

AMENDMENT C473ggee, CONSIDERATION OF SUBMISSIONS

To: Tim Webb – Coordinator Strategic Implementation
From: Susan Williamson – Senior Strategic Planner
Subject: Resolution to consider submissions to an amendment under delegation
File number: C473

Purpose

1. To consider submissions to Planning Scheme Amendment C473ggee and recommend referral of the submissions to an Independent Planning Panel.

Background

2. Amendment C473ggee implements the recommendations of the findings *Charlemont, Marshall and Waurin Ponds Heritage Study Attachments 1 and 2* (City of Greater Geelong, August 2024), *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, September 2025) and *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, March 2026).
3. The amendment does this by applying the Heritage Overlay to forty-two individual places and correcting an existing heritage overlay. The amendment makes consequential changes to the planning scheme including mapping changes, introducing forty-three new statements of significance as Incorporated Documents, and including the heritage reviews as Background Documents in the planning scheme.
4. Council considered separate reports for each of the heritage assessment reviews and resolved to proceed with an amendment and seek authorisation from the Minister for Planning. Each assessment was collated into a singular amendment, C473ggee, for commonality and efficiency purposes.
5. Amendment C473ggee was authorised by the Minister's delegate and was exhibited from 6 August to 7 September 2026.

Key Matters

6. Fifteen submissions have been received about the amendment. There were six submissions that either objected or requested changes to the amendment. One submission sought address corrections, and the remaining submitters were supportive or offered no objection.
7. The grounds for objecting or seeking change to the amendment are:
 - financial, maintenance and regulation impost on private landowners (proposed HO2033 former Sparrovale caretaker's cottage, Charlemont);
 - lack of sufficient details in the Statements of Significance, accuracy, and extent of comparative analysis (proposed HO2066 'Kirriemuir' Hamlyn Heights and proposed HO2061 St Paul's Lutheran Church Grovedale);
 - conflict between the proposed heritage overlays at HO2036 'Sunnyside' residence and HO2033 Sparrovale/Barwon levee area and the North East Industrial Precinct Structure Plan, potentially constraining development and infrastructure delivery, and inadequately justified

- heritage significance – proposes some measures to reduce the heritage overlay and exemptions for essential drainage works;
- heritage overlay to be changed to include protection for mature trees (proposed HO2058 St John The Evangelist Church Rippleside); and
 - former stables building at 20 Marendaz Road Waurin Ponds (proposed HO2028) has been demolished rendering the proposed heritage overlay redundant.
8. In accordance with the *Planning and Environment Act 1987* Council must now either: change the amendments in the manner requested by the submitters; refer the submissions to an Independent Panel; or abandon one or both amendments. **Attachment 1** expands on the amendment background and process. The response to submissions is contained in the table in **Attachment 2**.
9. With a recent demolition, the removal of the proposed HO2028 sought by Submission 15 is supported to reflect that there is no longer any heritage fabric to protect.
10. Submission 11 seeks an address correction for the Ukrainian Catholic Church, and this is supported and will be changed in all documents referencing the Church.
11. The changes to proposed HO2033 and HO2036 by Submission 7 are supported to achieve a practical compromise between heritage conservation and planned growth area and infrastructure needs. To avoid delaying the consideration of submissions and meeting the pre-set panel dates, officers are continuing discussions with the submitter to the extent of changes to be made to the amendment documents, including the Citations and SoS's and the amendment map.
12. Submissions 4 and 5 sought changes to the SoS to include the details contained in the Citations. The difference between the two has been explained to the submitter who acknowledges the different purposes of each document. An updated Citation for 'Pan Pacific' has been drafted to include more detail and research. The Citation for St Paul's Lutheran Church has similarly been amended to include a new reference document, additional photos, and some more historical detail. Both have been provided to the submitter for their review.
13. The changes sought by Submissions 1 and 8 are not supported.
14. It is recommended that submissions be referred to an Independent Panel appointed by the Minister for Planning.

Recommendation

That Council having considered all submissions to Amendment C473ggee to the Greater Geelong Planning Scheme, resolves to:

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;**
- 2) Change the amendment in response to submissions 4, 5, 7, 11, and 15;**
- 3) Finalise the detail of the changes agreed to with submitter 7 prior to the Directions Hearing;**

- 4) **Refer all submissions to the Panel; and**
- 5) **Submit to the Panel its response to the submissions as outlined in this report and attachments.**

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



Tim Webb - Coordinator Strategic Implementation

T. Webb
Date: 7 October 2026

Financial Sustainability

15. The costs of an independent panel for Council initiated amendments is met within departmental budget.

Stakeholder Consultation and Communication

16. The Amendment was exhibited in accordance with the provisions of the *Planning and Environment Act 1987*.
17. All landowners and occupiers of properties proposed to be included in the heritage overlay were notified as well as many adjoining owners/occupiers. Notice was published in the Geelong Times on 31 August 2026 and the Government Gazette on 6 August 2026.
18. Prescribed Ministers, relevant authorities, government agencies and infrastructure operators were also notified.
19. Amendment documents and supporting reports and were published on the City's C473ggee webpage.
20. In accordance with Clause 4(2) of Ministerial Direction No. 15 the following panel hearing dates have been set for this Amendment:
 - Directions Hearing: in the week commencing 9 November 2026.
 - Panel Hearing: in the week commencing 7 December 2026.
21. Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Panel Hearing.

