

Planning and Environment Act 1987

Greater Geelong Planning Scheme

Amendment C473ggee

Explanatory Report

Overview

Amendment C473ggee implements the recommendations of the *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) by applying the Heritage Overlay to 42 individual places and correcting an existing heritage overlay. The amendment makes consequential changes to the planning scheme including mapping changes, introducing 43 new statements of significance as Incorporated Documents, and including the heritage reviews as Background Documents in the planning scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Geelong website at [geelong.link/amendments](https://www.geelong.vic.gov.au/development-and-planning/amendments)

And/or

The amendment is available for public inspection, free of charge, during office hours (by appointment only) at the following places:

Wurriki Nyal, 137-149 Mercer Street, Geelong

Monday to Friday 8am to 5pm

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Monday 7th September 2026.

A submission must be sent to Strategic Implementation, City of Greater Geelong:

Lodged online: geelong.link/amendments

or

By post: PO Box 104, GEELONG VIC 3220

Panel hearing dates

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

- Directions hearing: in the week commencing Monday 9 November 2026
- Panel hearing: in the week commencing Monday 7 December 2026

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of the City of Greater Geelong.

Land affected by the amendment

The amendment applies to:

- Thirteen (13) properties identified in the *Charlemont, Marshall and Waurin Ponds Heritage Study Attachments 1 and 2* (City of Greater Geelong, August 2024);
- Twenty (20) properties identified in the *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, September 2025);
- Nine (9) properties identified in the *Outer Areas Heritage Assessment Study Attachment 1 and 2* (City of Greater Geelong, March 2026); and
- Existing Heritage Overlay HO310 at 283-373 Ballan Road, Moorabool.

A mapping reference table is attached at Attachment 1 to this explanatory report.

What the amendment does

The amendment implements the findings of the *Charlemont, Marshall and Waurin Ponds Heritage Study Attachments 1 and 2* (City of Greater Geelong, August 2024) by including 13 places in the heritage overlay.

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.

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.

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.

The amendment makes the following specific changes:

Mapping Changes

- Amends planning scheme map **3HO** to apply:
 - HO2059 to 2505-2515 Geelong-Bacchus Marsh Road, Balliang
- Amends planning scheme map **5HO** to apply:
 - HO2039 to 2439 Ballan Road, Anakie
- Amends planning scheme map **6HO** to apply:
 - HO2046 to 370 Mount Road, Anakie
- Amends planning scheme map **9HO** to apply:
 - HO2056 to 360 Steiglitz Road, Moorabool
 - HO2062 to 525-615 Robbs Road, Moorabool
- Amends planning scheme map **24HO** to reduce the extent of HO310 applying to 283-373 Ballan Road, Moorabool
- Amends planning scheme map **25HO** to apply:
 - HO2049 to 149-157 Rollins Road, Bell Post Hill
 - HO2047 to 31-43 Monastery Court, Lovely Banks
 - HO2064 to 256-260 Anakie Road, Bell Park
- Amends planning scheme map **32HO** to apply:
 - HO2060 to 124 Ballarat Road, Hamlyn Heights
 - HO2066 to 4 Kirriemuir Street, Hamlyn Heights
 - HO2041 to 43-45 Banfield Street, Bell Park
 - HO2055 to 1-3 Taliska Avenue, Hamlyn Heights
- Amends planning scheme map **32HO and 33HO** to apply:
 - HO2040 to 14 Alder Crescent, Bell Park

- Amends planning scheme map **33HO** to apply:
 - HO2052 to 17 Yaraan Street, Bell Post Hill
- Amends planning scheme map **36HO** to apply:
 - HO2045 to 334 Church Street, Hamlyn Heights
- Amends planning scheme map **37HO** to apply:
 - HO2063 to 104 metres southeast of the intersection of Ballarat Road and Thompsons Road, North Geelong and to 45 metres north of the intersection of Weddell Road and The Fairway, North Geelong (Geelong Boundary Markers)
- Amends planning scheme map **38HO** to apply:
 - HO2058 to 30 St David Street, Rippleside
- Amends planning scheme map **43HO** to apply:
 - HO2067 to 31 The Esplanade, Portarlington
- Amends planning scheme map **48HO** to apply:
 - HO2051 to Queens Park Road, Newtown and Highton
- Amends planning scheme map **52HO** to apply:
 - HO2042 to 170 Barrabool Road, Highton
 - HO2043 to 13-15 Brassey Avenue, Highton
- Amends planning scheme map **53HO** to apply:
 - HO2065 to 15 Albert Terrace, Belmont
- Amends planning scheme map **55HO** to apply:
 - HO2054 to the Geelong East War Memorial, 203 St Albans Road, Thomson
- Amends planning scheme map **65HO** to apply:
 - HO2026 to 10 Lemins Road, Waurin Ponds
 - HO2027 to 35-39 Lemins Road, Waurin Ponds
 - HO2028 to 20 Marendaz Road, Waurin Ponds
 - HO2037 to 225 Waurin Ponds Drive, Waurin Ponds
 - HO2038 to 270 Waurin Ponds Drive, Waurin Ponds
- Amends planning scheme map **66HO** to apply:
 - HO2044 to 6 Church Street, Grovedale
 - HO2050 to 14-36 Reserve Road, Grovedale
 - HO2061 to 303-307 Torquay Road, Grovedale
- Amends planning scheme map **67HO** to apply:
 - HO2029 to 1 Marshalltown Road, Marshall

