

MINUTES

COUNCIL MEETING

Tuesday 25 February 2025
6:00 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)

2.3. Amendment C468 - South-West Geelong Investigation Area (SWGIA)

Source: Placemaking
Executive Director: Tennille Bradley

Purpose

1. To consider the submissions to Planning Scheme Amendment C468ggee and adopt the amendment.

Background

2. Amendment C468ggee proposes to identify the South-West Geelong Investigation Area (SWGIA) as a site for future investigation by introducing strategic directions in accordance with the recommendations of the South-West Employment Land Review (HillPDA, 2023).
3. The Review (HillPDA, 2023) was the result of recommendations in Amendment C395ggee Settlement Strategy Panel Report (2020) in relation to the future use and development of the former Boral quarry at Waurin Ponds and the Western Industrial Precinct in the Armstrong Creek Growth Area.
4. The Review identified the need for 170 hectares of additional employment land within the investigation area to meet future employment land needs, as well as consideration of land-use options for surplus land, such as residential or tourism. The Review was adopted by Council at its meeting on 12 December 2023.
5. This amendment introduces strategic directions and further work clauses to the Greater Geelong Planning Scheme which facilitate the delivery of new employment land and consideration of other land uses, and makes associated changes to the planning scheme.
6. **Attachment 1** provides a background summary of the amendment process.

Key Matters

7. Exhibition of the amendment in September and October 2024 resulted in nine written submissions. Five were accepting submissions while four agency submissions provided comment. The submitting agencies were the Country Fire Authority (CFA), the Corangamite Catchment Management Authority (CCMA), the Department of Transport and Planning (DTP) and the Victorian Planning Authority (VPA).
8. A number of submissions requested minor changes in the form of adjustments to text or mapping corrections. In response to the submissions, the changes outlined below in paragraphs 9-11 were made in accordance with s23(1) of the *Planning and Environment Act 1987*.
9. In response to Submitter 001 (Boral Ltd), the municipal framework plan at Clause 02.04-1 (Municipal framework plan) was updated to remove the major resources designation south of the SWGIA.

10. At the request of Submitter 004 (DTP), the plan in *Armstrong Creek Urban Growth Plan Framework Plan, February 2025* was updated in line with comments from DTP.
11. At the request of Submitter 009 (VPA), and subject to further discussion with the submitter, text at Clause 74.02 (Further strategic work) was amended to expand the planning mechanisms for delivering the land once investigations are complete. This change also responds to a comment from Submitter 006 (UDIA Victoria).
12. **Attachment 1** includes the City's detailed response to matters raised in submissions.
13. With requested changes made, where within the scope of this amendment, Amendment C468ggee (**Attachment 2**) is ready for adoption.

RESOLUTION - Item 2.3

Cr A Katos moved, Cr E Sinclair seconded -

That Council:

1. **Adopts Amendment C468ggee – South West Geelong Investigation Area to the Greater Geelong Planning Scheme in the form as contained in Attachment 2 of this report; and**
2. **Submits the adopted Amendment C468ggee together with the prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

14. There are no significant financial implications to Council beyond that usually associated with the planning scheme amendment process.
15. There is a separate process for Council to consider the timing, process and resource implications to deliver the identified planning outcomes through a precinct structure plan or similar mechanism. This would be subject to a future Council decision.
16. In the long term, development contributions will be included as part of the planning for the area.

Community Engagement

17. The amendment was exhibited as required by the *Planning and Environment Act 1987*. Exhibition took place between 5 September and 14 October 2024.
18. 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.
19. In response to exhibition, nine 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.
20. No submission was received from the Wadawurrung Traditional Owners Aboriginal Corporation, who manage land adjacent to the precinct.

Social Equity and Sustainability

21. There are no significant social equity considerations. The further work this amendment facilitates will deliver employment land in south-west Geelong, ensuring communities in the region have access to employment close to where they live.
22. The preparation of the PSP will need to address the culturally significant 3.6-hectare Duneed Reserve off Ghazeepore Road site owned by the Wadawurrung Traditional Owners Aboriginal Corporation. This site abuts the investigation area and an appropriate interface will need to be determined in consultation with the Wadawurrung Traditional Owners.
23. Consultation both during the preparation of the Review (HillPDA, 2023) and the exhibition of Amendment C468ggee has aimed to allow those potentially affected to have their say.

Relevant Law/Policy/Legal Implications

24. The amendment is consistent with the Planning Policy Framework of the Planning Scheme.
25. The amendment has been prepared in the format required for planning schemes as outlined in the Ministerial Direction on the Form and Content of Planning Schemes.
26. A summary of changes to the Greater Geelong Planning Scheme is provided in **Attachment 1**.

Alignment to Community Plan and Vision

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

Conflict of Interest

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

Risk Assessment

30. There are no notable risks associated with implementing the recommendations contained in this report.
31. There is a risk if the recommendations are not accepted, there could be a shortage of employment land in the south-west of Greater Geelong.

Environmental Sustainability

32. This area is already identified for long term urban development in the Greater Geelong Planning Scheme and G21 Regional Growth Plan.
33. The future detailed planning for the area will include environmental considerations such as native vegetation, biodiversity, water, servicing, transport and environmentally sustainable design consistent with precinct structure plan and other legislative requirements.

Attachments

1. Attachment 1 - Background and Consideration of Submissions [2.3.1 - 8 pages]
2. Attachment 2 - Amendment C 468 ggee South West Geelong Investigation Area [2.3.2 - 68 pages]

Attachment 1 – Background and Consideration of Submissions

Background

1. Amendment C468ggee proposes to identify the South-West Geelong Investigation Area (SWGIA) as a site for future investigation by introducing strategic directions in accordance with the recommendations of the [South-West Employment Land Review \(HillPDA, 2023\)](#) (the 'Review') and make associated changes to the Greater Geelong Planning Scheme.
2. Specifically, the Amendment makes the following changes to the planning scheme:
 - Amends Clause 02.03-1 (Settlement) to insert strategic directions for the South-West Geelong Investigation Area.
 - Amends Clause 02.04-1 (Municipal framework plan) to indicate the extent of the South-West Geelong Investigation Area.
 - Amends Schedules 1, 2, 3, and 4 of Clause 37.07 (Urban Growth Zone) to update references to the *Armstrong Creek Urban Growth Plan - Framework Plan*.
 - Amends the Schedule to Clause 72.04 (Incorporated Documents) to replace the *Armstrong Creek Urban Growth Plan - Framework Plan, November 2008 (updated September 2012 and June 2015)* with the revised February 2025 version.
 - Amends the Schedule to Clause 72.08 (Background Documents) to insert the *South-West Employment Land Review (HillPDA, 2023)*.
 - Amends the Schedule to Clause 74.02 (Further Strategic Work) to outline further strategic work needed to implement the new strategic directions.
 - Updates incorporated *Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)* to implement the Review's recommendations, including:
 - Amending document date to reflect changes;
 - Updating phrasing in the Employment sub-section of the framework plan; and
 - Replacing the map in the framework plan with a version which indicates the Western Industrial Precinct's inclusion in the South-West Geelong Investigation Area.
3. The amendment applies to the South-West Geelong Investigation Area (SWGIA) which is approximately 710 hectares of land in Waurin Ponds and Mount Duneed (see Figure 1). It is generally bounded to the east by Drayton Road; to the north by McPherson Road, the Geelong-Warrnambool Railway Line, Baanip Boulevard, and the Armstrong Creek; to the west by Airport Road; and to the south by Whites/Reservoir Road.

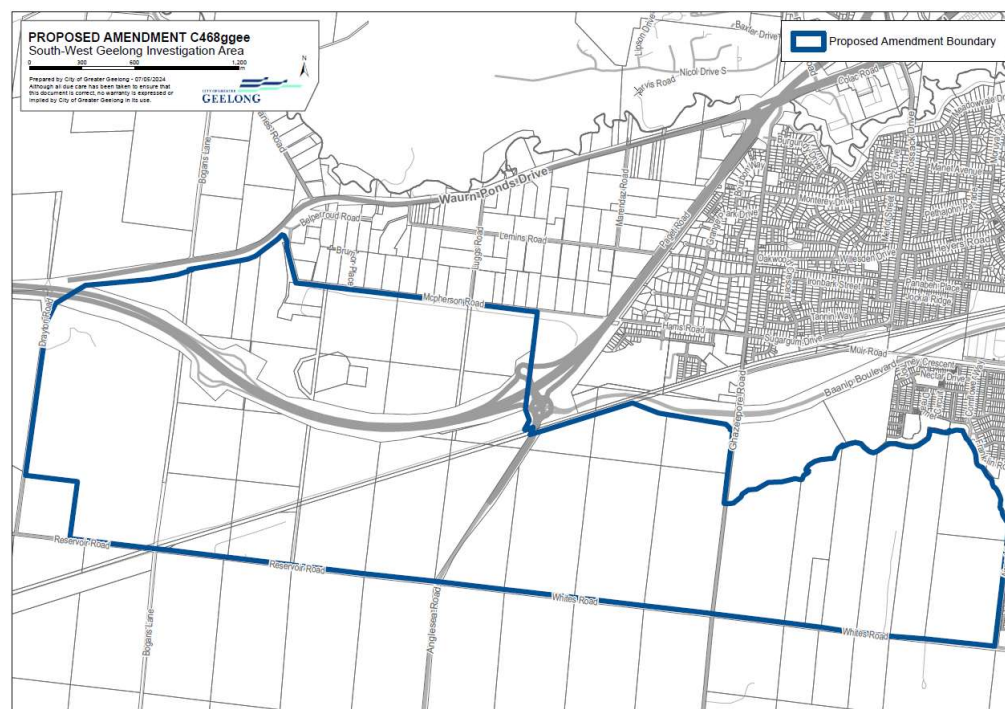


Figure 1. Land affected by the amendment

4. The new policy at Clause 02.03-1 (Settlement) introduces local policy and strategic direction to the Greater Geelong Planning Scheme. It identifies the delivery of 170 hectares of employment land as the priority of future investigations in the area to ensure the supply of employment land up to 2051. Surplus land could be identified for other strategic uses including residential and tourism uses, subject to further investigation, once the employment land has been identified. The new policy introduces three strategic directions to support this policy:
 - Facilitate the delivery of 170 hectares of employment land (net developable area) within the investigation area catering for a range of employment uses that meet local and sub-regional needs.
 - Accommodate a range of industrial lot sizes to provide for a diverse range of uses including sites capable of accommodating large scale manufacturing operations.
 - Strategically plan other land uses, including residential or tourism, on the balance of the land within the investigation area as part of a precinct structure planning process once employment land has been identified.
5. New policy is also added at Clause 74.02 (Further strategic work) which directs the next steps in investigating the land and preparing structure planning frameworks to allow future development.
6. Changes to Urban Growth Zone Schedules are to update the reference to the *Armstrong Creek Urban Growth Framework Plan* (City of Greater Geelong, February 2025).
7. The Review was commissioned as part of work conducted in the wake of Amendment C395ggee (Settlement Strategy), which was gazetted on 6 May 2021. At the C395ggee panel hearing, Council indicated willingness to investigate the potential for changes to the strategic direction

of the Boral site now encompassed in the South-West Geelong Investigation Area. The panel report concluded that any review of the Western Industrial Precinct (a precinct within the Armstrong Creek Urban Growth Area) should be considered in conjunction with the Boral land and the wider Armstrong Creek Urban Growth Area.

8. On 12 December 2023, Council endorsed the preparation and exhibition of Amendment C468ggee and it was authorised with conditions to exhibit by the Minister for Planning's delegate on 5 August 2024.

Consideration of Submissions

9. Amendment C468ggee was exhibited between 5 September and 14 October 2024, and during this period nine submissions were received. Of these, four were agency comments and five were accepting submissions. The submissions are summarised and responded to in the table on the following pages.
10. In general, the submissions supported the amendment though some submissions requested minor changes and further information provided by agencies allowed for corrections to be made to maps and planning scheme text. No submission was received from the Wadawurrung Traditional Owners Aboriginal Corporation, who manage land adjacent to the precinct.
11. Minor changes applied in response to submissions include further updates to the planning scheme map at Clause 02.04-1 (Municipal framework plan) and adjustment to wording of text in Clause 74.02 (Further strategic work). All changes requested and the Council officer responses are outlined in Table 1.
12. With no objecting submissions and the changes requested by submitters as outlined below accepted, Council can progress to adopt the amendment. There is no need for referral to an independent panel.