Social Equity and Sustainability

22. The amendment will protect of places of cultural heritage significance for the benefit of current and future generations. The protection of these places in the Planning Scheme will benefit the community by:
 - Adding to the understanding of Geelong's rich cultural history;
 - Recognising and realising the positive contribution that culturally significant places make to the City of Greater Geelong;
 - Fostering a sense of personal, local and national identity - a feeling that this place is different from other places;
 - Protecting the built environment and heritage of Geelong; and
 - Enabling the enhancement of the heritage places to be a considered

process.

Relevant Law/Policy/Legal Implications

23. There is policy support for the amendment in the Greater Geelong Planning Scheme clauses at both state level and local level through clause 15.03-1S and 15.03-1L which both seek to conserve places of heritage significance.
24. Amendment C473ggee supports these clauses of the PPF by identifying, assessing, and documenting the heritage significance of an additional forty-two places for protection in the Greater Geelong Planning Scheme.
25. The Heritage Overlay will require consideration to be given to the significance of the identified heritage place as a decision guideline and will encourage development that is designed and sited to respect the identified significance of heritage places.
26. The amendment supports the Municipal Planning Strategy of the Greater Geelong Planning Scheme, specifically at Clause 02.03-5 (Built environment and sustainability) which contains strategic directions to ensure that development enhances Geelong's sense of place and identity and to conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.
27. This amendment achieves this through the inclusion of places of heritage significance in the heritage overlay.
28. The C473ggee Explanatory Report provides a detailed response to policy in the Greater Geelong Planning Scheme and the requirements of relevant Ministerial Directions.

Alignment to Community Plan and Vision

29. This report aligns with the Council Plan 2025-29 strategic objective of Heritage and Culture which seeks to champion our unique heritage and culture.
30. This report also aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
 - A destination that attracts local and international visitors.
 - People feel safe wherever they are.
 - Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

32. The risk to Council of not proceeding with applying heritage overlays is that places will not have statutory protection and part of the community's heritage will be lost through demolition, development, or other changes.

Environmental Sustainability

33. The amendment will make a significant contribution to the built environment of Greater Geelong by conserving heritage places. Protection of heritage places retains existing infrastructure and resources. The conservation of heritage places promotes sustainable development through conserving valuable resources and economizing on materials and balancing this against the demands for development.

Attachments

- 1. Consideration of Submissions Report – Amendment C473ggee**
- 2. Amendment C473ggee Considerations of Submissions Table**

Attachment 1 – Consideration of Submissions Report - Amendment C473ggee

BACKGROUND

1. Amendment C473ggee implements the findings of the *Charlemont, Marshall and Waurm Ponds Heritage Study Attachments 1 and 2* (City of Greater Geelong, August 2024) by including 13 places in the heritage overlay.
2. The amendment implements the findings of the *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, September 2025) by including 20 places in the heritage overlay.
3. The amendment implements the findings of the *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, March 2026) by including 9 places in the heritage overlay.
4. The amendment introduces a new Statement of Significance, corrects the address and includes outbuilding controls in the Schedule to the Heritage Overlay HO310 for the property, 'Craigton', 283-373 Ballan Road, Moorabool, and reduces the extent of the mapped heritage overlay.
5. This is a Council initiated amendment.
6. On 27 August 2024 Council resolved to support the Charlemont, Marshall and Waurm Ponds Heritage Study 2024 to include thirteen properties in the heritage overlay in the Greater Geelong Planning Scheme.
7. On 23 September 2025 Council resolved to support the Outer Areas Heritage Assessment Study September 2025 to include twenty places in the heritage overlay within the Greater Geelong Planning Scheme.
8. On 24 March 2026 Council resolved to support the Outer Areas Heritage Assessment Study March 2026 to include nine places in the heritage overlay within the Greater Geelong Planning Scheme and to update one existing heritage overlay.
9. Following the August 2024 and the September 2025 resolutions, Council officers decided to hold off progressing to authorisation and preparation of individual amendments for implementation of each Study in favour of collating all three into a single amendment that addresses the outstanding items from the Outer Areas Heritage Study and for efficiency purposes. This has now advanced as C473ggee.

PLANNING SCHEME CHANGES

10. The Council supported proposed amendments to the Greater Geelong Planning Scheme as outlined in the exhibited amendment documents at [Amendment C473 - Outer Areas Heritage Overlays Amendment - City of Greater Geelong](#).

AUTHORISATION AND PUBLIC EXHIBITION

11. On 3 June 2026 Council requested Ministerial Authorisation to exhibit the amendment, which was subsequently placed on further review. The Ministers delegate issued authorisation on 7 July 2026 subject to conditions that included:
 1. *Amend the HO Schedule to include the statement of significance for HO310.*
 2. *Review and amend, as relevant, the HO Schedule and statements of significance to:*
 - a) *Ensure the heritage place names and addresses are consistent.*

b) Ensure the application of heritage controls is consistent with the heritage citations and sufficiently justified in the statements of significance (in particular the application of external paint controls).

c) Include a date (month, year) in the statements of significance.

d) Make other corrections as identified in the enclosed table.

3. Amend the Statement of Significance for Sparrovale Model Farm Complex in accordance with the DTP marked up version.

4. Update the Explanatory report in accordance with the DTP marked up version.

5. As several places are being recognised as an Aboriginal heritage place, notice of the amendment must be given to the Wadawurrung Traditional Owners Aboriginal Corporation.

12. All these authorisation conditions have been met.

13. The amendment documents and supporting reports were placed on public exhibition from 30 July 2026 when the first notices were sent.

