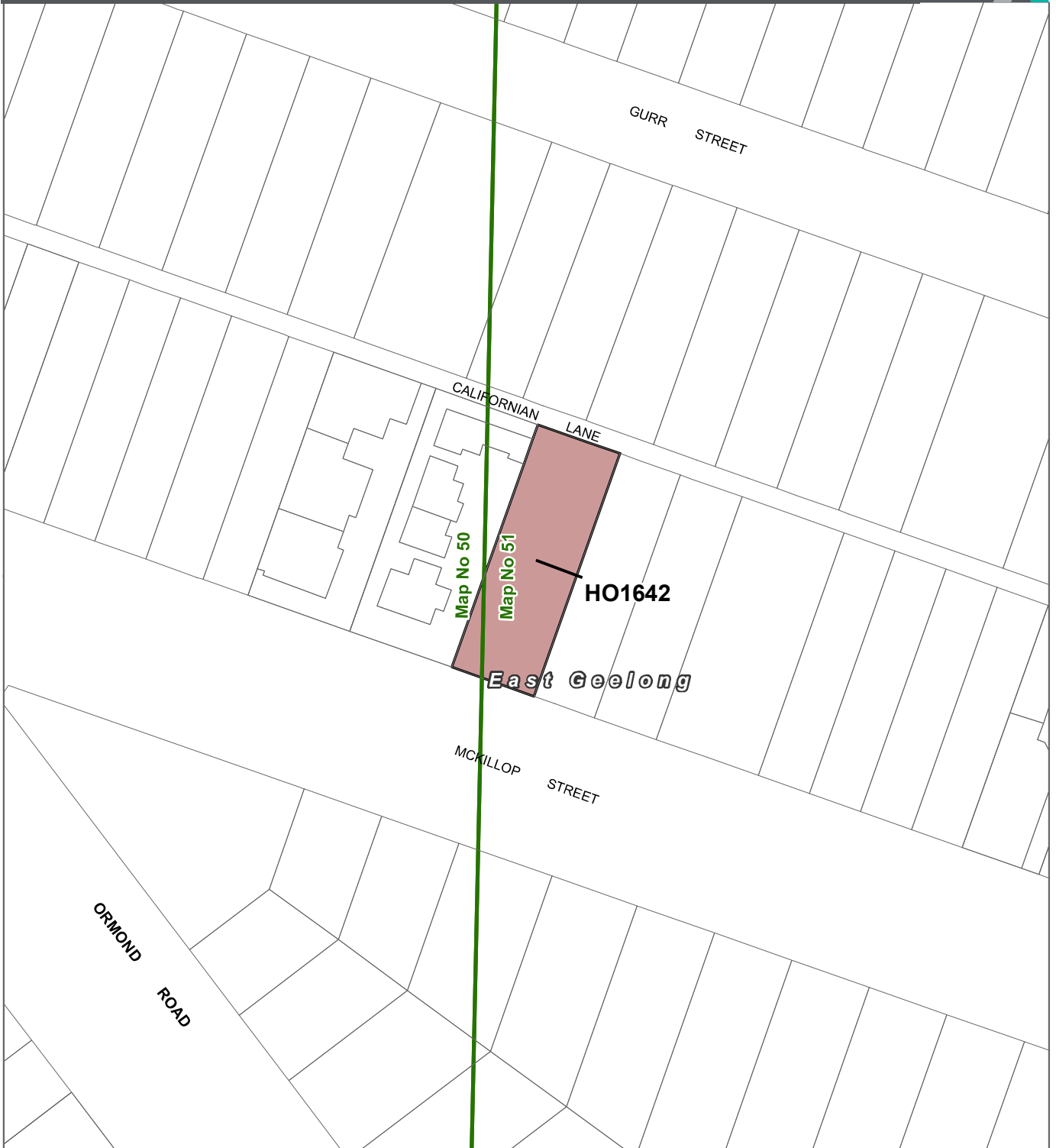
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LEGEND