NO.	SUBMITTER	SUBMISSION	OFFICER RESPONSE
001	Boral Limited Acceptance	<p>Supports amendment and confirms Resources Victoria no longer has extractive industries need for land owned by Boral outside the SWGIA (south of Reservoir/Whites Road; west of Ghazepoor Road).</p> <p>Provides additional comments to submission, including suggested minor corrections to text and mapping and suggestion that the Boral site be included within the long term settlement boundary.</p>	<p>Submission noted.</p> <p>Comments noted and corrections addressed. Major resources designation removed from Municipal Framework Plan at Clause 02.04-1. This does not impact the zoning of the land which will remain SUZ7.</p> <p>Discussions about including the Boral owned land within the long term settlement boundary are beyond the scope of this amendment. The submitter will have the opportunity to make a submission as part of forthcoming Amendment C428ggee, to introduce a new long term settlement boundary for urban Geelong, which is currently being prepared.</p>
002	CFA Comment	<p>No objection to the amendment.</p> <p>Supports an approach that requires the preparation of a Bushfire Assessment as part of the future strategic work being undertaken, prior to the land identified within the Western Industrial Precinct and Boral Land being rezoned.</p> <p>The identified bushfire protection measures are to be included within the future planning scheme amendment that enables the development of the land.</p>	<p>Submission noted.</p> <p>Comments will be taken into consideration in preparation of future work in this area and inform any structure planning, rezoning, and subsequent planning scheme amendments.</p>
003	Corangamite CMA Comment	<p>No objection to the amendment.</p> <p>Provides additional information about the 1% AEP flood extents for the area and recommends adoption of Melbourne</p>	<p>Submission noted.</p>

NO.	SUBMITTER	SUBMISSION	OFFICER RESPONSE
		Water's Waterway Corridor Guidelines and Melbourne Water's Constructed Waterway Design Manual to guide the width of development setbacks from waterways.	Comments will be taken into consideration in preparation of future work in this area and inform any structure planning and subsequent planning scheme amendments.
004	Department of Transport and Planning Comment	Supports the amendment and provides preliminary advice for consideration during further investigation works, preparation of PSP and/or other structure planning processes for the subject land. Comments are specific to transport aspects and include preliminary advice on integrated transport and land use outcomes, arterial and local road network, public transport (bus routes and infrastructure, rail infrastructure) and active transport. The submission also notes updated plan in <i>Armstrong Creek Urban Growth Plan – Framework Plan (June 2024)</i> should be updated to reflect current road infrastructure works completed and proposed.	Submission noted. Comments will be taken into consideration in preparation of future work in this area and inform any structure planning and subsequent planning scheme amendments. Corrections addressed.
005	Landserv Pty Ltd Acceptance	Supports amendment.	Submission noted.
006	UDIA Victoria Acceptance	Supports amendment. Submits 5 further matters for further council officer consideration: <i>1. We strongly support the City seeking to expand the services, knowledge, innovation and advanced manufacturing sectors of</i>	Submission noted. No response to items 1, 2 and 5 considered necessary. Responses to other items below:

NO.	SUBMITTER	SUBMISSION	OFFICER RESPONSE
		<p><i>the economy. This aligns with a long-term structural shift in the economy, away from traditional heavy industry, to a more diversified services and knowledge based economy.</i></p> <p><i>2. The industrial market in Victoria has gone through a period of high demand leading to rapidly increasing prices for industrial land over the past three years. We strongly support the City seeking to increase immediate supply in order to alleviate the existing shortfall and price escalation.</i></p> <p><i>3. We warn the City that the assumption that there are 70 years of employment land supply (13 years of currently available land) may be misleading, and it likely does not reflect market demands and trends (i.e. certain lot sizes, accessibility requirements etc.).</i></p> <p><i>4. The amendment documentation defaults to a PSP process even though the land is owned by only 2 parties which are separated by an arterial road. We encourage Council to consider 'alternative planning mechanisms' to be used to achieve a more streamlined approach to development on projects such as this where landownership is simplified, of significant scale, and independent from other development areas.</i></p> <p><i>5. We support the aspirational target, aiming to create a further 14,700 jobs within the SWGIA.</i></p>	<p>Item 3. The assumptions on amount of land supply are informed by the findings of the <i>South-West Employment Land Review</i> (HilPDA, 2023).</p> <p>Item 4. The City notes the submitter's encouragement to consider alternative planning mechanisms to deliver the employment land. Changes to wording of Clause 74.02 appropriately address this concern. See discussion re <u>Submission 009</u>.</p>
007	Urbis On behalf of Boral Cement Ltd and	Supports amendment.	Submission noted.

NO.	SUBMITTER	SUBMISSION	OFFICER RESPONSE
008	<p>Mount Duneed Developments Pty Ltd. Acceptance</p> <p>Urbis On behalf of Mount Duneed Developments Pty Ltd. Acceptance</p>	<p>In addition to the submission made jointly with Boral Cement Ltd, Mount Duneed Developments Pty Ltd made an additional submission pertaining specifically to landholdings within the Western Industrial Precinct (WIP) which is generally supportive of the amendment.</p> <p>This submission highlights key opportunities in the WIP, including opportunities for housing and integration with the established Armstrong Creek Growth Area. It comments on land use, suggesting that the WIP land should be identified as a future residential precinct as part of future planning and development. The submission notes the WIP land is ready for immediate planning and development and should be considered in isolation of the recommendation to identify and plan for employment land within the wider investigation area. It suggests that the WIP land should be planned and delivered based on an independent rationale informed by the WIP land's capacity to leverage existing major transport and community infrastructure and immediately contribute to Greater Geelong's land supply requirements.</p>	<p>Submission noted.</p> <p>Recategorisation of the WIP is subject to further work, which can then be used to support the eventual land use. It is imperative to determine whether or not the entirety of the WIP Precinct is feasible for residential use and the focus of this amendment remains on identifying and delivering employment land. Determination of the WIP for residential or other land uses not appropriate until location of sufficient employment land has been identified, noting that the portion of land west of Anglesea Road is the primary focus for employment land.</p> <p>If there is readiness from landowners in the medium-long term precinct, Council is willing to work with them on developing a structure plan for the area.</p>

NO.	SUBMITTER	SUBMISSION	OFFICER RESPONSE
009	Victorian Planning Authority (VPA) Comment	<p>Supports amendment.</p> <p>Requests minor changes to support consideration of alternative planning mechanisms to deliver employment-based precincts in a streamlined manner.</p> <p>Proposed a change of wording to Cl 74.02 'to support either a Development Plan or Precinct Structure Plan for the precinct':</p> <p>Prepare a development plan or precinct structure plans which addresses the considerations outlined in the <i>South West Employment Land Review (HillPDA, 2023)</i>.</p>	<p>Submission noted and change addressed as per the below:</p> <p>It is the council officers' position that a development plan, without an underlying framework e.g. a structure plan or similar to underpin it, is not necessarily appropriate in this situation although, subject to the further work being completed, may be feasible in some parts of the study area.</p> <p>Therefore, the City engaged with the VPA to resolve this wording. Following a meeting between council officers and the VPA, the following wording was proposed, to which the VPA agreed in their email of 22/11/24.</p> <p>Prepare precinct structure plans <u>or other strategic planning frameworks</u> which address the considerations outlined in the <i>South West Employment Land Review (HillPDA, 2023)</i>.</p> <p>It is considered that a development plan overlay may be a feasible method for implementing any other strategic planning frameworks as identified in the amended wording, subject to the completion of the further works identified in Clause 74.02.</p>

Planning and Environment Act 1987

Greater Geelong Planning Scheme

Amendment C468ggee

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 Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Purpose and Vision** – replace Clause 02.03-1 with a new Clause 02.03-1 in the form of the attached document.
2. In **Purpose and Vision** – replace Clause 02.04-1 with a new Clause 02.04-1 in the form of the attached document.
3. In **Zones** – Clause 37.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
4. In **Zones** – Clause 37.07, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
5. In **Zones** – Clause 37.07, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
6. In **Zones** – Clause 37.07, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
7. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
8. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
9. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

GREATER GEELONG PLANNING SCHEME

02.0307/07/2022
C417ggee**02.03-1**

--/--/----

Proposed C468ggee

STRATEGIC DIRECTIONS**Settlement**

Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 per cent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth. While the City is keen to take advantage of Geelong's proximity to Melbourne it is important to the community that the unique identity and character of the municipality is retained.

A combination of greenfield and infill development will deliver housing for Geelong's growing population. Over time the share of new housing from infill is expected to increase.

The majority of greenfield housing supply will be provided in urban Geelong in the master planned communities of Armstrong Creek and the Northern and Western Geelong Growth Areas. New residential communities should incorporate sustainable living principles and deliver infrastructure to meet community needs.

Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high density housing to be embraced by established communities it needs to deliver high quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood.

The Bellarine Peninsula has been delivering around 27 per cent of the City's new housing supply over the past few years. Continued housing development at this rate will have a detrimental impact on the character and values of this area.

Rural living areas offer an important lifestyle choice in the housing market. However, they can be inefficient to service and are generally contrary to the objective of maintaining a farmed rural landscape and supporting agriculture in rural areas. Farming and rural landscapes form non-urban breaks and are a critical element to the settlement strategy, tourism function and lifestyle of the region.

Strategic directions

- Direct and contain growth within identified locations across the municipality.
- Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas.
- Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula.
- Maintain the unique identity of Greater Geelong and its townships.
- Locate and design urban areas to mitigate the potential impacts of climate change.
- Limit rural living developments to existing zoned land in Lara, Drysdale/Clifton Springs, Wallington, Waurm Ponds, Lovely Banks, Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlinton and Ocean Grove.

Central Geelong

Central Geelong is the focus of commerce, arts and culture, hospitality, entertainment, education, health and institutional activity in the City of Greater Geelong. Central Geelong includes Eastern Park, the Western Wedge, the Waterfront, the City's retail and commercial core and surrounding transitional areas.

There is a need to attract new investment and urban renewal while maintaining conservation and heritage values. Central Geelong is identified as a Key Development Area to accommodate future housing demand.

GREATER GEELONG PLANNING SCHEME

Strategic directions

- Support development of Central Geelong as an international waterfront city with world class facilities that is a highly desirable place to live.
- Create an inner city area linking the commercial centre, waterfront and transport hub that connects educational, cultural and business assets.
- Encourage buildings to maximise the overall intensity of Central Geelong respecting heritage areas and protecting the amenity of public spaces.
- Encourage high density housing development within Central Geelong.
- Retain shared key views to Corio Bay from within Central Geelong and external vantage points.
- Maintain and enhance public access to the waterfront.

West Fyans-Fyans Street

The West Fyans-Fyans Street Precinct is located 1.5 kilometre south of Central Geelong on the northern banks of the Barwon River. The area has a diverse range of land uses including industrial, commercial and residential together with buildings of historical significance and a strong visual relationship with the Barwon River corridor. The area has also been identified as a key housing development area with the potential to undergo substantial change and redevelopment over time.

Strategic directions

- Facilitate a mixed use environment incorporating a complementary range of residential and employment activities including commercial, light manufacturing and service industrial uses, with good access to facilities and connections to open space.
- Support a range of medium to high density residential development.
- Encourage development that enhances streetscapes and provides visual interest, amenity and public safety.

Corio Norlane

Corio and Norlane, including the residential neighbourhood of North Shore, are established northern suburbs of Geelong with a rich industrial, manufacturing, migrant settlement and working class and community history that continue to this day.

Corio and Norlane provide affordable housing that is close to the Geelong CBD, Avalon Airport, Geelong Port and surrounding industrial land and the Geelong Ring Road Employment Precinct, with convenient access to Melbourne via road and rail.

Corio and Norlane are recognised in the G21 Regional Growth Plan as areas that should be targeted for infill and higher density housing.

Strategic directions

- Support urban renewal to encourage an increase in the resident population.
- Encourage the diversification of housing types.
- Facilitate an increase in commercial and community activities.

Urban growth areas

The **Armstrong Creek Urban Growth Area (ACUGA)** is a key growth area for the G21 Region. At capacity, the ACUGA is expected to accommodate approximately 55,000 to 65,000 people.

Development in the ACUGA will provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres. Areas of visual sensitivity along the Mount Duneed ridgeline and flood prone areas to the east of Barwon Heads Road will be protected from urban development. Rural land outside of the ACUGA will be maintained in productive agricultural parcels providing an attractive rural setting.

GREATER GEELONG PLANNING SCHEME

Strategic directions

- Facilitate the orderly and controlled development of the ACUGA, generally in accordance with the *Armstrong Creek Urban Growth - Framework Plan* Incorporated Document.
- Maintain the rural break between the ACUGA and Surf Coast Shire.

The **Northern and Western Geelong Growth Areas** will provide for significant population growth close to the existing urban area of Geelong, with the capacity to accommodate over 112,000 people. At capacity, the Northern Geelong Growth Area is anticipated to accommodate approximately 17,000 dwellings and 48,000 people. At capacity, the Western Geelong Growth Area is anticipated to accommodate approximately 23,00 dwellings and 64,500 people.

Strategic direction

- Facilitate the creation of neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.

South-West Geelong Investigation Area

The South-West Geelong Investigation Area located approximately 10 kilometres to the south-west of central Geelong provides an opportunity to develop around 170 hectares of employment land (net developable area), prioritising the land to the west of Anglesea Road, to ensure the supply of employment land up to 2051. Surplus land could be identified for other strategic uses including residential and tourism uses, subject to further investigation, once the employment land has been identified.

Strategic direction

- Facilitate the delivery of 170 hectares of employment land (net developable area) within the investigation area catering for a range of employment uses that meet local and sub-regional needs.
- Accommodate a range of industrial lot sizes to provide for a diverse range of uses including sites capable of accommodating large scale manufacturing operations.
- Strategically plan other land uses, including residential or tourism, on the balance of the land within the investigation area as part of a precinct structure planning process once employment land has been identified.

Lara

Lara is a township designated for urban growth and is strategically located between Geelong and Melbourne with excellent road, rail, seaport and airport links.