14. Notices were sent to all directly affected landowners and occupiers, as well as to many nearby residents and other property owners. Statutory notices were published in the Geelong Times on Friday 31 July 2026 and the Victoria Government Gazette on Thursday 6 August 2026. Prescribed Ministers, relevant authorities, and government agencies were notified.

15. The amendments documents and all supporting reports were published on the Council C473ggee webpage.

SUBMISSIONS RECEIVED

16. Council received fifteen submissions to the exhibited amendment. The submissions are summarised as follows:

- one submission sought address corrections but raised no objection
- eight supported the amendment
- six either objected and/or sought changes to the amendment.

17. The grounds for objecting or seeking change to the amendment are:

- financial, maintenance and regulation impost on private landowners – *Submission 1* (proposed HO2033 former Sparrovale caretaker's cottage, Charlemont);
- lack of sufficient details in the Statements of Significance, accuracy, and extent of comparative analysis – *Submissions 4 and 5* (proposed HO2066 'Kirriemuir' Hamlyn Heights and proposed HO2061 St Paul's Lutheran Church Grovedale);
- conflict between the proposed heritage overlay and the North East Industrial Precinct Structure Plan, Charlemont constraining development and infrastructure delivery, and heritage significance not adequately justified – *Submission 7* (proposed HO2036 'Sunnyside' residence and proposed HO2033 Sparrovale/Barwon levee area) – proposes some measures to reduce the heritage overlay and exemptions for essential drainage works;
- heritage overlay to provide protection for mature trees for their ecological and character values – *Submission 8* (proposed HO2058 St John the Evangelist church Rippleside); and

- former stables building at 20 Marendaz Road Waurin Ponds – *Submission 15* - (proposed HO2028) was demolished on 4 September 2026 in accordance with Building Permit (4209961161549). The proposed heritage overlay is therefore redundant and serves no planning purpose and should not be imposed upon the land.

PLANNING AUTHORITY CONSIDERATION OF SUBMISSIONS

18. As the submissions are site specific, they are summarised in **Attachment 2** and include a Council officer response.

ATTACHMENT 2 – AMENDMENT C473ggee CONSIDERATION OF SUBMISSIONS TABLE



DATE: 7/10/2026

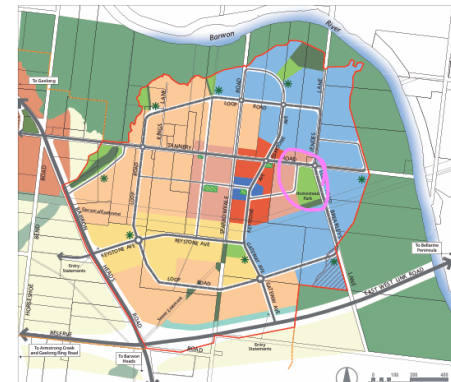
Sub. No.	Last Name or Company	Address	Suburb	Summary	Response and Council Action
1	Carroll	Esperance Avenue	Armstrong Creek	HO2033 Sparrovale Model Farm Complex – specifically the former Managers Cottage 95-97 Sparrovale Road Charlemont (map sheet 002) - Acknowledges historical significance of the Managers' Cottage. - The heritage assessment acknowledges that the dwelling has undergone numerous alterations over time and replacement of building fabric. Given these changes, questions whether the remaining original fabric justifies the extent of the Heritage Overlay proposed. - Application of the Heritage Overlay is not a proportionate response as it places ongoing long-term responsibility, regulatory and financial, burdens on a single private homeowner, unlike a precinct where obligations are shared. - The broader community may benefit from the heritage listing; however, the ongoing financial and regulatory burden falls almost exclusively on the homeowner. - Concerned that heritage controls may increase maintenance, repair and insurance costs, and require specialist materials, reports and planning approvals. - Routine property improvements could become slower, more costly and uncertain. - Does not intend to demolish or neglect the former Manager's Cottage and supports responsible maintenance of the dwelling.	<i>Site significance</i> The submitter acknowledges the historical significance of the site and does not dispute the Citation and Statement of Significance for the site. As noted in a recent site visit, the property has been surrounded by new residential development as part of the Horseshoe Bend PSP area. The former managers cottage has been 'separated' from the balance of the Sparrovale Model Farm Complex which lies further to the east. Whilst this setting has changed, the significance of the former managers cottage has not been diminished. Rather, the alteration of the general original context around the manager's cottage is, whilst unfortunate, not a determination of the place's integrity or authenticity. Inadvertently, the removal of the original environmental context has partially elevated the importance of the building as the only remaining component of the site which is still legible and capable of communicating the values and significance of the site. <i>Extent of the heritage overlay</i> The extent of the proposed heritage overlay covers the whole site. The mapped area includes the dwelling and surrounding land comprising the curtilage to the heritage building. In this urban area, the extent of the curtilage is the whole property which is the allotment for the dwelling. No change is proposed to the extent of the curtilage as the design of the building is that it has two frontages and any future development on frontage or northern part of the site would conceal a major elevation. <i>Regulatory, Financial and Upkeep Burden</i> It is acknowledged that the owner has undertaken works to stabilise the condition of the former managers cottage and to secure the site. In response to the submission about the impost of the heritage overlay on the regulatory burden, routine repairs and maintenance do not need a planning permit where replacing like for like. As a timber building sans elaborate embellishments, such building materials are readily available from ordinary hardware suppliers.