-  HO - Heritage Overlay
-  Local Government Area

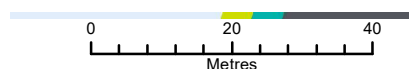


Part of Planning Scheme Maps 50HO & 51HO

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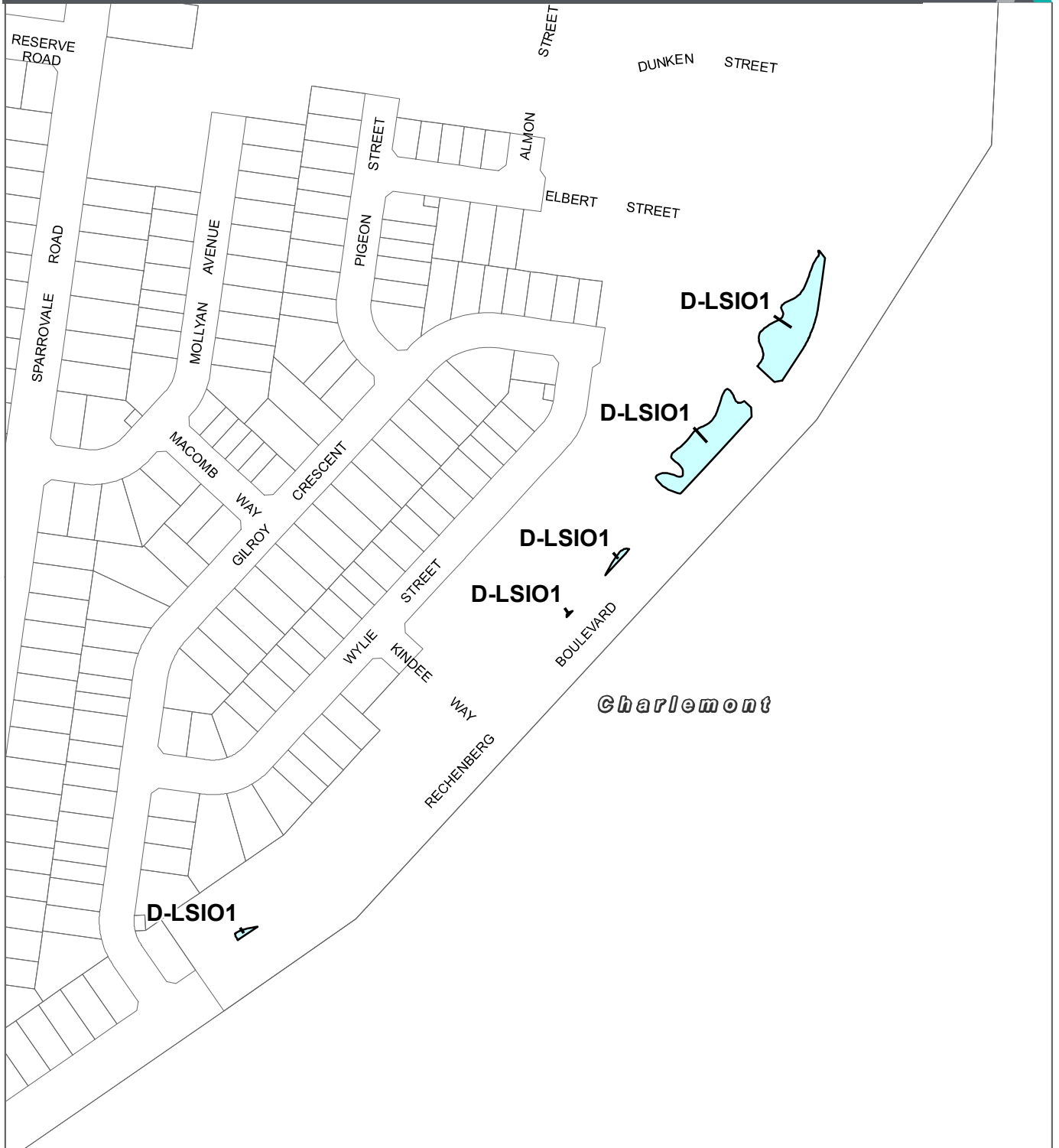
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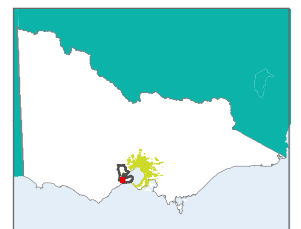
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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT C452ggee



LEGEND

-  D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay
-  Local Government Area

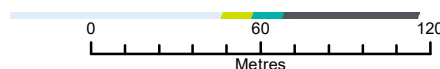


Part of Planning Scheme Map 67LSIO-FO

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LEGEND

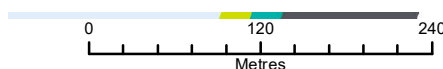
- D-SLO - Area to be deleted from a Significant Landscape Overlay
- Local Government Area