The rural landscape setting is important to the character of the town.

The Hovells and Serendip Creek systems have a propensity to flood and in low lying areas are putting constraints on development.

Retail and commercial expansion is required to meet the needs of local residents and to reduce the high level of escape expenditure.

There is a strong reliance on the private motor car as a form of transport and active and public transport infrastructure and services need to be improved.

The Geelong Ring Road Employment Precinct, Avalon Airport and nearby land provide significant opportunities for employment and economic growth.

Strategic directions

- Maintain a compact urban form and provide for sustainable communities.
- Protect and enhance key environmental, cultural and landscape features, including the rural characteristics of Lara.

GREATER GEELONG PLANNING SCHEME

- Facilitate an adequate supply of residential and commercial land, community and recreation services and infrastructure.
- Facilitate an efficient and integrated movement network for all modes of transport.

Bellarine Peninsula

The Bellarine Peninsula comprises a series of contained townships separated by green breaks. It has experienced strong population growth in recent years driven by the scenic location, lifestyle opportunities and proximity to Geelong.

It is also highly valued for its tourism function, and agriculture and environmental attributes.

Managing urban growth on the Bellarine Peninsula will be critical to retaining its identity and attributes.

Strategic directions

- Support and preserve the individual character, identity, role and function of each Bellarine Peninsula township.
- Protect and enhance the rural and coastal environment and landscapes on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- Protect the Bellarine Peninsula as a productive rural area with highly significant landscapes.

Wandana

Wandana is a significant urban fringe location at the gateway to the Barrabool Hills. The area has a close relationship with Buckley Falls Park, one of the City's significant natural bushland reserves.

Strategic directions

- Provide for the orderly, staged development of Wandana that responds to natural landscape features.
- Safeguard the Barwon River ecosystem and enhance its recreational potential and the overall environmental integrity of the area.

Anakie

Anakie is a small rural township that fulfils a limited service role for the rural hinterland and visitors. There is a need to efficiently provide access to services and facilities while minimising impact on the agricultural and landscape qualities of the surrounding area.

Anakie is the gateway to a number of tourist destinations, however, Anakie is also in a high risk area for bushfire.

Strategic directions

- Ensure development respects the compact nature and rural character of Anakie and does not impact upon surrounding natural environments or agricultural land.
- Minimise the risks and impact of bushfire.
- Support measures to increase tourism visitation to Anakie.

Moolap-Point Henry

Moolap-Point Henry is a key urban renewal site of 1200 hectares located five kilometres east of Central Geelong. The site is significant for its biodiversity, environmental assets, cultural heritage values and industrial history. The site is intended to be transformed into a mixed-use precinct with a mixture of residential, tourism, recreational, commercial and employment uses.

GREATER GEELONG PLANNING SCHEME

Strategic direction

- Facilitate the transformation of Moolap-Point Henry from an industrial area into a sustainable and integrated community.

Activity centres and retail

As Greater Geelong grows, it is critical to ensure the community has access to everyday services within a 20 minute drive from home. Retail centres should be encouraged to grow and transition over time into activity centres with an extended offer including uses other than retail.

The Geelong Retail Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes. The hierarchy is as follows:

Level in hierarchy	Type of centre (role and function)	Indicative retail floorspace range	Centres
Regional	<p>Serves a wide catchment anchored by one or more department stores, discount department store(s), supermarket(s), mini major(s) and speciality stores.</p> <p>Allows for bulky goods adjacent to or near the core retail centre.</p> <p>Provides for entertainment and leisure activities such as cinemas and restaurants or niche retail precincts.</p>	More than 100,000 sqm	Central Geelong
Sub-Regional	<p>Serves a wide catchment (but smaller than a regional centre) anchored by one or more discount department stores, supermarket(s), mini major(s) and speciality stores.</p> <p>Because of their smaller size, they have less provision for higher-order activities including full-line department stores, and the range of specialty shopping is less extensive.</p>	15,000 to 60,000 sqm	<p>High Street, Belmont</p> <p>Waurm Ponds, Pioneer Road, Grovedale</p> <p>Corio Village, Bacchus Marsh Road, Corio</p> <p>Leopold Gateway Plaza, Bellarine Highway, Leopold</p> <p>Armstrong Creek Town Centre, Surf Coast Highway, Armstrong Creek</p>
Specialised	<p>Typically located along main arterial routes or public transport nodes.</p> <p>Tend to capture niche trade from wider catchments in addition to</p>	15,000 to 60,000 sqm	Pakington Street (Geelong West)

GREATER GEELONG PLANNING SCHEME

Level in hierarchy	Type of centre (role and function)	Indicative retail floorspace range	Centres
	having an important community role as the focus for retail, civic, and community uses.		
Town Centre	Major community shopping locations providing weekly grocery shopping for the local township in combination with specialty store shopping that also services visitors to the region.	2,000 to 20,000 sqm	Ocean Grove, Drysdale, Lara, Barwon Heads, Portarlington, St Leonards
Neighbourhood	Serves a neighbourhood catchment and is anchored by one or more supermarkets plus speciality stores.	2,000 to 15,000 sqm	Shannon Avenue, Geelong West Separation Street, North Geelong Pakington Street, Newtown Barrabool Road, Highton Newcomb Central, Bellarine Highway, Newcomb Ormond Road, East Geelong Bellarine Village, Bellarine Highway, Newcomb Bell Post, Anakie Road, Norlane Barrabool Hills, Provence Boulevard, Highton Shannon Avenue, Newtown Marketplace, Shell Road, Ocean Grove Vines Road, Hamlyn Heights Hyland Street, Fyansford Grovedale Central, Heyers Road, Grovedale Dorothy Street, Leopold Ash Road, Leopold

GREATER GEELONG PLANNING SCHEME

Level in hierarchy	Type of centre (role and function)	Indicative retail floorspace range	Centres
			Rosewall, Broderick Road, Corio Jetty Road, Centennial Boulevard, Curlewis Warralily Village, Barwon Heads Road, Armstrong Creek Lara West, Lara Armstrong Creek West, Mt Duneed Horseshoe Bend North East, Charlemont Kingston Village, Grubb Road, Ocean Grove Surf Coast Highway, Grovedale
Local	Small groups of shops serving a limited catchment, and typically providing for the daily convenience needs of residents in the surrounding area	Up to 5,000 sqm	Dispersed locations across the municipality
Restricted Retail	A collection of bulky goods stores, generally comprising furniture, white goods, electrical, floor and window coverings, lighting, hardware and related retail operations. Can be adjacent to core retail centres or in stand-alone precincts.	50,000+ sqm	Murradoc Road, Drysdale Geelong Gateway, Princes Highway, Corio Colac Road, Waurn Ponds Melbourne Road, Norlane Melbourne Road, North Geelong Sinclair Street, Ocean Grove Leopold Gateway Plaza, Bellarine Highway, Leopold Armstrong Creek Town Centre, Surf Coast Highway, Armstrong Creek

The boundaries of all retail centres included within the hierarchy are delineated in the *City of Greater Geelong Retail Strategy 2020-2036* (City of Greater Geelong, August 2020).

GREATER GEELONG PLANNING SCHEME

Strategic directions

- Ensure that new retail development is consistent with the Geelong Retail Centre Hierarchy.
- Ensure that Central Geelong remains the primary activity centre in the municipality.
- Encourage expanding existing centres over developing new centres in out-of-centre locations.
- Ensure the transition of retail centres to activity centres with a diverse range of uses.
- Ensure that out-of-centre development provides net community benefit.

02.03-2

07/07/2022
C417ggee

Environmental and landscape values

Biodiversity, waterbodies and coastal areas

The City's rural areas contain important environmental assets.

Development has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development.

Remnant vegetation across the municipality is estimated to be approximately 5 per cent of that which existed pre-European settlement.

Many of the municipality's significant natural environments are protected by international and national agreements and legislation.

The extensive coastline is an important natural feature of the municipality, that is vulnerable to the impacts of development, climate change and natural processes.

Strategic directions

- Protect the habitats of indigenous species from the impacts of land use and development.
- Protect, restore and enhance biodiversity and natural systems.
- Protect, maintain and enhance waterways, rivers, wetlands and groundwater.
- Protect connectivity between waterways and wetlands.
- Protect, maintain and enhance the coast, estuaries and marine environment.
- Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.
- Support development in rural areas that respects the rural landscape character.

02.03-3

07/07/2022
C417ggee

Environmental risks and amenity

Bushfire

Several areas in the municipality are susceptible to bushfire hazard, including some grasslands around Lara, the foothills of the Brisbane Ranges, and parts of the Anakie township.

Strategic directions

- Protect areas at risk of bushfire.
- Ensure that development in susceptible areas responds to the risk of bushfire.

Flooding and coastal inundation

Several areas in the municipality are susceptible to flooding via the flooding of waterways, stormwater runoff and coastal inundation. This has the potential to result in significant adverse economic, social and environmental impacts.

GREATER GEELONG PLANNING SCHEME

Strategic directions

- Protect the function of floodplains.
- Minimise the potential for damage and risks to public safety and property from flooding.
- Avoid land use and development in areas at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.

Salinity

Urban and rural growth has had a direct impact on the municipality's natural environments. There is a need to protect the natural environment from the effects of increased salinity.

Strategic direction

- Ensure that land use and development does not aggravate or increase salinity.

Amenity

Residential

Non-residential uses can reduce the amenity of residential areas through impacts from traffic, car parking, hours of operation, appearance and noise. In order to maintain the residential character and amenity of an area it is important that non-residential uses are well-located and managed. To protect residential areas it is important to discourage the encroachment of incompatible uses.

Strategic direction

- Encourage a balance between the need for goods and services that serve local residents and workers and the potential for negative impacts on residential amenity.

Commercial

Geelong has many commercial areas with a high pedestrian focus, where residents and visitors of all ages are attracted. The nature of particular uses and the way in which they affect the character of an area will contribute to the attractiveness and image of the City.

Strategic direction

- Manage the location, design and concentration of adult sex product shops, adult cinemas and sexually explicit adult entertainment venues to minimise adverse effects on the character and amenity of an area and prejudice the public perception of the City.

Rural Living

The Rural Living Zone and Low Density Residential Zone provide for residential use in a semi-rural environment. There are expectations that the amenity of these areas will be high.

Strategic direction

- Discourage activities that could cause adverse amenity impacts, particularly through noise nuisances such as animal boarding, and direct them to the Farming Zone.

02.03-4

07/07/2022
C417ggee

Natural resource management

Agriculture

Agriculture is the main rural land use in the non-urban parts of the municipality, including on the Bellarine Peninsula. Agriculture plays a role in the economic prosperity of the City, both directly through production and indirectly through its contribution to the rural landscape and character, tourism and liveability.

GREATER GEELONG PLANNING SCHEME

Land use and development in rural areas must be managed to ensure that the ongoing use of land for agriculture and its potential expansion is supported and the rural landscape character of the area is preserved.

Non-agricultural uses, the construction of dwellings and subdivision not related to farming activity in Geelong's rural areas has the potential to compromise future agricultural activity and the rural landscape, and is contrary to the purpose of the rural zones and the vision for the area.

Strategic directions

- Preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- Discourage discretionary non-agricultural uses in rural areas that could reasonably be located in an urban zone.
- Ensure that new dwellings or subdivision do not compromise the productive agricultural capacity of land and are associated with the productive agricultural use of the land.

02.03-5

07/07/2022
C417ggee

Built environment and sustainability

Built environment

Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals.

Strategic directions

- Ensure that development enhances Geelong's sense of place and identity.
- Support the design and provision of healthy, walkable neighbourhoods.
- Encourage environmentally sustainable design in all development.
- Encourage all development to provide high quality urban design and landscaping.

Heritage

Greater Geelong's rich heritage makes a significant contributions to its sense of place and identity.

The cultural heritage of the region brings economic and cultural benefits to the community. The diversity of heritage places allows for interpretation of the region's development. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

Strategic direction

- Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.

02.03-6

07/07/2022
C417ggee

Housing

To accommodate its growing population Council has identified Increased Housing Diversity Areas (IHDA). IHDA's are located around activity centres and transport hubs and have significant capacity to accommodate residential growth and increased housing diversity. These areas can provide for

GREATER GEELONG PLANNING SCHEME

local shopping needs or are serviced by public transport. Development in these areas should encourage walking and discourage reliance on cars for all trips. The intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA.

For areas of heritage significance, new development should balance the preservation and restoration of the heritage place and other opportunities for housing.

Suburban detached family homes make up 85 per cent of current housing stock. Increasing the diversity of the City's housing stock over time will help cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing, and strong demand for housing in high amenity locations.

In order to meet these demands, there is a need to provide for a range of housing types in both established and developing communities.

Strategic directions

- Facilitate infill development to increase its housing supply contribution.
- Support residential development where the density, mass and scale is complementary to the location, role and character of the specific IHDA.
- Ensure housing diversity is achieved in established and growth area communities.
- Increase the level of affordable and social housing in Greater Geelong.

02.03-7

07/07/2022
C417ggee

Economic development

Industry

There is a need to provide support for ongoing employment and economic development in the Geelong region.

While traditional manufacturing industries will continue to be economic and employment drivers in the municipality, the City's economy will need to focus on emerging industry sectors that underpin economic development.