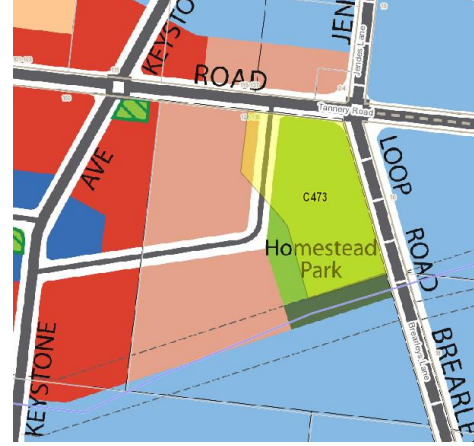
Sub. No.	Last Name or Company	Address	Suburb	Summary	Response and Council Action
				- Proposed control is disproportionate and does not properly balance heritage conservation with private property rights. - Requests that the proposed Heritage Overlay be removed.	The proposed heritage overlay does not turn on external paint, tree, fence or outbuilding controls further limiting requirements on the landowner. Council is required to prepare and apply a planning scheme across the municipality, and this comprises of a range of land use tools including zones, overlays, and other provisions. Personal financial implications such as insurance are not held as relevant considerations when assessing heritage significance or whether to apply the Heritage Overlay. It is established in planning that site-specific private financial impacts do not constitute part of the broader social and economic impacts outlined in section 12(2)(c) of the Act and that any social and community benefit from heritage protection outweighs private economic impacts. Whilst understanding submissions about insurance costs for heritage buildings, it is understood that some companies may not offer insurance for properties in the heritage overlay, but there are providers that do offer coverage for heritage properties. Insurance matters arising from the planning scheme applying to any property are not borne by Councils nor are they considerations in land use planning. Contrary to the submission, a heritage precinct is recognition that an area greater than a single property has heritage significance. Applying the heritage overlay to a precinct doesn't spread the 'burden' rather each individual property within a precinct contributes to its ongoing management thorough individual decisions and requirements. There is no heritage basis for a precinct application in this area. <i>Retention of the building</i> The submitter supports retaining the building and has no intention to demolish it. Whilst this is commended, inclusion of a place of heritage significance within a heritage overlay provides more protection and surety for this to occur, especially if ownership changes in the future. <i>Balance of conservation and private property rights</i> Overlays are a part of the planning scheme and denote something special about a place whether it be heritage, vegetation or landscape. If there are justifications for the significance, and balanced against any competing policy objectives, then it is legitimate to be included in the heritage overlay. As evidenced by the surrounding residential development of the new subdivision, this area both reads and functions as a residential area and there are no strategic plans that will be negatively affected by the application of the heritage overlay. The presence of heritage overlays to individual properties and homes within residential areas across Greater Geelong is a common occurrence.

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					Under the Act and the Greater Geelong Planning Scheme, land is allocated to a zone and where specialist issues arise, overlays can also apply. This planning regime reflects the objectives of planning in Victoria and the planning policies of the City of Greater Geelong. It is appropriate land use planning for tools such as zones and overlays to apply to private land. No change to the heritage overlay in response to the submission.
2	Department of Transport & Planning (Barwon South West & Grampians)		Melbourne	Broad amendment and specifically HO2051 Queen's Bridge Queen's Park Road Newtown and Highton (map sheet 008) The Head, TfV provided preliminary advice in 2025 on the Queens Bridge Heritage Assessment Review. The Bridge is managed by DTP on behalf of the Head, TfV. DTP has no objection to the amendment and notes that the proposed heritage overlay will not impact DTP's ability to undertake emergency and routine maintenance works.	Submission acknowledged. Routine maintenance and emergency works can be undertaken under the provisions of the heritage overlay. The SoS outlines the fabric of the Queen's Bridge that is of significance. No change to the amendment required.
3	Hawker		Barwon Heads	HO2053 Tait's Dairy 2-20 Staceys Road Connewarre (map sheet 013) Supports maintaining the historic c.1849 bluestone dairy building. The submitter has undertaken roof, window, and wall cracking repairs as well as blocking bird access to the ceiling. This has demonstrated the owners wish to ensure the building remains in good condition and will continue to do so. Stresses that the building is on private land and does not want the heritage overlay to allow public access to the site.	The amendment does not confer public access rights to the property. This has been advised to the submitter and there is no change required to the amendment to document this. Re-affirm this to the submitter in the submission's response. Support acknowledged – no change to the amendment required.
4	Krastins	Gordon Street	Ballarat East	HO2066 'Pan Pacific' Kirriemuir Street Hamlyn Heights (map sheet 007) - States there are inconsistencies between the Statement of Significance and the Council meeting minutes but doesn't articulate what these are. - Seeks additional historical and architectural analysis be included in the SoS, namely from the Council building records and housing plans	Discussion with the submitter identified that the Statement of Significance did not contain the same amount of information as the Citation which is contained with the heritage assessment study (within the Council report and minutes). The submitter has been advised that the SoS is intended to be a short 1–2-page document and follows a template set out in the previous Planning Practice Note 1 - Applying the Heritage Overlay and the current Local Victorian Heritage Guidelines. The SoS is not intended to include all the information that is gathered about a proposed heritage place.