Part of Planning Scheme Map 36SLO

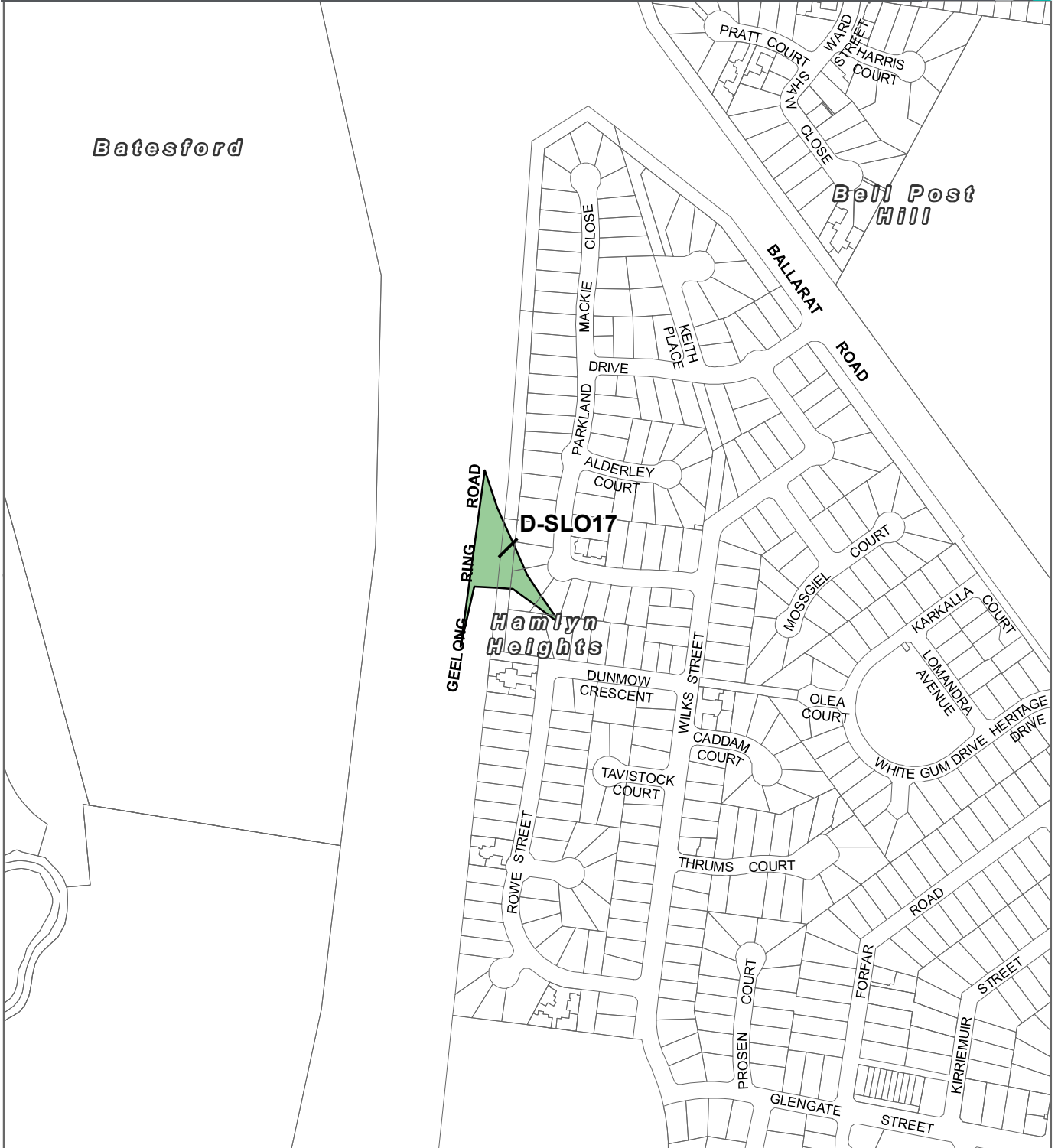
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LEGEND

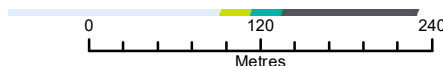
-  D-SLO - Area to be deleted from a Significant Landscape Overlay
-  Local Government Area



Part of Planning Scheme Map 32SLO

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Department of Transport and Planning

'Coronal', 7 Coronal Avenue, Newtown - Statement of Significance

City of Greater Geelong, 2023

Heritage Place:	'Coronal', 7 Coronal Avenue, Newtown VIC 3220	PS ref no:	HO126
------------------------	---	-------------------	-------

What is significant?