- HO2030 to 28 Marshalltown Road, Marshall
- HO2031 to 19 Mornane Road, Marshall
- HO2032 to 40 Jendes Lane, Charlemont
- HO2034 to 61 Tannery Road, Charlemont
- HO2035 to 81-87 Tannery Road, Charlemont
- HO2036 to 128-138 Tannery Road, Charlemont
- Amends planning scheme map **67HO and 68HO** to apply:
 - HO2033 to 95-97 Sparrovale Road, Charlemont, 1-87 Groves Road, Armstrong Creek, 225 Baenschs Lane, Armstrong Creek and 111-125 Sparrovale Road, Charlemont
- Amends planning scheme map **77HO** to apply:
 - HO2048 to 20 Mount Duneed Road, Mount Duneed
 - HO2057 to 50 Whites Road, Mount Duneed
- Amends planning scheme map **79HO** to apply:
 - HO2053 to 2-20 Staceys Road, Connewarre

Ordinance Changes

- Amends the **Schedule to Clause 43.01** Heritage Overlay to insert a new entry for each of the following:
 - HO2026 to 10 Lemins Road, Waurin Ponds
 - HO2027 to 35-39 Lemins Road, Waurin Ponds
 - HO2028 to 20 Marendaz Road, Waurin Ponds
 - HO2029 to 1 Marshalltown Road, Marshall
 - HO2030 to 28 Marshalltown Road, Marshall
 - HO2031 to 19 Mornane Road, Marshall
 - HO2032 to 40 Jendes Lane, Charlemont
 - HO2033 to 95-97 Sparrovale Road, Charlemont, 1-87 Groves Road, Armstrong Creek, 225 Baenschs Lane, Armstrong Creek and 111-125 Sparrovale Road, Charlemont
 - HO2034 to 61 Tannery Road, Charlemont
 - HO2035 to 81-87 Tannery Road, Charlemont
 - HO2036 to 128-138 Tannery Road, Charlemont
 - HO2037 to 225 Waurin Ponds Drive, Waurin Ponds
 - HO2038 to 270 Waurin Ponds Drive, Waurin Ponds

- HO2039 to 2439 Ballan Road, Anakie
- HO2040 to 14 Alder Crescent, Bell Park
- HO2041 to 43-45 Banfield Street, Bell Park
- HO2042 to 170 Barrabool Road, Highton
- HO2043 to 13-15 Brassey Avenue, Highton
- HO2044 to 6 Church Street, Grovedale
- HO2045 to 334 Church Street, Hamlyn Heights
- HO2046 to 370 Mount Road, Anakie
- HO2047 to 31-43 Monastery Court, Lovely Banks
- HO2048 to 20 Mount Duneed Road, Mount Duneed
- HO2049 to 149-157 Rollins Road, Bell Post Hill
- HO2050 to 14-36 Reserve Road, Grovedale
- HO2051 to Queens Park Road, Newtown and Highton
- HO2052 to 17 Yaraan Street, Bell Post Hill
- HO2053 to 2-20 Staceys Road, Connewarre
- HO2054 to 203 St Albans Road, Thomson (Geelong East War Memorial)
- HO2055 to 1-3 Taliska Avenue, Hamlyn Heights
- HO2056 to 360 Steiglitz Road, Moorabool
- HO2057 to 50 Whites Road, Mount Duneed
- HO2058 to 30 St David Street, Rippleside
- HO2059 to 2505-2515 Geelong-Bacchus Marsh Road, Balliang
- HO2060 to 124 Ballarat Road, Hamlyn Heights
- HO2061 to 303-307 Torquay Road, Grovedale
- HO2062 to 525-615 Robbs Road, Moorabool
- HO2063 to 104 metres southeast of the intersection of Ballarat Road and Thompsons Road, North Geelong and to 45 metres north of the intersection of Weddell Road and The Fairway, North Geelong (Geelong Boundary Markers)
- HO2064 to 256-260 Anakie Road, Bell Park
- HO2065 to 15 Albert Terrace, Belmont
- HO2066 to 4 Kirriemuir Street, Hamlyn Heights
- HO2067 to 31 The Esplanade, Portarlington
- Amends the Schedule to Clause 43.01 Heritage Overlay to amend the entry for HO310 at 283-373 Ballan Road, Moorabool.