Sub. No.	Last Name or Company	Address	Suburb	Summary	Response and Council Action
				- Seeks further comparative analysis of neighbouring properties namely 24 and 26 Devon Street, 34 and 44 Forfar Road and 176 Ballarat Service Road. - Commends the SoS but doesn't consider that the HO has reached the necessary criteria/threshold to be included in the HO until this work is done. - States that there may be additional properties in the selective area of Hamlyn Heights that would also qualify for inclusion within the heritage overlay.	Further research into the historical development of the Hamlyn Heights area has been undertaken to establish the historical post-war development of Hamlyn Heights and addressing Lendlease and Nino Sydney further. Within the physical description of the citation, additional research and description has been addressed in a subsection looking at the precinct defined by Forfar and Vines Roads, Kirriemuir, Devon, Glengate and Edgecombe Streets. This will provide context to Pan Pacific while also establishing a better future understanding of the precinct's 'Hollywood Feel' and inform the strategic direction of future projects in a Post War Heritage Study. A draft update has been provided to the submitter seeking their acceptance addressing their points of submission. A reply is yet to be received. Additional properties are outside the scope of the Outer Areas Heritage Review and this planning scheme amendment. Anyone at any time can address places to Council for consideration. Updated Citation and SoS prepared to address submission.
5	Living Faith Lutheran Church Greater Geelong	Torquay Road	Grovedale	HO2061 St Pauls Lutheran Church, 303-307 Torquay Road Grovedale (map sheet 011) The Church is not seeking removal of the Heritage Overlay for 303-307 Torquay Road, Grovedale itself but is requesting that the supporting Statement of Significance be revised to accurately reflect previously agreed information and non-significant elements provided by the Church to Council officers before the amendment proceeds.	Information referred to within this submission was provided to Council officers and has been included in the Citation which is part of the Heritage Assessment. The submitter has been advised that the SoS is intended to be a short 1–2-page document and follows a template set out in the previous Planning Practice Note 1 - Applying the Heritage Overlay and the current Local Victorian Heritage Guidelines. The SoS is not intended to include all the information that is gathered about a proposed heritage place. The extent of the heritage overlay has been tightly curtailed to the area of significance at the site and accords to the agreed position with the St Paul's Church. The Church provided some additional information post the finalisation of the Heritage Assessment. There are some photos within this material and a Church booklet that are supported to be included in the Citation. Officers advised the submitter about the differences between the Citation and the SoS and provided additional time to further respond to the Amendment. A draft updated Citation has been provided to the submitter seeking their acceptance addressing their points of submission. A reply is yet to be received. Changes recommended to the Citation and SoS to address submission.

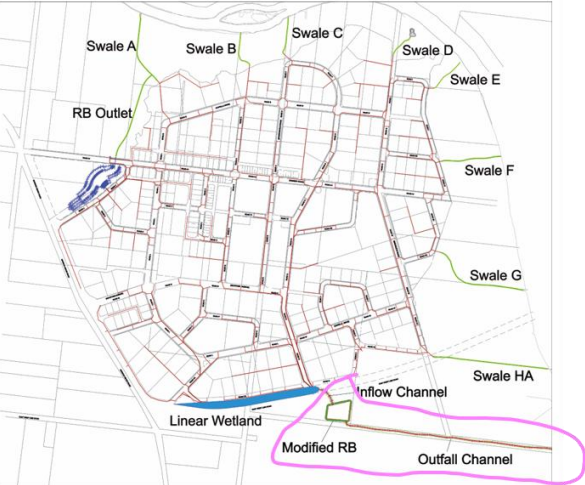
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6	McCoy	The Esplanade	Portarlington	HO2067 'Oakrest' 31 the Esplanade Portarlington (map sheet 021) Supportive of the proposed heritage overlay as the place is an important part of Portarlington's past and for protection from further development for future generations.	Support acknowledged – no change to the amendment required
7	Maddocks Lawyers for Re-Grow (Geelong) Pty Ltd)		Melbourne	HO2036 'Sunnyside' 128-138 Tannery Road Charlemont (map sheet 003) - Submits that the heritage overlay should not be applied to 'Sunnyside', Alternatively, if it is to be applied, modifications to a lesser area of land and the SoS should be made 'Sunnyside' is identified in the North East Industrial Precinct Structure Plan (NEIP PSP) as the location of future public open space, known as Homestead Park, which is to vest in the City of Greater Geelong. The NEIP PSP includes a series of requirements and Guidelines associated with the homestead park that already afford a level of protection for 'Sunnyside' and with the area required to be set aside for open space and transferred to Council, demonstrates there is no risk of demolition. The submission outlines that not all the land proposed for inclusion in HO2036 is to be included in the future Homestead Park. The area outside the proposed park is considered to not be material of cultural values to 'Sunnyside'. - The cultural heritage assessment has not satisfactorily established that the homestead is of sufficient local significance to be included in the heritage overlay. - As an alternative, submission suggests a reduced heritage overlay area to align with the NEIP PSP so that it is to be vested in Council as public open space (plan provided). The proposed overlay boundaries have significant implications on the orderly development of the	HO2036 'Sunnyside' <i>Heritage significance</i> The application of the heritage overlay to 'Sunnyside' is supported. The site is of local significance to the development of Geelong, in particular the development of farming along the Barwon River and the industrial development of Marshalltown. It is of aesthetic significance (Criterion E), historic significance (Criterion A) and associative significance (Criterion H) to the City of Greater Geelong. At the time of writing the submitter has not responded to the City's request for any information to substantiate the submission that the heritage assessment has not established the threshold for local significance. <i>NEIP</i> The NEIP has a total land area of approximately 180ha and is located approximately 7kms south of the Central Geelong, near the Marshall township. The NEIP is generally bounded by Barwon Heads Road to the west, the future East West Link Road (EWLR) to the south, and the Barwon River to the east and the north. The northern boundary of the NEIP is located north of Tannery Road, in line with the Barwon River floodplain. The NEIP contains multiple lots of variable size and has generally historically been used for agricultural purposes. The vision for the NEIP is to become a vibrant, new generation, master planned industry and business park area. Embodying benchmark standards in design, amenity and sustainability, the NEIP will introduce a new form of development to Geelong, establishing it as an attractive employment area in the region and as a key industry and business address in Victoria. Central to the vision for the NEIP is the flexibility to accommodate a wide range of traditional and emerging forms of industry and business accommodation in a setting that is attractive to businesses and workers. Housing development is not part of the NEIP plans. The <i>Armstrong Creek North East Industrial Precinct Structure Plan</i> May 2010, under the NEIP urban structure at section 3.3.1 states: <i>"Respecting the heritage qualities of the past use of the precinct (both pre and post European contact), the PSP proposes to integrate and respect cultural elements in future development. This includes the retention of the historic homestead known as "Sunnyside" on Tannery Road as part of a future</i>