'Coronal' at 7 Coronal Ave, Newtown, is of historical heritage significance as a grand early Geelong estate incorporating a particularly fine example of a Victorian Italianate style residence set amidst generous landscaped grounds with numerous mature trees, and prominently situated atop the escarpment of Herne Hill with impressive vistas over the Barwon River and Queens Park.

How is it significant?

Coronal is of HISTORICAL significance at a local and regional level as a substantial early Geelong estate dating from 1854-55 – a relatively early phase in the development of the City. (criterion A)

Coronal is of HISTORICAL significance at a local and regional level for its association with early Geelong architect Benjamin Backhouse (criterion H).

Coronal is of AESTHETIC significance at a local and regional level as a fine example of Victorian Italianate architecture of the residence. (criterion D).

Coronal is of AESTHETIC significance at a local and regional level for the cohesive and attractive visual composition of the Italianate architecture with the landscaped gardens and backdrop of mature trees, and its dramatic siting atop the escarpment with views across the Barwon River (criteria E).

Why is it significant?

Coronal was designed and built as the private residence of architect Benjamin Backhouse, to showcase the prowess of the firm Backhouse and Reynolds, in which he was a partner. Backhouse practised in Geelong and Ballarat for only a short period, 1853-1860, prior to his return to England.

Coronal was established high above a bend in the Barwon River, upon a large rectilinear lot. Formal tree plantings were arranged along each boundary to form a staged backdrop to the grand lightly-coloured residence, which was surrounded by space in which gardens were established to complement the Italian style of the house. The house was initially designed as a grand two-storey residence of eight rooms, constructed of brick and stone. Construction commenced late in 1854 and completed mid-1855, marking an early phase in the expansion of Geelong upstream along the Barwon River.

Willingham 1997 describes the residence and its key architectural attributes: "This substantial mansion house of the 1850s, with axial plan, projecting ground floor bay windows, surmounted by canopied balconettes, rusticated bracketed eaves, slate roof and distinctive wrought iron balustrades, is one of Backhouses' finest designs in Victoria and a powerful indication of the success of this architect in Western Victoria in the 1850s."

Primary source

Willingham, Allan 1986: Geelong Region Historic Buildings and Objects Study Volume 3, pp303-304

Marathon Estate Woolshed & Yard Complex - Statement of Significance

City of Greater Geelong, 2023

Heritage Place:	Marathon Estate Woolshed & Yard Complex	PS ref no:	HO25
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What is significant?

The Marathon Estate Woolshed and Yard Complex is of historical heritage significance as a good example of an early bluestone shearing shed and attendant yards, associated with the early subdivision of the City's rural hinterland into squatting runs and the rise of sheep farming in the Anakie area for wool production and export during the mid C20th.

How is it significant?

Marathon Estate Woolshed and Yard Complex is of HISTORICAL significance at a local and regional level in demonstrating the evolution of pastoral holdings as squatting runs and the development of the regional wool industry during the mid-C19th, being a woolshed and the only surviving building from the Marathon squatting run. (criterion A)

Marathon Estate Woolshed and Yard Complex is of HISTORICAL significance at a local level for its association with a number of notable early pastoralists including Robert Officer and Sir Samuel Wilson. (criterion H).

Marathon Estate Woolshed and Yard Complex is of AESTHETIC significance at a local level as a modest or utilitarian example of a bluestone woolshed, a typology that remains relatively rare nationally, albeit the Marathon Woolshed is eclipsed in its architectural importance by other regional examples. (criterion D).

Why is it significant?

The Marathon Estate Woolshed and initial yard complex was built c1867 for notable pastoralist Sir Samuel Wilson. At this time, the Anakie Balliang, Cowies Creek, Lara, Lovely Banks, Little River, Moorabool and Sutherlands Creek area boasted the largest number of sheep in the region, totalling 53,445. In the following year the Marathon run was described as a vast sheep property with 13 large paddocks subdivided by substantial stone walls and post-and-rail fencing.