The changing nature of industrial development means that most industrial development now requires land that offers a high amenity environment for workers and visitors.

There is a need to support industry through the maintenance and improvement of infrastructure including roads, rail, Avalon Airport, Geelong Port and associated facilities.

The extractive industry operations in the municipality make a vital contribution to the building and construction industries and are of major economic importance to the Geelong region.

Strategic directions

- Provide an adequate supply of industrial land that meets the needs of different industries.
- Focus new industrial development around major transport routes and infrastructure assets.
- Encourage the growth of new and economically sustainable industry sectors.
- Provide a diverse range of high quality industrial and commercial land.

Tourism

Tourism is a key part of the economy of the Geelong region.

Growth of the tourism economy is expected across Geelong to 2030. While most of this tourism growth is directed to Central Geelong and other townships, there are opportunities to enhance the tourism industry in rural areas through complementary developments that are associated with the farming or rural use of the land.

GREATER GEELONG PLANNING SCHEME

Tourism development within the rural and coastal areas must be carefully managed and designed so that it does not compromise the landscape, non-urban character or existing agricultural activities that are part of the attraction of the area.

Strategic directions

Support tourism use and development that:

- Contributes to the economy.
- Respects the landscape character of the area.
- Maintains agricultural productivity in rural areas.
- Does not seek to urbanise rural or coastal areas.

02.03-8

07/07/2022
C417ggee

Transport

Transport

Road and rail linkages between Geelong and Melbourne accommodate significant freight, commuter and tourism traffic and these linkages have been improved by the upgrade of the Princes Freeway and faster rail services.

There is a need to reduce car dependence by improving public transport, bicycle and pedestrian linkages, particularly in growth areas.

Freight movements can have a significant impact on amenity in the municipality, particularly east-west freight movements through Central Geelong, and movements to and from the Geelong Port.

Avalon Airport is a major economic and tourism asset to the region.

Strategic directions

- Support the development of a safe, accessible, equitable and efficient traffic, transport and freight network.
- Support the delivery of safe, accessible linkages within and between towns that encourage walking, cycling and the use of alternative modes of transport.
- Prioritise active and public transport modes over private vehicle use.
- Facilitate the early provision of public transport infrastructure and services in all growth areas.
- Protect and enhance the role of Avalon Airport, including its expansion options and ongoing technical viability and operational requirements.

Geelong Port

The Geelong Port is a vitally important resource for the City's economy.

Forecast trade growth will place significant demands on port infrastructure capacity requiring potential expansion.

The current availability of suitably zoned land in the port area is critical to the continued viability of the port. Where demand for land cannot be met in the immediate port environs, the Geelong Ring Road Employment Precinct offers potential for port-related industries to locate.

The maintenance of public amenity in surrounding communities needs to be a consideration in context of growth pressures at the port.

Strategic directions

- Provide for the continued growth and development of Geelong Port as a key economic resource and focal point for infrastructure development for the Victorian community.

GREATER GEELONG PLANNING SCHEME

- Maintain and enhance the efficiency of the port.
- Balance the needs of a working port having regard to the amenity of the land uses at the port interface.

02.03-9

07/07/2022
C417ggee

Infrastructure

There is a need to provide or upgrade infrastructure that enhances safety, accessibility and inclusion for all members of the community including social infrastructure that responds to Geelong's ageing population.

The provision of a comprehensive, safe and accessible open space network is a key feature of the City.

There is a need to provide infrastructure in an efficient and timely manner, particularly in growth areas.

Strategic directions

- Encourage safe and equal access to community and development infrastructure for all members of the community.
- Develop a comprehensive, safe and accessible open space network.
- Ensure that development and community infrastructure is provided or upgraded in a sustainable and timely manner in all areas, with particular regard to the servicing of new communities in urban growth areas and large urban infill areas.

Materials recycling

Materials recycling industries play an important role in reducing waste at landfill sites. It is anticipated that there will be continued demand for these uses with the ongoing growth of the City. It is important that these uses minimise off site impacts. The location of materials recycling centres should be carefully considered having regard to surrounding land uses and the visual prominence of the site to avoid materials recycling establishments becoming a visual blight within areas, particularly where they adjoin high exposure roads.

Strategic direction

- Locate and design materials recycling facilities so that the use and development does not adversely affect the amenity of the surrounding area.

02.03-10

07/07/2022
C417ggee

Gaming

Greater Geelong has a high overall density of gaming machines and level of expenditure exceeding the Melbourne and State averages. Existing machines are distributed unevenly across the municipality with the highest concentrations in the most disadvantaged areas. Consequently, the State Government has capped the entire Greater Geelong region.

Research shows that there are links between social disadvantage, problem gambling and proximity to gaming venues. Although gaming machines may be accessible as a form of entertainment, they should not be convenient so that a pre-determined decision is required to gamble.

Strategic direction

- Minimise the risk of exacerbating problem gambling by directing the location of gaming machines to venues that makes gaming accessible but not convenient.

GREATER GEELONG PLANNING SCHEME

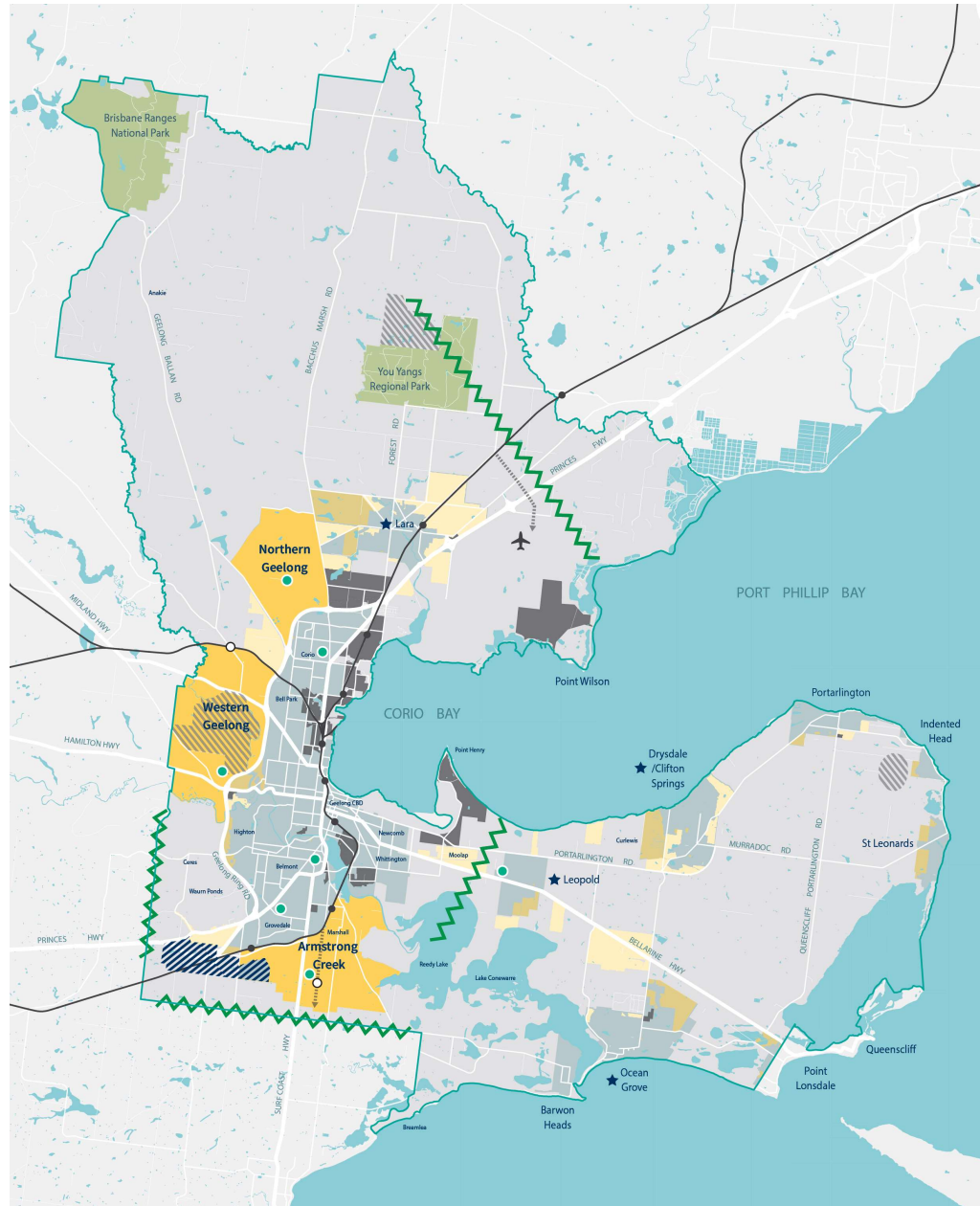
02.04 STRATEGIC FRAMEWORK PLANS

07/07/2022
C417ggee

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

02.04-1 Municipal framework plan

Proposed C468ggee



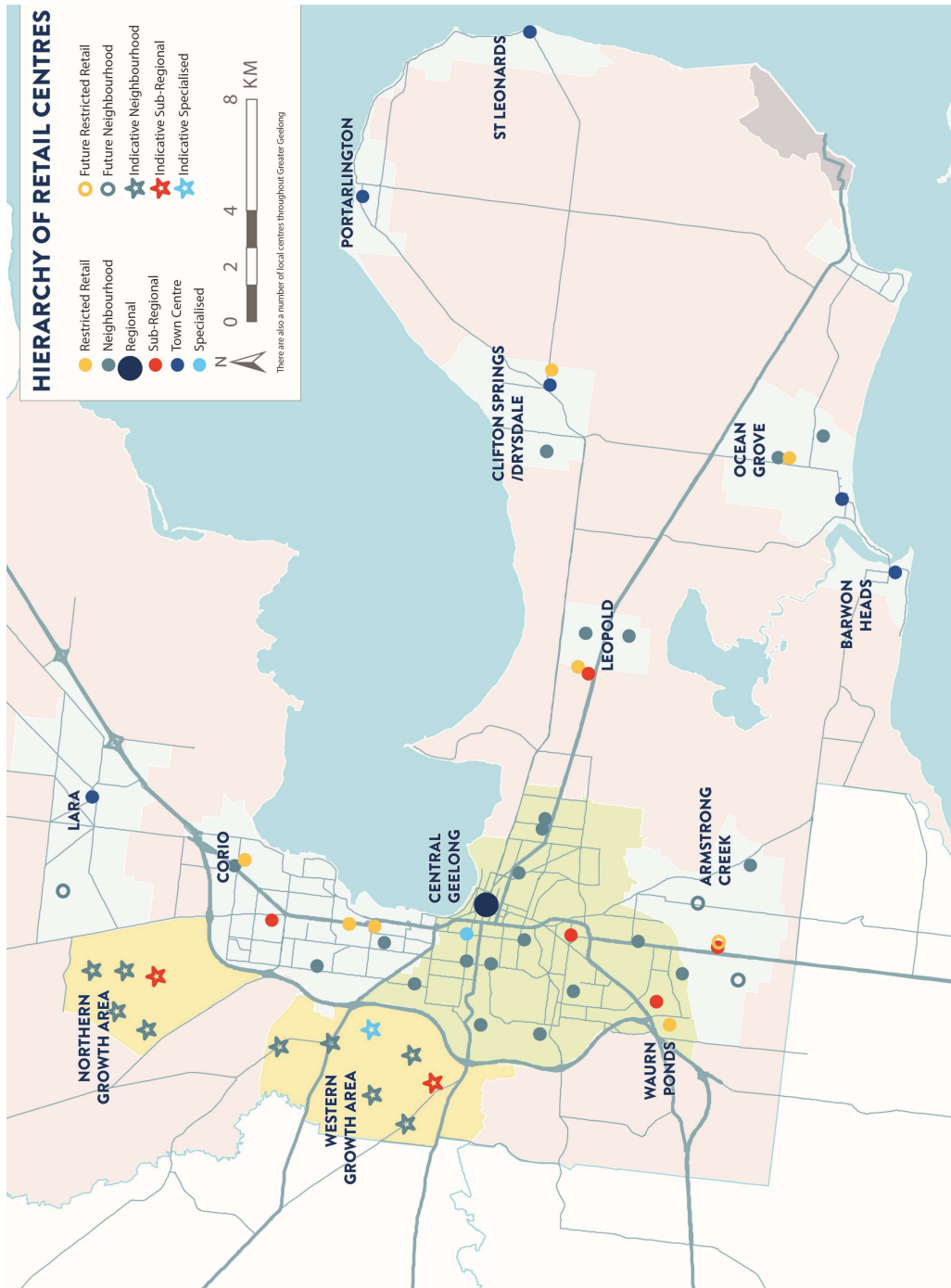
GREATER GEELONG LGA	GROWTH AREAS	SUB-REGIONAL ACTIVITY CENTRE	PROPOSED TRANSPORT CORRIDOR
LOCAL GOVERNMENT AREA	URBAN DEVELOPMENT	RAILWAY STATIONS	RAILWAY NETWORK
LOCAL GOVERNMENT AREA	RURAL LIVING AREAS NO EXPANSION	AVALON AIRPORT	HIGHWAYS
SOUTH WEST GEELONG INVESTIGATION AREA	ESTABLISHED URBAN AREAS	DISTRICT TOWN	MAJOR ROADS
MAJOR RESOURCES	EXISTING INDUSTRIAL AREAS	PROPOSED STATION	
NON-URBAN BREAK			