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				affected area of the NEIP PSP including road and lot layout. The heritage significance of the driveway and aligned exotic trees is questioned and that if HO2036 is to be included, then the extent should be reduced. - If HO2036 is to be included in the Heritage Overlay, the Statement of Significance should be revised to remove any ambiguity. HO2033 Sparrovale Model Farm Complex Charlemont and Armstrong Creek (map sheet 002) - Change to either exclude the levee from the HO or include an Incorporated Document to exempt certain drainage works by or on behalf of a public land manager - Sparrovale Model Farm Complex is also within the extent of the NEIP PSP. - The SoS is unclear about the significance of this part of the farm. Notes that the Sparrovale is no longer a farm and has been purchased by Council as a drainage asset of regional importance. The submitter says that Sparrovale is needed as a regional drainage asset for stormwater from the Marshall and NEIP PSP areas, including proposed works to construct an additional levee connected to the Barwon River levee. They are concerned that including the existing Barwon River levees as culturally significant fabric within the Heritage Overlay could delay or restrict necessary drainage infrastructure for the Armstrong Creek Growth Area. They request that the levees be excluded from the Heritage Overlay mapped area. - Requests amendments to the Statements of Significance to expressly note that Sparrovale is now a working wetland and drainage asset and this may mean changes to the landforms that are identified as being of heritage significance. - If HO2033 is to proceed with the levees as part of the significant fabric, the Amendment should be changed to include an Incorporated Document to	<i>business centre; the retention of views to the historic aqueduct; and the interpretation of cultural heritage sites into the open space offer.”</i> The FUS proposes a NEIP park generally covering the location of ‘Sunnyside’ as shown on the next page. The location of ‘Sunnyside’ is within Precinct 2 – Campus Business, and this area is intended as the prestige business address in the NEIP. Homestead Park and the wetland in the north of Precinct 2 will provide high amenity locations for people to recreate. The re-use of the historic building in the Homestead Park (‘Sunnyside’) is encouraged as a communal space for conference and training facilities to be used by the businesses across the NEIP. There is acknowledgement throughout the NEIP PSP of the role of ‘Sunnyside’ and that it’s integration within the precinct has been considered and accommodated. FIGURE 4: NEIP FUTURE URBAN STRUCTURE PLAN  LEGEND - NEIP Boundary - Adjoining Precinct Boundaries - Area subject to 100 Year Flood Event - ROAD NETWORK - Proposed East West Link Road & Barwon Heads Road - Major Access and Circulation Route (Lumpy Road) - Primary Road Network - Local Access Only (Buses Accepted) - Secondary Road Network PRECINCTS - Precinct 1 - Industry North & South - Precinct 2 - Campus Business - Precinct 3 - Industry and Mixed Business - Precinct 4 - Village Frame East and West - Precinct 5 - Village - Precinct 6 - Retail Centre (Specialised Activity Centre) OPEN SPACE - NEIP Parks - NEIP Urban Park/Plazas - Local Node/Private Plaza ENCUMBERED OPEN SPACE - Barwon River Riparian - East-West Link Drainage/Biodiversity Corridor - Drainage/Encumbered Parks

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				activate 'no permit required' exemptions under clause 43.01-3, providing permit connections to the Barwon River levee where these are carried out by or on behalf of a public land manager.	 Modifications to the extent of the heritage overlay as sought by the submitter to reduce the overlay extent are supported. This revision is to be drafted alongside changes to the Citation and SoS. <i>Other forms of protection</i> The submitter correctly outlines that the NEIP PSP includes some requirements associated with the proposed homestead park (the location of 'Sunnyside') which is to be transferred to Council, that will provide some protection and demonstrate no risk of demolition. Council ownership may provide a sense of greater protection but doesn't guarantee it. Heritage significance is covered by the heritage overlay, and whilst other provisions may offer protection of a site the application of the heritage overlay is the primary tool. It is an appropriate planning scheme action. <i>Submitter suggested changes to the heritage overlay</i> The proposed heritage overlay and the SoS has been carefully considered in the context of the submission and the plans for the NEIP. It is accepted that there is a need to balance the growth plans for the NEIP which have been in place since 2010 and the heritage significance of the 'Sunnyside' as a representative of the work of architects Laird and Barlow, the connection with the farming and industrial development of Geelong, and past notable owners. Indeed, the recent local Victorian Heritage Guidelines seek to ensure that there are balanced outcomes in planning for heritage, outcomes balanced against other strategic planning objectives. To achieve this balance and reduce the effect of the heritage overlay on the NEIP, changes to the amendment are supported.