The homestead and most other outbuildings being demolished in 1938-39, the Woolshed represents the solitary surviving building from the Marathon squatting run.

The Woolshed features a simple rectangular plan, with mortared bluestone walls and a corrugated iron roof. Whilst the yards are believed to have been substantially altered over time, their functional presence if not fabric still complements the historical use of the woolshed.

Primary source

Rowe, David (for City of Greater Geelong) : About Corayo: A Thematic History of Greater Geelong, Vol 4 p363, p368, p389

Willingham, Allan 1986: Geelong Region Historic Buildings and Objects Study Volume 1, Sheet 112, pp255-258

McKellar Memorial Chapel

Revised Statement of Significance

City of Greater Geelong, 2023

Heritage Place:	McKellar Memorial Chapel	PS ref no:	HO154
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Revised Name:	McKellar Memorial Chapel
Former Name:	Grace McKellar House, the chapel part of "Bell Park" house
Revised Address:	45-99 Ballarat Road, NORTH GEELONG VIC 3215 – Property No 277340
Former Address:	45 Ballarat Road, BELL PARK VIC 3215 - Property No 277340

What is significant?

The McKellar Memorial Chapel is of historical cultural heritage significance as an annex to the grand mid-19th Century rural residence of Bell's Park, that currently serves as a place of worship and contemplation within the Grace McKellar Centre, a modern community care facility.

Key significant features of the place are those which date from its original 1861 construction, inclusive of:

- The original rectangular footprint and rectilinear form of the Chapel with its bluestone wall construction and the gable-roof clad in slate; and
- The original symbolic element of the spire at the western end of the roof, and Gothic-style decorative elements including the ornate hexagonal bay window form on the eastern wall and the traditional 19th Century vertical sash windows in the bay and on the northern wall.

Features of contributory significance are those which date from its 1963-64 additions and alterations as a Chapel inclusive of:

- The bluestone entry vestibule on the south side, with a shallow-pitched steel roof, double timber-board doors and vertical sash windows to match the original;
- The bronze plaque fitted below the bay window inscribed 'Catharine McKellar Memorial Chapel, Dedicated to the Glory of God Who Cares, Opened 1st November 1964 by the Hon. W Thom MLC'; and
- The timber panelled ceiling and matching timber units, benches and end pew beneath the bay window.

How is it significant?

The McKellar Memorial Chapel is of historical significance (Criterion A), aesthetic significance (Criterion E), social significance (Criterion G) and associative significance (Criterion H) to the City of Greater Geelong.

Why is it significant?

The McKellar Memorial Chapel is historically significant as an early annex to the grand rural residence of Bell Park established by John Bell in 1853, and from which the surrounding suburb currently derives its name. The Chapel was added in 1861 possibly as a ballroom, designed by JL Shaw to match the original Gothic detailing of the homestead. By the 1920s the estate had been largely subdivided. Grace McKellar, the owner of the remaining 40 acres on which the house was situated had a vision for the place to be developed for the benefit of older and under-privileged people. Upon Grace's passing in 1944, her two daughters set about fulfilling her vision and the property commenced the development of the Grace McKellar House community care facility, which

opened in 1959. The Chapel is the only part of the original house that survived, being redeveloped and retained as a place of spiritual care and contemplation for the patients in 1964. (Criterion A)

The Grace McKellar Centre in which the Chapel is located is socially significant to the Geelong community as one of the largest community care facilities within the City, which has supported the community for over 60 years and whose initial development was made possible by public bequests and donations. Its conception was due to the vision and enterprise of three women - Grace McKellar and her two daughters Ernestine and Catherine - and as the last remnant of the McKellar family residence, the Chapel is the only surviving physical connection to them. (Criterion G)

The McKellar Memorial Chapel is significant for its association with early pastoralist Jonathan Bell, who developed the estate and a grand residence of which the Chapel was a part. It also possesses significant associations with Grace McKellar and her daughters, whom had pivotal roles in the development of the Grace McKellar Centre. Grace developed her vision for a local care centre following the closure of the Geelong Benevolent Asylum and transfer of residents to Ballarat in 1923, whilst the daughters took a role in implementing that vision. The Chapel was named the Catherine McKellar Memorial Chapel following its redevelopment in 1964. (Criterion H)