GREATER GEELONG PLANNING SCHEME

02.04-2
07/07/2022
C417ggee

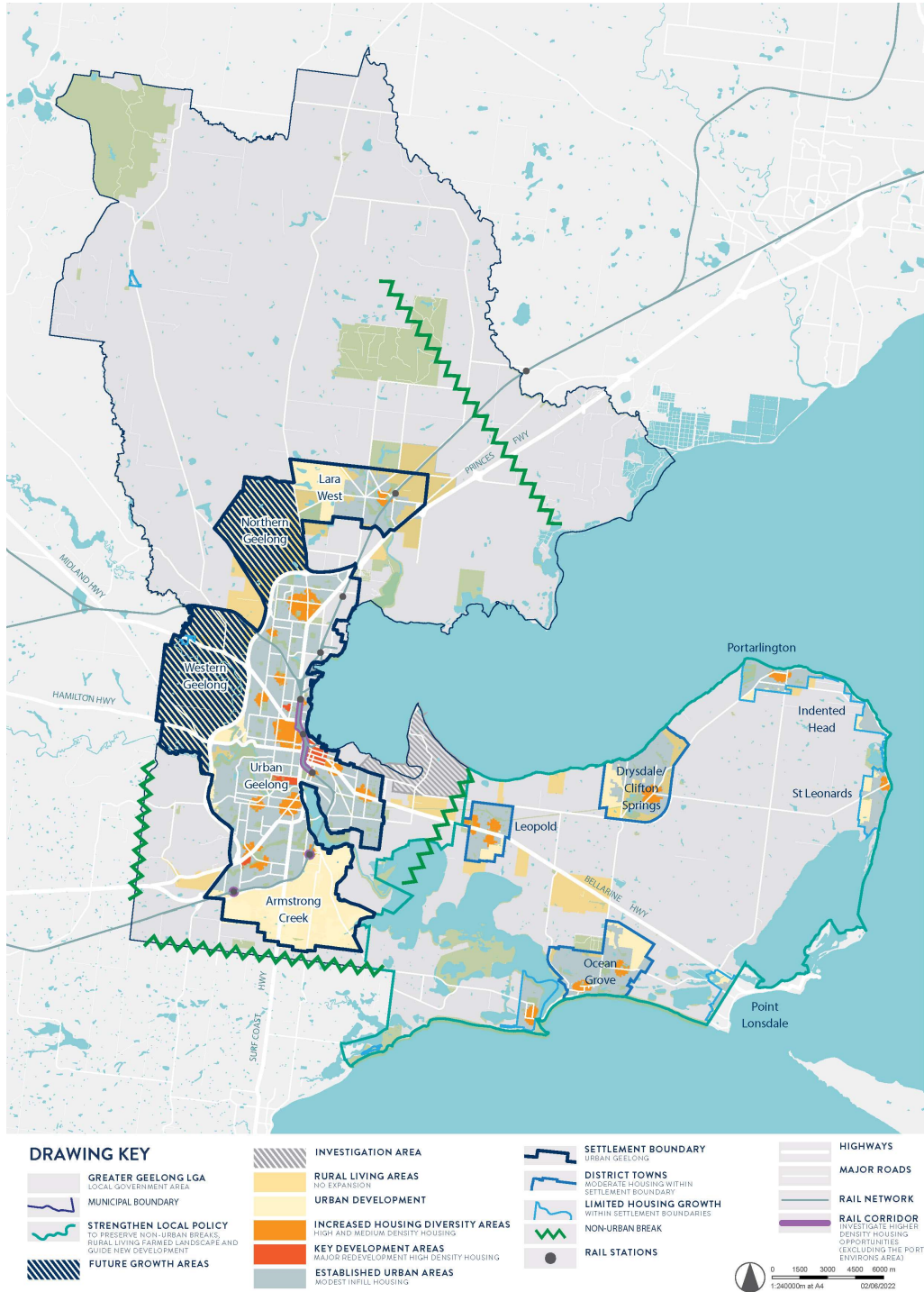
Retail activity centre hierarchy



GREATER GEELONG PLANNING SCHEME

02.04-3
29/06/2023
C434ggee

Housing and settlement framework plan



GREATER GEELONG PLANNING SCHEME

07/08/2014
C310

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ1.

ARMSTRONG CREEK NORTH EAST INDUSTRIAL PRECINCT, PRECINCT STRUCTURE PLAN (MAY 2010)

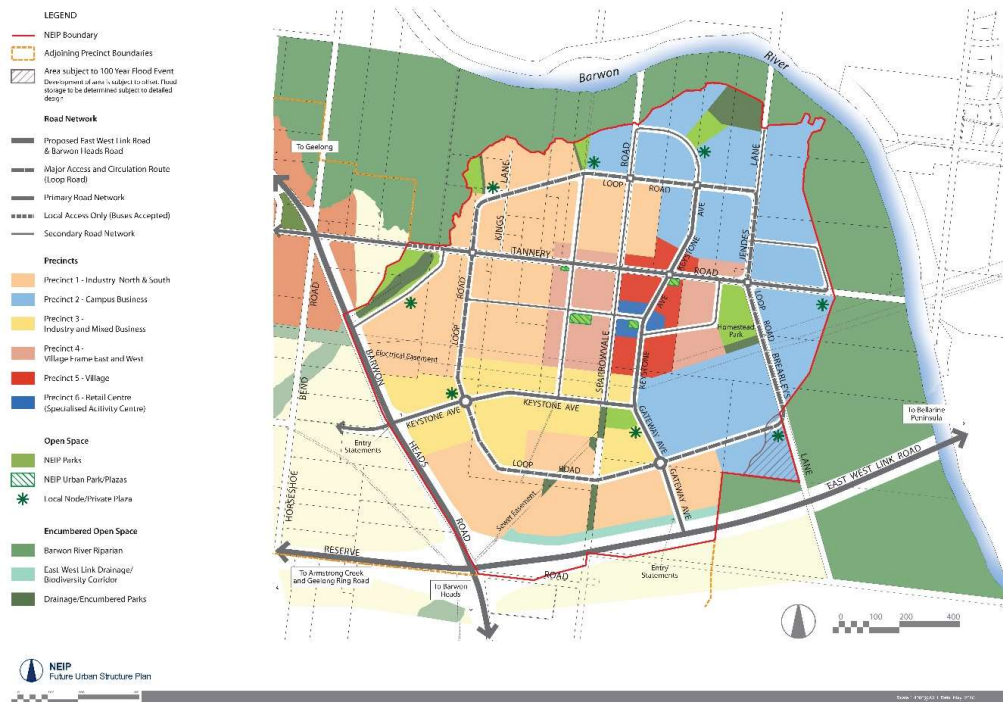
1.0
07/12/2020
C396ggee

The Plan

Plan 1 shows the future urban structure proposed in the incorporated *Armstrong Creek North East Industrial Precinct, Precinct Structure Plan* (May 2010).

Plan 1 to Schedule 1 to Clause 37.07

Armstrong Creek North East Industrial Precinct Urban Structure Plan



2.0
07/12/2020
C396ggee

Use and development

2.1
07/12/2020
C396ggee

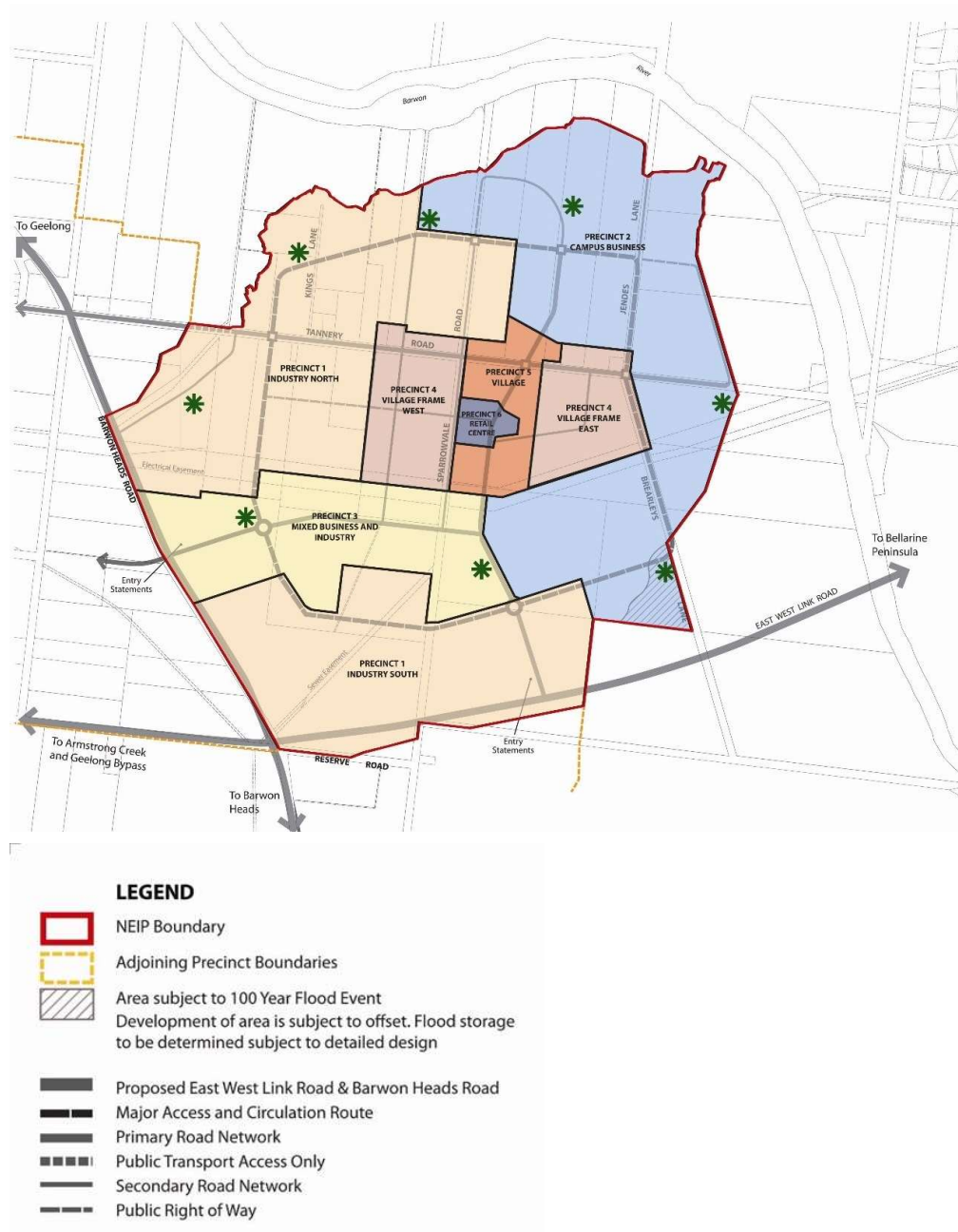
The Land

The use and development provisions specified in this schedule apply to land as shown in Plan 2 of this schedule.

GREATER GEELONG PLANNING SCHEME

Plan 2 to Schedule 1 to Clause 37.07

Armstrong Creek North East Industrial Precinct Urban Structure Plan – Character Precinct names



2.2

07/12/2020
C396ggee

Applied zone provisions

The provisions of the following zones in this scheme apply to land by reference to Plan 2 of this schedule

Note: If any land shown in Plan 2 is not zoned Urban Growth Zone, the provisions of this schedule do not apply.

GREATER GEELONG PLANNING SCHEME

Table 1: Applied zone provisions

Land shown on plan 2 of this schedule	Applied zone provisions
Precinct 1	Clause 33.01 - Industrial 1 Zone
Precinct 2	Clause 33.01 - Industrial 1 Zone
Precinct 3	Clause 34.02 - Commercial 2 Zone
Precinct 4	Clause 32.04 - Mixed Use Zone
Precinct 5	Clause 32.04 - Mixed Use Zone
Precinct 6	Clause 34.01 - Commercial 1 Zone

The precise boundary of the Commercial 1 Zone, Commercial 2 Zone, Industrial 1 Zone or Mixed Use Zone will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of the Responsible Authority.

2.307/12/2020
C396ggee**Specific provisions – Use of land**

Any condition opposite the use must be met. If the condition is not met, the applied zone provisions apply except where the use is expressly prohibited in the table below.

Precincts 1 and 2 - Industrial 1 Zone

Use	Condition
Child care centre	Permit Required. Prohibited unless the use is located in a local node in which case a permit is required.
Conference centre	Permit required. Must be located in Precinct 2.
Convenience shop	Permit required. Prohibited unless the use is located in a local node.
Food and drink premises	Permit required. Prohibited unless the use is located in a local node.
Industry	Permit required. Despite the provisions of the Industrial 1 zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of Clause 53.10
Office	Permit required. There is no floor space limit on each use or in aggregate
Restricted retail premises	Permit required in Precinct 1. There is no floor space limit on each use or in aggregate in Precinct 1. Prohibited in Precinct 2.
Serviced apartments	Permit required. Must be located in Precinct 2.
Shipping container storage	Permit required in Precinct 1.