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					The series of suggested changes from the submitter to the heritage overlay and the SoS have been reviewed and will ensure an outcome that addresses the significance of 'Sunnyside' balanced against the NEIP plans and the long held planned development of the precinct. In response to the submission, it is agreed to make the following changes to the amendment: • Reduce the extent of the heritage overlay on the map to better align with the Future Urban Structure (FUS) of the NEIP • Update the SoS to reflect the changed overlay extent, remove ambiguity and address the poor health of the trees along the driveway into the 'Sunnyside' homestead The City has sought additional information from the submitter to assist in working through the proposed changes. This is expected to be received shortly. Officers will continue dialogue with the submitter to provide a revised SoS and overlay extent and to reach agreement on resolving the submission prior to the Directions hearing stage of this amendment. HO2033 Sparrovale Model Farm Complex <i>Heritage Significance</i> The application of the heritage overlay to 'Sparrovale Model Farm Complex' is supported. The Sparrovale Model Farm is historically significant for its ability to demonstrate the history of model farms and agricultural research facilities around Victoria in the late nineteenth and early twentieth century, as well having a close association with the history of the Geelong Harbor Trust. The historical significance of the Model Farm is embedded in the surviving building fabric of the former Manager's Cottage, along with the historical landforms of the flood and irrigation management works, the incomplete Barwon Channel formation, and the archaeological sites of related farm infrastructure. The Sparrovale Model Farm is of historical cultural significance to the City of Greater Geelong (Criteria A, B, F & H). The Heritage Assessment Report documents that in response to the owner concerns about Sparrovale, an independent peer review was undertaken by Frontier Heritage, the findings of which were addressed through revisions of the assessment. The significance of the place was confirmed through this process. Under the heading of <i>What is significant?</i> the SoS documents the significance remnant attributes of the model farm landscape relevant to the flood and irrigation works for the Barwon Channel Excavation are the pronounced

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					landforms, incomplete channel sections, remnants of pipelines, troughs and excavated drains, the network of irrigation channels and field drains. The submission states that the SoS doesn't include enough detail to understand why the levee banks are of significance beyond their demonstration of the early 20th Century approach to developing experimental models and techniques to supporting farming practice. In response, Built Heritage team has identified further information outing that the Sparrovale Farm complex was assessed for inclusion on the HO by a Heritage Consultant (Graeme Butler & Associates 2019) and Boisis (2021) and the COGG citation peer reviewed (Frontier Heritage P/L 2024), all of which recommended that Sparrovale Farm warrants inclusion on the HO including levee banks. Biosis (Vines: 2021) determined that the "development of the farm drainage and irrigation system was unusual and distinctive, both for its attempt to convert former swamp land, and for the utilisation of techniques such as dredging and steam excavators common on large civil works. The role of the Geelong Harbour Trust in bringing this expertise to a role they would otherwise have not been familiar with (namely farming) is highly unusual." Constructed in 1912, the levee forms an important component of the Barwon Channel excavation complex, formed by excavated material from the channels to protect the site from floodwaters. It was one of the largest earthworks undertaken in the Geelong region in the early twentieth century and supported a tramway to facilitate the movement of a substantial amount of the soil most likely excavated from the Barwon River channel (Vines 2021:9-10). The Citation and SoS will be updated to add this detail. <i>NEIP drainage</i> A large part of the NEIP forms part of drainage sub-catchment 1. A retention basin for ecological functions as well as retardation is planned and sited beyond the NEIP boundary within the Armstrong Creek East PSP (ACEPSP) area. The outfall channel to the Barwon River will also convey flows from the NEIP through the ACEPSP. These are shown on the following diagram:

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					FIGURE 14: OUTFALL PLAN  This infrastructure is located on the Sparrovale site, which Council purchased a few years ago specifically to serve the drainage needs of the NEIP and Marshall PSP growth areas and to provide ecological benefits for the wetlands. The outfall channel generally corresponds with part of the extent of HO2033 as shown on the following diagram:

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					The proposed retarding basin and the outfall channel are important infrastructure critical to stormwater management. The SWMS prepared for the NEIP anticipates some necessary civil works to the levee and channel including access, gates and ground mounding. Council is the owner of the Sparrovale but ReGrow will undertake works in kind for the delivery of the drainage infrastructure. The idea of an incorporated plan to provide exemptions from the permit requirements of Clause 43.01 will allow these essential works to proceed in an efficient and timely manner for the greater good of the NEIP and Marshall PSP. A change to the amendment as recommended by the submission is therefore supported to avoid compromising the future development and costs of the NEIP storm water infrastructure. The suggested changes to the heritage overlay schedule and to the SoS have been reviewed and are supported as outcomes that addresses the heritage significance of 'Sparrovale' balanced against the NEIP and Marshall Precinct plans and the intended function of the former farm as a drainage and wetland environment. In response to the submission, it is agreed to make the following changes to the amendment: • Include an Incorporated Document in the schedule to Clause 43.01 for Sparrovale that will exempt certain drainage works carried out by or on behalf of a public land manager to the Barwon River levees • Update the SoS to: ○ reflect the current ownership and wetland status of Sparrovale, ○ acknowledge that Sparrovale will perform a drainage function servicing the NEIP and Marshall Precinct, and ○ include further information about the Barwon River levees are infrastructure items of heritage significance to the farm The City has sought additional information from the submitter to assist in working through the proposed changes. This is expected to be received shortly. Officers will continue dialogue with the submitter to provide a revised SoS and overlay extent and to reach agreement on resolving the submission prior to the Directions hearing stage of this amendment. Recommended to continue to work with the submitter to finalise the details of the changes to the Amendment. This will include a reduced extent of the mapped heritage overlay polygon for 'Sunnyside', changes to the Citation and SoS for both 'Sunnyside' and Sparrovale, and the addition of an incorporated plan for Sparrovale. A final resolved position on this submission will be provided prior to the scheduled Directions Hearing.