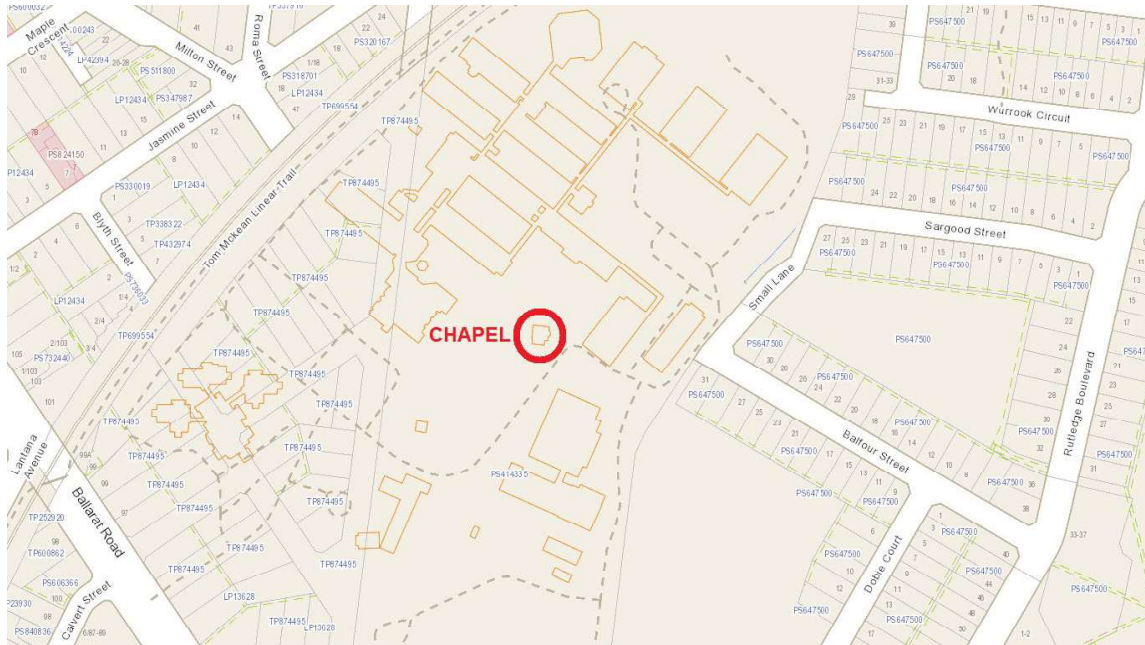
The McKellar Memorial Chapel is of minor aesthetic significance as an intact remnant of the grand Gothic-style house of Bell's Park, evidenced in the bluestone walls, slate roof and bay window ornamentation. (Criterion E)

Primary sources

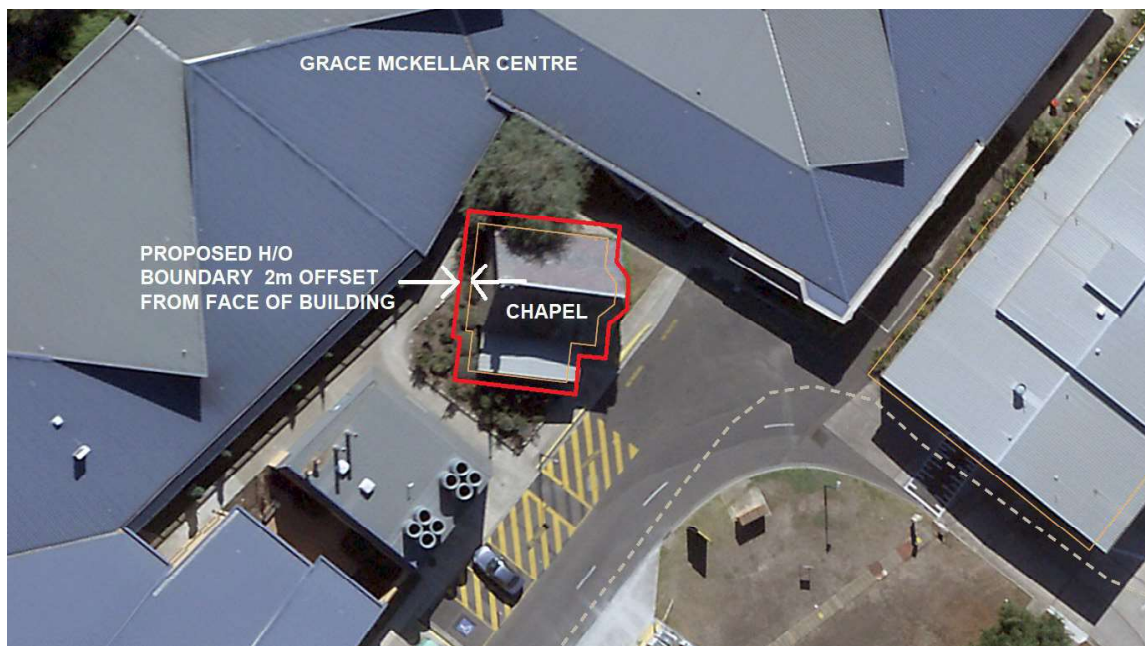
Rowe, D., *About Corayo: A Thematic History of Geelong*, City of Greater Geelong, 2021, pp767-769, pp1082-83 & pp1054