GREATER GEELONG PLANNING SCHEME

Use	Condition
	<p>Must meet the requirements of Clause 53.07. Shipping containers must not be visible from the street or public open space.</p> <p>Prohibited in Precinct 2.</p>
Trade supplies	<p>No permit required in Precinct 1.</p> <p>Prohibited in Precinct 2.</p>
Warehouse	<p>Permit required.</p> <p>Despite the provisions of the Industrial 1 zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of Clause 53.10</p>

Precinct 3 - Commercial 2 Zone

Use	Condition
Child care centre	<p>No permit required.</p> <p>Must be located in a local node.</p>
Convenience shop	<p>No permit required.</p> <p>Must be located in a local node.</p>
Dwelling	<p>Permit required.</p> <p>Must be within 200 metres of Precincts 4 or 5. Any frontage at ground floor level must not exceed 2 metres.</p>
Equestrian supplies	<p>No permit is required for occupation with a leasable floor area of less than 500 square metres, ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</p>
Food and drink premises	<p>No permit required.</p> <p>Must be located in a local node.</p>
Industry	<p>Permit required.</p> <p>Despite the provisions of the Commercial 2 Zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of Clause 53.10</p>
Lighting shop	<p>No permit is required for occupation with a leasable floor area of less than 500 square metres. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</p>
Manufacturing sales	<p>No permit required.</p> <p>Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</p>
Office	<p>Permit required.</p> <p>Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue. There is no floor space limit on each use or in aggregate</p>

GREATER GEELONG PLANNING SCHEME

Use	Condition
Party supplies	No permit is required for occupation with a leasable floor area of less than 500 square metres. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue
Restricted setail	No permit required for occupation with a leasable floor area of less than 1000 square metres. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue
Trade supplies	No permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue
Warehouse	No permit required. Despite the provisions of the Commercial 2 Zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of Clause 53.10

Precincts 4 and 5 - Mixed Use Zone

Use	Condition
Dwelling	No permit required. Any frontage at ground floor level must not exceed 2 metres.
Group accommodation	Permit required. Any frontage at ground floor level must not exceed 8 metres.
Residential aged care facility	Prohibited.
Residential hotel	Permit required
Shop (except for Bottle shop, Convenience shop and Restricted retail premises)	Prohibited
Trade supplies	No permit required. Any frontage at ground floor level must not exceed 6 metres.

Precinct 6 - Commercial 1 Zone

Use	Condition
Shop	No permit required. Maximum floorspace must not exceed 2800 square metres leasable floor area.
Trade supplies	No permit is required provided that the floor area of each use does not exceed 100 square metres and ground floor frontage does not exceed 6 metres.
Manufacturing sales	No permit is required provided that the floor area of each use does not exceed 100 square metres and ground floor frontage does not exceed 6 metres.

GREATER GEELONG PLANNING SCHEME

2.4 Specific provisions – Subdivision

None specified.

2.5 Specific provisions – Buildings and works

None specified.

2.6 Specific provisions – Resolution of doubt

07/12/2020
C396ggee

Where the provisions specified in this schedule are uncertain, a permit may be granted for any use or development for any land included in Plan 2 above, if the responsible authority is satisfied that the use and development of the land is in accordance with the incorporated Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.

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.

2.8 Exemptions from permit requirements

07/12/2020
C396ggee

A permit is not required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine in Precinct 5 as identified in Plan 2 of this schedule.
- An alteration to an existing building facade in Precinct 5 as identified in Plan 2 of this schedule, provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 percent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

3.0 Application requirements

03/06/2010
C207

An application to use land must be accompanied by a written statement confirming the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out on the land.
- The likely effects, if any on adjoining land, including noise levels, air-borne emissions, emissions to land or water, traffic, including the hours of delivery and dispatch of goods or materials, hours of operation and light spill, solar access and glare.
- The means of maintaining areas not required for immediate use.
- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.

GREATER GEELONG PLANNING SCHEME

- Whether a Works Approval, or Waste Discharge Licence is required from the Environmental Protection Agency.
- Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.
- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.

An application to construct a building or construct or carry out works must be accompanied by 3 copies of plans drawn to scale and a written statement providing the following information, as appropriate:

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- the site context, including details of adjacent development;
- The boundaries and dimensions of the site and any site features.
- site plan, elevations and floor plans
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Any vegetation to be removed or retained.
- A landscape plan which provides details of the proposed landscaping of the site including details of existing and proposed vegetation and any hard landscaping.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed and a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

An application for subdivision must be accompanied by a three copies of a plan drawn to scale and a written statement addressing the following information, as appropriate:

- How the application applies with the relevant requirements within the North East Industrial Precinct, Precinct Structure Plan.
- A report and investigation into potential contamination issues prepared by a suitably qualified consultant to the satisfaction of the Responsible Authority where applicable.
- the dimensions and area of all lots and any balance lot;
- dimensions of all roads and access ways
- any areas of shared parking and details of the basis on which parking is to be shared
- easements for services and utilities;
- public open space and other reserves
- any vegetation to be removed or retained

GREATER GEELONG PLANNING SCHEME

- servicing details
- staging
- details of any proposed agreements or other management arrangements where the land is proposed to form part of an owners corporation.
- an indication of the proposed uses where known.

4.0

07/12/2020
C396ggee

Conditions and requirements for permits

Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010.

4.1

Conditions for subdivision or building and works permits where land is required for public open space, road widening and drainage.

Public open space

Land identified as public open space in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan and specified in Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan or any applicable Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless funded by the applicable Development Contributions Plan.

Public open space must be provided in accordance with Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, prior to the issue of a Statement of Compliance (or other similar agreement). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request in addition to that reflected in Figure 11 – NEIP Open Space Plan and in Appendix 7 – NEIP Property Specific Passive Open Space Contributions Summary in the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

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 be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by an applicable Development Contributions Plan

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Figure 13 – Water Sensitive Urban Design Plan and Figure 14 – Outfall Plan of the Armstrong Creek North East Industrial Precinct, Precinct Structure Plan.

Requirements for Native Vegetation

Prior to the removal, destruction or lopping of any native vegetation including dead native vegetation an Offset Plan concerning the land must be prepared in accordance with Tables 6, 7 and 8 of the incorporated *Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan May 2010* (NVPP) to the satisfaction of the Department of Environment and Primary Industries and the responsible authority.

GREATER GEELONG PLANNING SCHEME

Any permit application for land containing native vegetation identified by the NVPP, or land that is identified within the NVPP as an offset site must be referred to the Department of Environment and Primary Industries

5.0 Exemption from notice and review

07/12/2020
C396ggee

None specified.

6.0 Decision guidelines

07/12/2020
Proposed C468ggee

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 consistent with the *Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)*.
- Whether the application is consistent with the *Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010*.
- Whether the application is consistent with the *Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010*.
- Whether the application is consistent with the *Armstrong Creek North East Industrial Precinct Development Contributions Plan, December 2023*.
- Whether the application is consistent with the *Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan, May 2010*.
- The effect that existing or designated uses on adjoining or nearby land may have on the proposed use.
- Whether the design has active frontages and promotes surveillance.
- The design of the frontage façade, key interface and elevation treatments and boundaries to public open space to achieve a high quality urban design outcome.
- The effect that the proposed use may have on the amenity of the neighbourhood.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- The matters listed in Clause 65 as appropriate.
- Whether the application adequately responds to contamination issues.

7.0 Signs

07/12/2020
C396ggee

The following table specifies which category of Advertising control applies to each precinct as listed in Clause 52.05

Precinct	Category
Precinct 1 Precinct 2 Precinct 3	Category 2 – Office and industrial
Precinct 4 Precinct 5 Precinct 6	Category 1 – Business Areas

GREATER GEELONG PLANNING SCHEME**8.0 Background documents**

Phase 1 Contamination and Geotechnical Technical Background Report, 25 August 2008 (Golder Associates)

Keystone Business Park - Economics Needs Assessment, 19 August 2009 (Conics)

Keystone Business Park Precinct Structure Plan Technical Background Report: Flora and Fauna values within the adjacent Barwon River floodplain, September 2009 (Ecology Partners)

Keystone Business Park Precinct Structure Plan Technical Background Report: Flora and Fauna, August 2008 (Ecology Partners)

Keystone Business Park, Marshall Precinct Structure Plan (Heritage Assessment), May 2009 (Terraculture Heritage Consultants)

East West Link Road Briefing Paper Assessment of Proposed Final Alignment, 23 April 2009 (Coomes Consulting Group)

East West Link Road Briefing Paper Technical Background Reports, April 2009 (Coomes Consulting Group)

Keystone Business Park Precinct Structure Plan Essential Services Servicing Report Version 2.6, 3 September 2009 (TGM Group)

Keystone Business Park Precinct Structure Plan Transport Impact Assessment GM17831, 31 August 2009 (GTA Consultants)

Transport and Road Network Feasibility Stage Road Safety Audit, September 2009 (CPG Australia)

Drainage Technical Report North East Industrial PSP, August 2009 (Water Technology)

Review of Drainage Technical Report Version V2 Final, 3 October 2009 (Neil M Craigie).

GREATER GEELONG PLANNING SCHEME

09/03/2017
C301

SCHEDULE 2 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ2**.

ARMSTRONG CREEK EAST PRECINCT STRUCTURE PLAN (MAY 2010, AMENDED NOVEMBER 2011) AND ARMSTRONG CREEK SOUTH PRECINCT STRUCTURE PLAN (FEBRUARY 2016)

1.0

07/12/2020
C396ggee

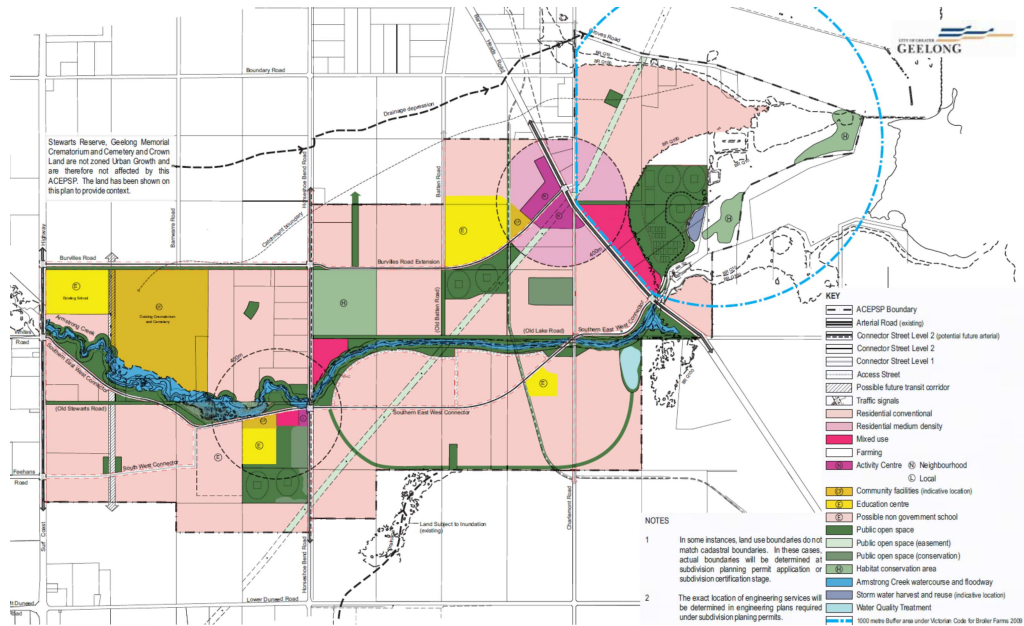
The Plan

Plans 1 and 2 show the future urban structure proposed in the incorporated *Armstrong Creek East Precinct Structure Plan* (May 2010, Amended November 2011) and the incorporated *Armstrong Creek South Precinct Structure Plan* (February 2016).

GREATER GEELONG PLANNING SCHEME

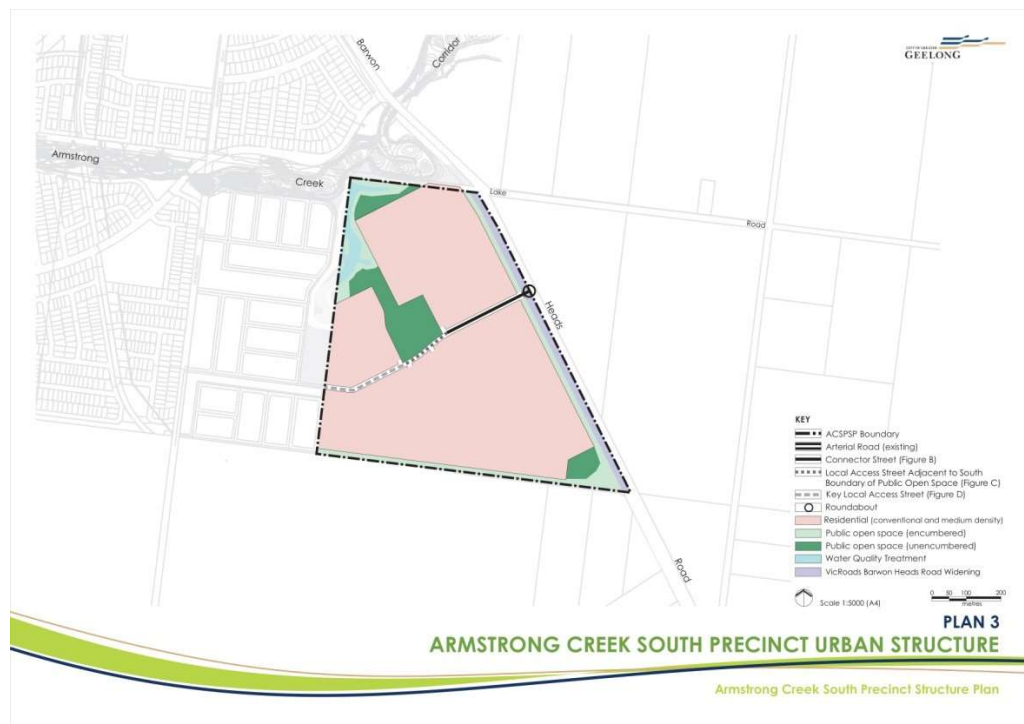
Plan 1 to Schedule 2 to Clause 37.07

Armstrong Creek East Precinct Urban Structure Plan (November 2011)



Plan 2 to Schedule 2 to Clause 37.07

Armstrong Creek South Precinct Urban Structure Plan (February 2016)



GREATER GEELONG PLANNING SCHEME

2.0 Use and development09/03/2017
C301**2.1 The Land**07/12/2020
C396ggee

The provisions specified in this schedule only apply to land in the Armstrong Creek East Precinct (Plan 1) and the Armstrong Creek South Precinct (Plan 2) that is zoned UGZ.