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8	Rivers	Victoria Street	Rippleside	HO2058 St John The Evangelist Catholic Church 30 St David Street Rippleside (map sheet 015) Seeks heritage protection for the mature trees in the St John of God Church car park, citing their ecological value and important contribution to the character and setting of St Helens Park.	The heritage overlay is not proposed to be applied to the site on which the trees are located. Only the title of the church is included in the heritage overlay and there is no heritage merit to extend the overlay. As part of the heritage assessment of the place, officers consulted with the Church who commissioned an external consultant to review Council's draft heritage proposal. The extent of the heritage overlay was constrained after the review of the consultants which noted that the heritage significance extended to only the two land 2 titles that make up the location of the church building. The car park titles and land on which the trees of interest to the submitter are located has no thematic tie to the church significance. Refer to aerial plan below. The request is seeking an amenity and ecological outcome from a heritage overlay. The trees are not of heritage significance, having been planted in the 1970s. The heritage overlay is purposefully about protecting places of heritage significance and is not a general amenity or vegetation control. The extent of the proposed heritage overlay has been limited to those parts of the church land that are of significance – this accords with the previous Planning Practice Note 1 – Applying the Heritage Overlay and the current Local Victorian Heritage Guidelines to curtail the HO to what is required to protect the heritage significance. The views from St Helens Park and the trees do not form part of the significance of the church so have been excluded. No change to the amendment is warranted or supported. 

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9	Individual submitter		Clifton Hill	HO2067 'Oakrest' 31 the Esplanade Portarlington (map sheet 021) National trust member admires preserved and protected historic buildings across Victoria. Supports the whole amendment. Particularly supports the proposed overlay for 'Oakrest' as always admired it when holidaying in the area.	Support acknowledged – no change to the amendment required
10	Individual submitter		Portarlington	HO2067 'Oakrest' 31 the Esplanade Portarlington (map sheet 021) Acknowledges that 'Oakrest' is a Late Victorian Italianate villa constructed in the 1888 in the middle of Victoria's post-gold rush boom era. Supportive of the HO to preserve the few remaining intact and very graceful examples of history for the benefit of future generations.	Support acknowledged – no change to the amendment required
11	Ukrainian Catholic Church, Protection of the Mother of God Parish, Geelong	Alder Crescent	Bell Park	HO2041 Ukrainian Catholic Church of the Protection of Mother God 43-45 Banfield Street Bell Park (map sheet 007) The heritage listing for 43-45 Banfield Street needs to be amended to apply only to 43 Banfield Street, as 45 Banfield Street has an approved demolition permit and should be excluded from the heritage property designation.	Support the need to update the address description for this place wherever it appears in the heritage overlay schedule, incorporated document schedule, the SoS, the Citation and the Heritage Assessment. It is confirmed that the land at 45 Banfield Street is not proposed to be included in the HO maps as shown on the exhibited heritage overlay map sheet 007. Change the amendment documents and the Citation and Heritage Assessment Study to refer to the site as 43 Banfield Street Bell Park.
12	Webster	Irymple Avenue	St Kilda	HO2067 'Oakrest' 31 the Esplanade Portarlington (map sheet 021) Agrees with the proposed heritage overlay for 31 The Esplanade, Portarlington	Support acknowledged – no change to the amendment required
13	Webster		Postcode 3223	HO2067 'Oakrest' 31 the Esplanade Portarlington (map sheet 021) Strongly supportive of the proposed heritage overlay on 31 The Esplanade, Portarlington. 'Oakrest' along with 'Carrick' on the corner of Fairfax Street, form part of the significant architectural and social history of the late nineteenth and early twentieth century Portarlington. 'Oakrest' has some great features which are currently being restored, and it is exciting to see that it will remain part of the built history of the area.	Support acknowledged – no change to the amendment required

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14	DEECA Planning Services		East Melbourne	DEECA does not oppose the amendment	Support acknowledged – no change to the amendment required
15	Solve Planning		Postcode 3222	HO2028 Waurm Ponds Hotel Stable 20 Marendaz Road Waurm Ponds (map sheet 001) Submits the former stable building was lawfully demolished under Building Permit 4209961161549. Demolition occurred on 4 September 2026 when no heritage overlay or planning permit requirement applied. Seeks removal of the place from the amendment as there is no longer any heritage fabric to be protected.	The highly unfortunate and disappointing demolition (by decision of the owner) of the former stables building means that there is no longer any physical fabric to include in the heritage overlay. Therefore, the ongoing application of the heritage overlay to the site is no longer relevant or necessary. Removal of HO2028 from the map, schedule to the heritage overlay and the SoS from the incorporated documents schedule is required. The Heritage Assessment Study will be updated with a note about the details of the demolition of the building. Change the amendment to delete proposed HO2028.