Pescott, J., *Grace McKellar House, Geelong: the First 25 Years*, Neptune Press, Newtown 1984

Plans



Location Plan



Proposed Heritage Overlay Boundary

SUPPORTING DOCUMENTS

Historical Background Notes – McKellar Memorial Chapel

COMPILED NOTES FROM ABOUT CORAYO EXTRACT ON BELL PARK

Prior to European colonization, the area now known as Bell Park was thickly timbered, the trees so dense that when European settlers arrived, they could become lost. Acreages ranging from 40 to 100 acres were taken up by pioneer settlers including James Austin, T.P. Bingley, Robert Sutherland and Cullen and Edols in 1849 and 1850. The most substantial early development was the estate, 'Bell Park' (Figure 6.137), from which the suburb took its name. It was established by John Bell, nephew of John Calvert of nearby 'Morongo'. It was built in 1853 in a Victorian Picturesque Gothic style to a design by the early Geelong architect, John Young. The mansion house was extended in 1861 with a billiard room annex designed by Joseph Shaw, architect. All that remains of 'Bell Park' is this annex. The property was substantially subdivided in 1944 and the house and smaller acreage was donated by the Misses McKellar for use as a retirement home. While the house was demolished, the annex of 1861 was retained and converted into a chapel as part of Grace McKellar House in 1964.

Other developments also occurred in Bell Park including a golf course in c.1897.

Although it was claimed in 1928 that 'all the property with the exception of Bell Park and the golf links had been subdivided for building purposes', few houses were built until the post war immigration boom in the 1950s. (About Corayo Ch 6 pp767-769)



Fig 1. J. Norton, Bell Park , 1857-91. Source: accession H9311, State Library of Victoria. (from About Corayo Ch 6, p769)

COMPILED NOTES FROM ABOUT CORAYO

EXTRACT ON GRACE MCKELLAR CENTRE, 45-95 BALLARAT ROAD, BELL PARK

In late 1943, Cr F.W. Wallace, Mayor of Geelong and former Regimental Medical Officer with the Australian Light Horse in Palestine in World War One, commenced a movement towards the establishment of an old folks' home in Geelong. Discussions had been held with the Charities Board to facilitate any available funds. Support for the movement was given by the Geelong Trades Hall Council and all the municipalities in the Geelong district. The growing problem was evident in the elderly taking up local hospital beds or being isolated from their families in Ballarat and led to the formation of the Old Folks' Home Committee to raise the £50,000 estimated for the facility. The public desire for the aged care home was evident in the sum of £58,000 having been raised in just seven months. Even more remarkable was the gift of the 41 acre historic property, 'Bell Park' homestead (built in 1853 for John Bell – Theme 6), Ballarat Road, Bell Park by Misses Ernestine and Catharine McKellar. The Herald reported on the highly generous gift declaring that it 'assures that this historic landmark will be preserved and the dignified old 16-roomed bluestone and brick dwelling in good order will probably be the manager's quarters...'