2.2 Applied zone provisions07/12/2020
C396ggee

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 and Plan 2 of this schedule.

Table 1: Applied zone provisions

Land Shown On Plans 1 and 2 Of This Schedule	Applied Zone Provisions
Residential conventional	Clause 32.08 - General Residential Zone (Schedule 1)
Residential medium density	Clause 32.08- General Residential Zone (Schedule 1)
Mixed use	Clause 32.04 - Mixed Use Zone
Activity Centre - Neighbourhood Activity	Clause 34.01 - Commercial 1 Zone
Activity Centre - Local Activity	Clause 34.01 - Commercial 1 Zone
Community facilities	Clause 32.04 - Mixed Use Zone
Education centre	Clause 32.08 - General Residential Zone (Schedule 1)
Public open space - Unencumbered	Clause 36.02 - Public Park and Recreation Zone
Public open space - encumbered	Clause 36.02 - Public Park and Recreation Zone
Habitat conservation area	Clause 35.06 - Rural Conservation Zone
Armstrong Creek watercourse and floodway	Clause 36.02 - Public Park and Recreation Zone
Storm water harvest and reuse	Clause 36.02 - Public Park and Recreation Zone
Farming	Clause 35.07 - Farming Zone
Retarding Basin	Clause 36.02 - Public Park and Recreation Zone

The precise boundary of the Commercial 1 Zone, the Mixed Use Zone, the General Residential Zone, the Rural Conservation Zone or the Farming Zone will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of 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 land07/12/2020
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.

GREATER GEELONG PLANNING SCHEME

Use	Condition
Dwelling (other than a Dwelling used in conjunction with Agriculture)	Must not be located within the broiler farm buffer area as shown on Plan 3 of the incorporated Armstrong Creek East Precinct Structure Plan while the land at 76-88 Groves Road continues to be used as a broiler farm.
Dwelling (used in conjunction with Agriculture)	If located within the broiler farm buffer area as shown on Plan 3 of the incorporated Armstrong Creek East Precinct Structure Plan a permit is required.

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 in accordance with the incorporated *Armstrong Creek East Precinct Structure Plan* or the incorporated *Armstrong Creek South Precinct Structure Plan*.

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

09/03/2017
C301

An application for use, buildings and works, or subdivision must be accompanied by a site assessment of the potential for contaminated land as a result of the previous land uses in areas proposed for a sensitive use (residential use, child care centre, pre-school centre or primary school). 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.

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 the land identified as the neighbourhood activity centre in the incorporated *Armstrong Creek East Precinct Structure Plan* until an urban design framework for the neighbourhood activity centre has been prepared to the satisfaction of the Responsible Authority.

GREATER GEELONG PLANNING SCHEME

Unless the Responsible Authority agrees, the urban design framework must address all of the land in the neighbourhood activity centre and be generally in accordance with the incorporated *Armstrong Creek East Precinct Structure Plan* and must address and respond to Section 4.5 of the incorporated *Armstrong Creek East Precinct Structure Plan* and any other relevant part of the incorporated *Armstrong Creek East Precinct Structure Plan* as appropriate.

A permit may be granted to subdivide 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 activity centre set out in the incorporated precinct structure plan.

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

Mixed Use Area East of Barwon Heads Road

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 east of Barwon Heads Road in the incorporated *Armstrong Creek East Precinct Structure Plan* until an urban design framework for the mixed use area east of Barwon Heads Road has been prepared to the satisfaction of the Responsible Authority.

Unless the Responsible Authority agrees, the urban design framework must address all of the land in the mixed use area east of Barwon Heads Road and be generally in accordance with the incorporated *Armstrong Creek East Precinct Structure Plan* and must address and respond to Section 4.5 of the incorporated *Armstrong Creek East Precinct Structure Plan* and any other relevant part of the incorporated *Armstrong Creek East Precinct Structure Plan* as appropriate.

A permit may be granted to subdivide 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 east of Barwon Heads Road set out in the incorporated precinct structure plan.

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

Subdivision

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

- 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 application for a residential subdivision of 10 lots or more must be accompanied by:
 - 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 East Precinct Structure Plan* or the incorporated *Armstrong Creek South Precinct Structure Plan*..
 - subdivision and housing guidelines.

GREATER GEELONG PLANNING SCHEME

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 for subdivision within the incorporated *Armstrong Creek South Precinct Structure Plan* 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 South Precinct Structure Plan* is sought to be provided as ‘works in kind’ subject to the consent of the collecting agency.
- any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

Drainage and Floodplain Management

Any application for use or subdivide land, construct a building or construct or carry out works must demonstrate how the proposal affects, or is affected by the requirements of the *Armstrong Creek South Precinct Stormwater Management Strategy (ACSSWMS)*.

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

- Stormwater Environmental Management Plans which identify the following:
 - Potential waterway stability/environmental/drainage/flooding problems and constraints arising from their development proposals (including upstream or downstream impacts on existing receiving environments, waterways, land uses and assets/works) and quantify and recommend what is required to ensure compliance with best practice water management objectives.
 - Explicit details on control over stormwater sediment loads and monitoring of same during estate construction works, and demonstrate how the works comply with best practice whilst addressing high construction-era sediment loads, potential acid sulphate soils and dispersive soils management issues.
 - Identification and appraisal of potential acid sulphate and dispersive soils. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council.

4.0

09/03/2017
C301

Conditions and requirements for permits

Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the incorporated *Armstrong Creek East Precinct Structure Plan* or the incorporated *Armstrong Creek South Precinct Structure Plan*.

4.1

09/03/2017
C301

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 East Precinct Structure Plan* and specified on Plan 3 - Urban Structure Plan and in Table 1 - Land Use Budget in the incorporated *Armstrong Creek East Precinct Structure Plan* and in the incorporated *Armstrong Creek South Precinct Structure Plan* and specified on Plan 3 - Urban

GREATER GEELONG PLANNING SCHEME

Structure Plan and in Table 1 – Summary Land Use Budget in the incorporated *Armstrong Creek South Precinct Structure Plan* or any applicable Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless funded by the applicable Development Contributions Plan.

Public open space must be provided in accordance with Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Armstrong Creek East Precinct Structure Plan* and Plan 3 - Urban Structure Plan and Table 1 – Summary Land Use Budget in the incorporated *Armstrong Creek South Precinct Structure Plan*, before the issue of a Statement of Compliance (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 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 East Precinct Structure Plan* and Plan 3 - Urban Structure Plan and Table 1 - Summary Land Use Budget in the incorporated *Armstrong Creek South Precinct Structure Plan*, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

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 be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by an applicable Development Contributions Plan.

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Plan 26 of the incorporated *Armstrong Creek East Precinct Structure Plan* or Plan 16 of the incorporated *Armstrong Creek South Precinct Structure Plan*.

Prior to the issue of a statement of compliance for any plan of subdivision creating any additional lot in the Armstrong Creek South Precinct, the diversion channel linking the terminal wetland in the Armstrong Creek East Precinct to the Sparrovale Wetlands (as described at paragraph 4.7.1 of the Armstrong Creek South Precinct Structure Plan) must be constructed to receive stormwater and the Sparrovale wetlands must be commissioned to receive stormwater via the diversion channel, unless otherwise agreed by the Responsible Authority.

Flood Mitigation

Any permit application for land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 18 (Flood boundary for existing conditions Q100) in the incorporated *Armstrong Creek East Precinct Structure Plan* or Plan 16 in the incorporated *Armstrong Creek South Precinct Structure Plan* must be referred to the relevant Catchment Management Authority.

Requirements for Native Vegetation

Armstrong Creek East Precinct

Prior to the removal, destruction or lopping of any native vegetation including dead native vegetation an Offset Plan concerning the land must be prepared in accordance with Tables 5 and 6 of the incorporated *Armstrong Creek East Native Vegetation Precinct Plan* (NVPP) to the satisfaction of the Department of Environment and Primary Industries and the Responsible Authority.

Any permit application for land containing native vegetation identified by the NVPP, or land that is identified within the NVPP as an offset site must be referred to the Department of Environment and Primary Industries.

Armstrong Creek South Precinct

The requirements of Clause 52.17 apply to the Armstrong Creek South Precinct.

GREATER GEELONG PLANNING SCHEME

The removal of any vegetation must be generally in accordance with Plan 7 in the incorporated *Armstrong Creek South Precinct Structure Plan*.

Prior to the removal, destruction or lopping of any native vegetation, including dead native vegetation, an Offset Plan concerning the land must be prepared to the satisfaction of the Department of Environment, Land Water and Planning and the Responsible Authority.

4.2

07/08/2014
C310

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.

5.0

07/12/2020
C396ggee

Exemption from notice and review

None specified.

6.0

---/---/---
Proposed C468ggee

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 consistent with the *Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)*.
- Whether the application is consistent with the incorporated *Armstrong Creek East Native Vegetation Precinct Plan*, May 2010.
- Whether the application is consistent with the incorporated *Armstrong Creek East Precinct Structure Plan*, May 2010, Amended November 2011 including any approved Urban Design Frameworks.
- Whether the application is consistent with the incorporated *Armstrong Creek East Precinct Development Contributions Plan*, December 2023.
- Whether the application is consistent with the incorporated *Armstrong Creek South Precinct Structure Plan*, February 2016, including any approved Urban Design Frameworks.

7.0

07/12/2020
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.

8.0

Background documents

Detailed Ecological Assessment Armstrong Creek East Precinct, SMEC, 18 October 2009

Armstrong Creek Eastern Precinct Traffic Impact Assessment, Cardno Grogan Richards, 14 October 2009

Stormwater Management Strategy for the Armstrong Creek East Precinct: Analysis of Integrated Stormwater Management Strategies Final Report, Bonacci Water, October 2009

GREATER GEELONG PLANNING SCHEME

Armstrong Creek, East Precinct Neighbourhood Activity Centre, Pitney Bowes, September 2009

Armstrong Creek East Precinct Heritage Background Study and Implications for Development, Andrew Long + Associates, 22 September 2009

Armstrong Creek East Precinct Infrastructure Servicing Report, SMEC Urban, October 2009

Biodiversity Assessment, 892-990 Barwon Heads Road, Armstrong Creek, Ecology and Heritage Partners, May 2015

892-990 Barwon Heads Road, Armstrong Creek, Traffic Impact Assessment, SMEC Urban, July 2015

Armstrong Creek South Precinct (ACSP) Stormwater Management Strategy (SWMS), Neil M. Craigie, 24 July 2015 (V4)

Infrastructure Servicing Report, 892-990 Barwon Heads Road, Armstrong Creek, SMEC Urban, May 2015