- Amends the Schedule to Clause 72.04 Incorporated Documents to include the following as incorporated documents
 - HO310 'Craigton' Homestead, 283-373 Ballan Road, Moorabool Statement of Significance (City of Greater Geelong March 2026)
 - HO2026 Vineyard Outbuilding, 10 Lemins Road, Waurin Ponds Statement of Significance (City of Greater Geelong, August 2024)
 - HO2027 Homestead, 35-39 Lemins Road, Waurin Ponds Statement of Significance (City of Greater Geelong, August 2024)
 - HO2028 Waurin Ponds Hotel Stable, 20 Marendaz Road, Waurin Ponds Statement of Significance (City of Greater Geelong, August 2024)
 - HO2029 J.F. Field Playpark, 1 Marshalltown Road, Marshall Statement of Significance (City of Greater Geelong, August 2024)
 - HO2030 Dwelling, 28 Marshalltown Road, Marshall Statement of Significance (City of Greater Geelong, August 2024)
 - HO2031 Dwelling, 19 Mornane Road, Marshall Statement of Significance (City of Greater Geelong, August 2024)
 - HO2032 The Australian Tannery Ruins, 40 Jendes Lane, Charlemont Statement of Significance (City of Greater Geelong, August 2024)
 - HO2033 Sparrovale Model Farm Complex, Charlemont and Armstrong Creek Statement of Significance (City of Greater Geelong, August 2024)
 - HO2034 Iolanthe, 61 Tannery Road, Charlemont Statement of Significance (City of Greater Geelong, August 2024)
 - HO2035 Barwonside Residence and Tannery Ruins, 81-87 Tannery Road, Charlemont Statement of Significance (City of Greater Geelong, August 2024)
 - HO2036 Sunnyside, 128-138 Tannery Road, Charlemont Statement of Significance (City of Greater Geelong, August 2024)
 - HO2037 Waurin Ponds Community Hall and Former Schoolhouse, 225 Waurin Ponds Drive, Waurin Ponds Statement of Significance (City of Greater Geelong, August 2024)
 - HO2038 Waurin Ponds Memorial Reserve, 270 Waurin Ponds Drive, Waurin Ponds Statement of Significance (City of Greater Geelong, August 2024)
 - HO2039 St Brigid's Catholic Church, 2439 Ballan Road, Anakie Statement of Significance (City of Greater Geelong, May 2025)

- HO2040 Ukrainian Autocephalic Orthodox Church Nativity of the Holy Mother of God, 14 Alder Crescent, Bell Park Statement of Significance (City of Greater Geelong, May 2025)
- HO2041 Ukrainian Catholic Church of the Protection of Mother God, 43-45 Banfield Street, Bell Park Statement of Significance (City of Greater Geelong, May 2025)
- HO2042 St Luke's Uniting (former Methodist) Church, 170 Barrabool Road, Highton Statement of Significance (City of Greater Geelong, May 2025)
- HO2043 'Thornbury Grange', 13-15 Brassey Avenue, Highton Statement of Significance (City of Greater Geelong, May 2025)
- HO2044 Grovedale Public Cemetery, 6 Church Street, Grovedale Statement of Significance (City of Greater Geelong, May 2025)
- HO2045 'Oakfield', 334 Church Street, Hamlyn Heights Statement of Significance (City of Greater Geelong, May 2025)
- HO2046 'Sea View', 370 Mount Road, Anakie Statement of Significance (City of Greater Geelong, May 2025)
- HO2047 Panagia Gorgoepikoos Monastery (former Novitiate of the Oblate Brothers of Mary Immaculate), 31-43 Monastery Court, Lovely Banks Statement of Significance (City of Greater Geelong, May 2025)
- HO2048 'Calder Park', 20 Mount Duneed Road, Mount Duneed Statement of Significance (City of Greater Geelong, May 2025)
- HO2049 'Rose Bank', 149-157 Rollins Road, Bell Post Hill Statement of Significance (City of Greater Geelong, May 2025)
- HO2050 Grovedale United Services Memorial Hall, 14-36 Reserve Road, Grovedale Statement of Significance (City of Greater Geelong, May 2025)
- HO2051 Queen's Bridge, Queens Park Road, Newtown and Highton Statement of Significance (City of Greater Geelong, May 2025)
- HO2052 The Mother of God 'Joy of All Who Sorrow' Russian Orthodox Church, 17 Yaraan Street, Bell Post Hill Statement of Significance (City of Greater Geelong, May 2025)
- HO2053 Tait's Dairy, 2-20 Staceys Road, Connewarre Statement of Significance (City of Greater Geelong, May 2025)
- HO2054 Geelong East War Memorial, 203 St Albans Road, Thomson Statement of Significance (City of Greater Geelong, May 2025)