While a laundry and boiler house were built in 1946 there were delays in the construction of the hospital accommodation until 1956. The lengthy duration in the commencement of the building of the facility was controversial, as was the demolition of all except the dining room of the original Bell Park homestead (it was converted into the Catherine McKellar Memorial Chapel). The initial design scheme was revised and in 1959, the facility – named the Grace McKellar House Geelong (Figure 8.129) in honour of the mother of the donors – was opened. The inaugural manager-secretary was Alfred Ormond De Forest who had extensive experienced in Institutional management, including the 700 bed Mount Royal Hospital. The first Matron was Miss G. Mandeville Halls who had been educated at Kinross Ladies College, Toorak, trained as a Voluntary Aid Detachment to providing nursing care during World War One. Matron Mandeville Halls subsequently trained at the Royal Melbourne Hospital and later joined the Melbourne District Nursing Society before being appointed to the Australian Inland Mission and then as Matron-Bursar of the Melbourne University Women's College, and Matron of the Ballarat and District Benevolent Home.

Since its beginnings, the Grace McKellar Centre expanded into providing other medical and health services and is now under the control of Barwon Health and offers community health services, residential aged care accommodation, rehabilitation services, and palliative care services. (About Corayo Ch 8, pp1082-83)

. . . in 1998, the Geelong Hospital, amalgamated with the Grace McKellar Centre, and city and suburban community health centres to form Barwon Health . . . (About Corayo Ch 8, pp1054)

EXTRACT FROM BARWON HEALTH WEBSITE:

McKellar Centre: Originally named Grace McKellar House in 1959, when the first patients were admitted. The land on which the McKellar Centre is built was donated by Misses Ernestine and Catharine McKellar. Their mother, Grace, had an interest in the welfare of older and under-privileged people. Grace McKellar was concerned with the closure of the Geelong Benevolent Asylum in 1923, with residents being transferred to facilities in Ballarat, as there was not a suitable alternative available in Geelong. The land encompassed the site of the Bell Park Homestead. The chapel, on the grounds of the McKellar Centre, is the only surviving building of the homestead.

. . Our facilities build on the rich history of the McKellar sisters (Ernestine and Catherine) who chose to bring to reality the vision that their mother Grace McKellar had for the 40 acres of land where Wallace and Blakiston Lodge are situated. It was their intent to support the welfare of older and under-privileged people and hence the aged care centres were born.



Fig 2. Image of Chapel circa late 1960s from the cover of J Pescott's *Grace McKellar House, Geelong: the First 25 Years*

EXTRACT FROM BARWON HEALTH FOUNDATION WEBSITE

The McKellar Sisters: When the late daughters of Grace McKellar, Ernestine and Catherine decided to gift their 40 acre estate to the community just over 75 years ago, they could have never imagined the incredible facility it is today.

Grace McKellar had an interest in supporting the welfare of older and under-privileged people and, in memory of their mother, the children decided to donate the property to our local health service to benefit the people of Geelong.

Services provided there today are at the core of community health - including rehabilitation, palliative care and aged care - and there are also exciting new services soon to be established. In particular, we are looking forward to the official opening of the new Kids Rehab Centre very soon which is yet another example of our community's generosity.





Thousands of people have received care at the McKellar Centre over the years and it is a much loved community asset. Of course, the healthcare heroes working at the centre have always done an extraordinary job.

Images of Place – 2 October 2023



Comparative Analysis

The following places are comparative examples of Victorian Gothic architecture in Greater Geelong including:

<p>Coriyule 1-69 McDermott Road Curlewis VHR H0272 / PS HO3</p> <p>A two story Gothic style homestead with coursed stone walls and iron tile roof, intricate timber looping barge boards, built in 1849 for Anne Drysdale and Caroline Newcomb.</p>	
<p>Hawthorns 39 Skene Street, Newtown HO1623 & HO156</p> <p>A two story Gothic style homestead with brick walls and a slate roof, intricate timber looping barge boards, built in 1876 for solicitor TC Harwood.</p>	
<p>Rosendale (formerly Haworth) 116-118 Tanner Street, Breakwater HO52</p> <p>Originally a 9-roomed house with bluestone and stucco walls, designed by architect William Grundy and built in 1869/70 for tannery proprietor F Haworth.</p>	
<p>Former Geelong Grammar School 55 & 55A Maud Street, Geelong VHR H0188 / PS HO12</p> <p>A notable example of the work of the Geelong architects Backhouse and Reynolds illustrative of the Gothic style, and of which only one wing of what was once a large complex remains.</p>	

Health and welfare places are currently little recorded as heritage overlays within the Greater Geelong Planning Scheme. This is a notable thematic gap. The only place so recorded is:

**Sailors Rest,
3 Moorabool St GEELONG
HO1638 & HO221**

A 1912 Edwardian styled charitable mission on the Geelong waterfront



END