Warralily Desktop Contamination Assessment, Coffey, 29 April 2015

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

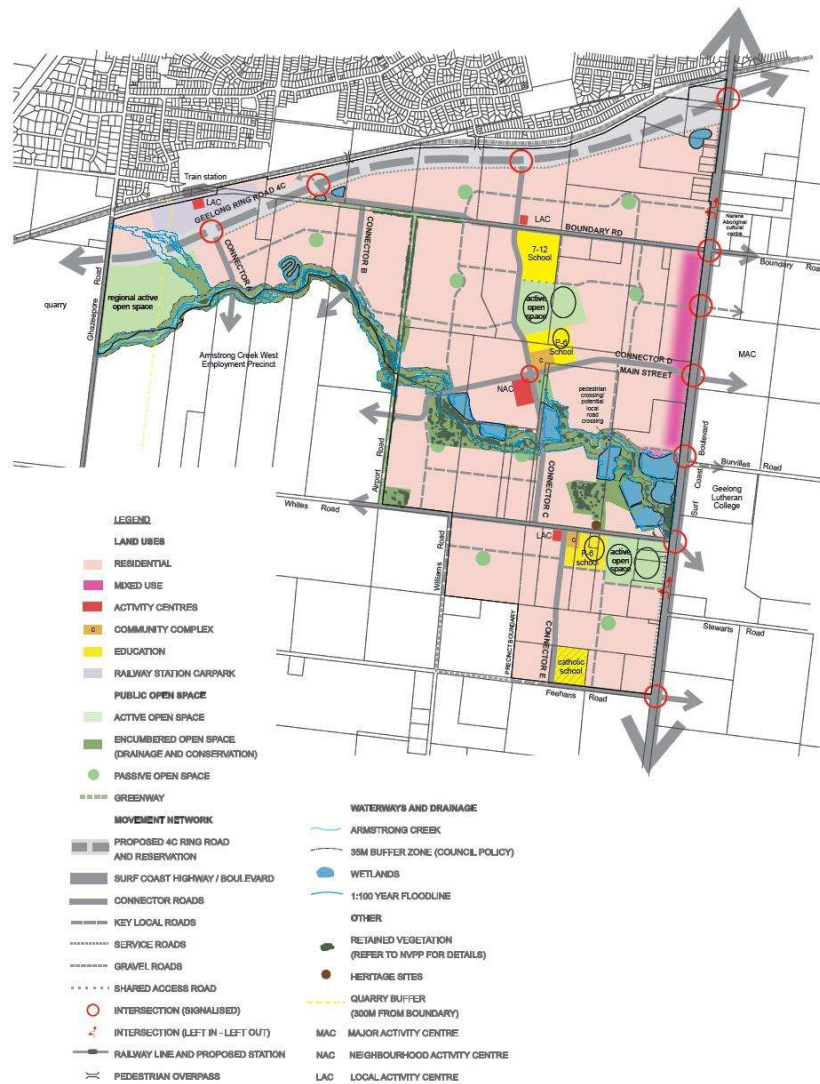
07/12/2020
C396ggee

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

07/12/2020
C396ggee**Applied zone provisions**

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 32.01 - Commercial 1 Zone
Active open space	Clause 36.02 - Public Park and Recreation Zone
Passive open space	Clause 36.02 - Public Park and Recreation Zone
Encumbered open space (drainage and conservation)	Clause 36.02 - Public Park and Recreation Zone
Armstrong Creek watercourse and floodway	Clause 36.02 - Public Park and Recreation Zone
Wetlands	Clause 36.02 - Public Park and Recreation Zone

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

07/12/2020
C396ggee**Specific provisions – Use of land**

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
Real estate agency office (temporary)	

GREATER GEELONG PLANNING SCHEME

Use	Condition
	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

5.007/08/2014
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).

7.0

07/12/2020
C396ggee

Exemption from notice and review

None specified.

8.0

---/---
Proposed C468ggee

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 Plan (City of Greater Geelong, February 2025)*.
- 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 Precinct Native Vegetation Precinct Plan*, November 2012.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Precinct Development Contributions Plan*, December 2023.

9.0

07/12/2020
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

GREATER GEELONG PLANNING SCHEME

27/11/2014
C259

SCHEDULE 4 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ4**.

ARMSTRONG CREEK HORSESHOE BEND PRECINCT STRUCTURE PLAN, SEPTEMBER 2014

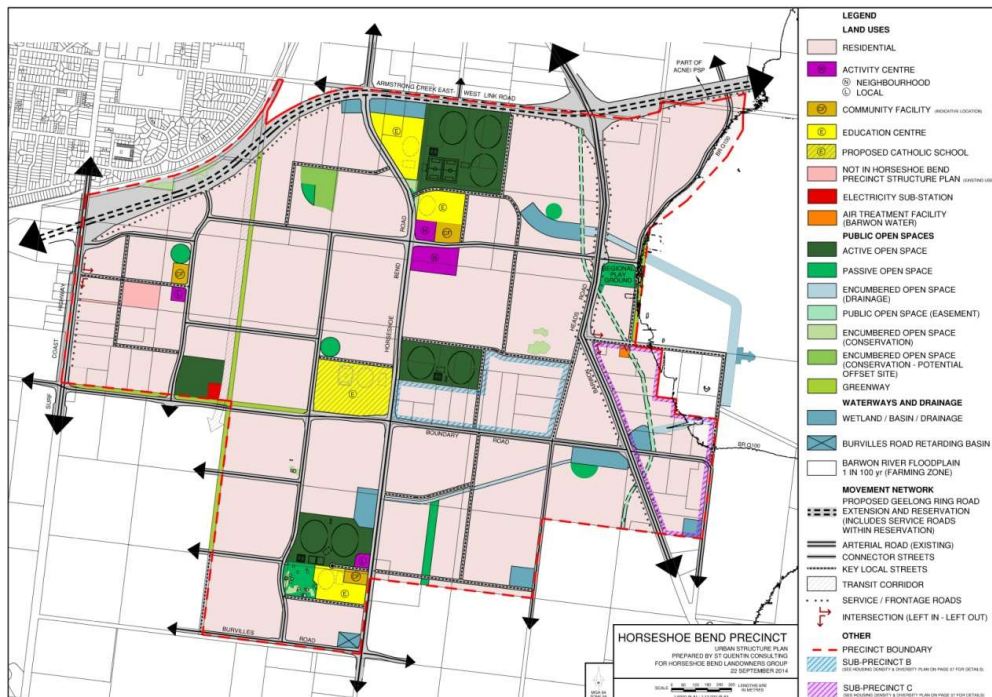
1.0
07/12/2020
C396ggee

The Plan

Plan 1 shows the future urban structure proposed in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* (September 2014)

Plan 1 to Schedule 4 to Clause 37.07

Horseshoe Bend Precinct Structure Plan



2.0
27/11/2014
C259

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 Horseshoe Bend Precinct (Plan 1) that is zoned UGZ.

2.2
09/03/2023
C451ggee

Applied zone provisions

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
Activity Centre - Local Activity (LAC)	Clause 34.01 - Commercial 1 Zone

GREATER GEELONG PLANNING SCHEME

Activity Centre - Neighbourhood Activity (NAC)	Clause 34.01 - Commercial 1 Zone
Community Facility	Clause 32.04 - Mixed Use Zone
Education Centre or Proposed Non-Government School	Clause 32.08 - General Residential Zone Schedule 1
All types of open space, waterways and drainage and Greenway	Clause 36.02 - Public Park and Recreation Zone
Residential	Clause 32.08 - General Residential Zone Schedule 1

2.307/12/2020
C396ggee**Specific provisions – Use of land**

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Display home on land shown as residential 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.

2.4**Specific provisions – Subdivision**

None specified.

3.027/11/2014
C259**Buildings and works****3.1**27/11/2014
C259**Display homes**

A permit is not required to construct a building or to construct or carry out work for a display home on a lot over 300 square metres.

3.227/11/2014
C259**Lots less than 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 incorporated Small Lot Housing Code.

4.027/11/2014
C259**Application requirements****4.1**07/12/2020
C396ggee**Environmental Assessment**

An application to use or subdivide land, construct a building or construct or carry out works must take into consideration the Site History Review and Limited Soil Sampling Report undertaken by Sinclair Knight Mertz (SKM – March 2012) for the Horseshoe Bend Precinct Structure Plan area.

An application to use or subdivide land, construct a building or construct or carry out work in areas identified in the SKM report as specific areas requiring further assessment must be accompanied by an Environmental Assessment if the land is proposed for a sensitive use (public open space, residential use, child care centre, pre-school centre or primary school). 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.

GREATER GEELONG PLANNING SCHEME

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 the Responsible Authority. 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.

4.2

10/02/2022
C399ggee

Subdivision

Site analysis

An application 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 Horseshoe Bend Precinct.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

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 Horseshoe Bend Precinct Structure Plan*.
- 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 by a suitably qualified professional of the existing surface and subsurface drainage conditions on the site 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 to confirm that the application will avoid, minimise and offset loss pursuant to the *Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines* (DEPI, 2013) for all vegetation identified as ‘practical retention trees’ in the *Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area August 2014 (Amended July 2021)*.

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.

Precinct Infrastructure Plan

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

- The provision, staging and timing of stormwater drainage works.

GREATER GEELONG PLANNING SCHEME

- 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 Horseshoe Bend 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.

4.3

27/11/2014
C259

Drainage and Floodplain Management

Any application for use or subdivide land, construct a building or construct or carry out works must demonstrate how the proposal affects, or is affected by the requirements of the Horseshoe Bend Precinct Stormwater Management Strategy (HBSWMS).

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

- Stormwater Environmental Management Plans which identify the following:
 - Flood modelling both pre and post establishment and commissioning of the Sparrovale wetland.
 - Potential waterway stability/environmental/drainage/flooding problems and constraints arising from their development proposals (including upstream or downstream impacts on existing receiving environments, waterways, land uses and assets/works) and quantify and recommend what is required to ensure compliance with best practice water management objectives.
 - Explicit details on control over stormwater sediment loads and monitoring of same during estate construction works, and demonstrate how the works comply with best practice whilst addressing high construction-era sediment loads, potential acid sulphate soils and dispersive soils management issues.
 - Identification and appraisal of potential acid sulphate and dispersive soils. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council.

5.0

27/11/2014
C259

Referral and notice

5.1

10/02/2022
C399ggee

Native vegetation

Notice of an application that relates to land containing native vegetation identified by the *Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014 (Amended July 2021)* as an offset site, must be given to the Department of Environment, Land, Water and Planning.

A permit application proposing the removal of vegetation identified in the *Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014 (Amended July 2021)* as 'retained' vegetation must be referred to the Department of Environment, Land, Water and Planning. An application must include GIS data of the vegetation to be removed in ESRI shapefile format with the appropriate spatial attributes to the satisfaction of the Department of Environment, Land, Water and Planning.

GREATER GEELONG PLANNING SCHEME

5.2

27/11/2014
C259

Flooding

An application for land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 18 (Flood boundary for existing conditions Q100) in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* must be referred to the relevant Catchment Management Authority.

6.0

27/11/2014
C259

Conditions and requirements for permits

6.1

27/11/2014
C259

Requirements for provision of reticulated recycled water

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.

6.2

27/11/2014
C259

Requirements for 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 North East Neighbourhood Activity Centre in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, until an urban design framework has been prepared for this centre 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 North East Neighbourhood Activity Centre and must be generally in accordance with the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* and must address and respond to any relevant part of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* as appropriate.

This does not apply 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 activity centre set out in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*.

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

6.3

10/02/2022
C399ggee

Requirements for native vegetation

A permit may contain a condition, or conditions as appropriate, requiring the implementation of any relevant condition as listed in Section 5 of the *Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014 (Amended July 2021)*.

6.4

27/11/2014
C259

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.

6.5

27/11/2014
C259

Conditions for subdivision or development where land is required for community facilities, public open space, road widening and drainage.

Public open space and community facilities

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

GREATER GEELONG PLANNING SCHEME

Public open space must be provided in accordance with Plan 3 – Urban Structure Plan in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, 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 *Horseshoe Bend Precinct Structure Plan*, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

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 be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Armstrong Creek Horseshoe Bend Development Contributions Plan*.

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Plan 18 and Plan 18A of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*.

Flood mitigation

Where the development proposes interim/temporary drainage management measures that do not form part of the *Horseshoe Bend Development Contributions Plan*, and where agreed by the Responsible Authority, the development proponents are required to investigate, design, construct and fund all costs of establishment of the temporary works as may be required by relevant authorities.

A Statement of Compliance for drainage and/or flood mitigation works will be conditional on cleanout and resetting of sediment management assets and payment of ongoing maintenance and reclamation costs to the satisfaction of the Responsible Authority.

7.0

07/12/2020
C396ggee

Resolution of doubt

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 in accordance with the incorporated *Horseshoe Bend Precinct Structure Plan – September 2014*.

8.0

07/12/2020
C396ggee

Exemption from notice and review

None specified.

9.0

---/---/---
Proposed C468ggee

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 consistent with the *Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)*.
- Whether the application is consistent with the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, September 2014 including any approved Urban Design Frameworks.

GREATER GEELONG PLANNING SCHEME

- Whether the application is consistent with the incorporated *Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area*, August 2014 (Amended July 2021).
- Whether the application is consistent with the incorporate *Horseshoe Bend Precinct Development Contributions Plan*, December 2023.

10.007/12/2020
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.

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.

11.0**Background document**

Horseshoe Bend Precinct Site History Review and Limited Soil Sampling Report (March 2012)

GREATER GEELONG PLANNING SCHEME

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

15/01/2024
VC249

1.0

---/---/---
Proposed C468ggee

Incorporated documents

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
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 (Urban Enterprise, December 2023)</i>	VC249
Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)	C259
<i>Armstrong Creek North East Industrial Precinct Development Contributions Plan (Urban Enterprise, December 2023)</i>	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 (Urban Enterprise, December 2023)</i>	VC249
<i>Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)</i>	C468ggee
<i>Armstrong Creek West Precinct Development Contributions Plan (Urban Enterprise, December 2023)</i>	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 (Standards Australia Limited, 2015)</i>	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 (Urban Enterprise, December 2023)</i>	VC249
Chisholm Road Prison Project, Lara, Incorporated Document (June 2019)	C389ggee
City of Greater Geelong Sign Guidelines (City of Greater Geelong, February 2024)	C383ggee

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
HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1613 McLeods Waterholes Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
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
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

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
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
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