- HO2055 Dormition of Our Lady Greek Orthodox Church, 1-3 Taliska Avenue, Hamlyn Heights Statement of Significance (City of Greater Geelong, May 2025)
- HO2056 'Darriwill North', 360 Steiglitz Road, Moorabool Statement of Significance (City of Greater Geelong, May 2025)
- HO2057 'Oak Grove', 50 Whites Road, Mount Duneed Statement of Significance (City of Greater Geelong, May 2025)
- HO2058 St John The Evangelist Catholic Church, 30 St David Street, Rippleside Statement of Significance (City of Greater Geelong, May 2025)
- HO2059 Ripley Streamside Reserve, 2505-2515 Geelong-Bacchus Marsh Road, Balliang Statement of Significance (City of Greater Geelong, March 2026)
- HO2060 St Nicolas Serbian Orthodox Church, 124 Ballarat Road, Hamlyn Heights Statement of Significance (City of Greater Geelong, March 2026)
- HO2061 St Paul's Lutheran Church, 303-307 Torquay Road, Grovedale Statement of Significance (City of Greater Geelong, March 2026)
- HO2062 'Glen Moidart', 525-615 Robbs Road, Moorabool Statement of Significance (City of Greater Geelong, March 2026)
- HO2063 Geelong Boundary Markers, Ballarat Road and Weddell Road, North Geelong Statement of Significance (City of Greater Geelong, July 2026)
- HO2064 Corio Bowls Skate Park, 256-260 Anakie Road, Bell Park Statement of Significance (City of Greater Geelong, March 2026)
- HO2065 'Round House', 15 Albert Terrace, Belmont Statement of Significance (City of Greater Geelong, March 2026)
- HO2066 'Pan Pacific', 4 Kirriemuir Street, Hamlyn Heights Statement of Significance (City of Greater Geelong, March 2026)
- HO2067 'Oakrest', 31 The Esplanade, Portarlington Statement of Significance (City of Greater Geelong, March 2026)
- Amends the **Schedule to Clause 72.08** Background Documents to include the following as background documents:
 - Charlemont, Marshall and Waurm 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)

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to give statutory protection to the places with identified heritage significance identified in the *Charlemont, Marshall and Waurin Ponds Heritage Study Attachments 1 and 2* (City of Greater Geelong, August 2024), the *Outer Areas Heritage Assessment Attachments 1 and 2* (City of Greater Geelong, September 2025) and the *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, March 2026).

The amendment aims to protect heritage places from demolition and inappropriate development or alteration that could adversely affect their cultural significance. The amendment reflects the importance of cultural heritage in Greater Geelong and to the community.

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

Section 4(1) of the Act sets out the objectives of planning in Victoria. Those that are directly related to this Amendment are:

(a) to provide for the fair, orderly, economic and sustainable use and development of land.

(b) to provide for the protection of natural and man made resources and the maintenance of ecological processes and genetic diversity.

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historic interest or otherwise of special cultural value.

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.

(g) to balance the present and future interests of all Victorians.”

The amendment achieves these by seeking to identify and protect significant heritage places through the application of Heritage Overlays.

How does the Amendment address any environmental, social and

economic effects?

The amendment will assist in the protection of identified locally significant places and support the conservation of the heritage of Greater Geelong.

Environmental effects

The amendment will conserve places identified as being of historic significance to Greater Geelong. 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.

Social effects

The amendment will have positive social effects through the protection 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;
- Providing a link to the past and gives us a sense of place and cultural identity. Protecting our heritage helps to ensure that this identity and sense of place may be appreciated by present and future generations;
- Protecting the built environment and heritage of Geelong; and
- Enabling the enhancement of the heritage places to be a considered process.

Economic effects

Although the application of the Heritage Overlay may have an impact on some places depending on the constraints and/or opportunities presented by a heritage listing, it can provide greater protection to property investment through greater certainty as to the type of development that can proceed in accord with local planning policy. The objective is to ensure that where development does occur, it occurs in a manner that is appropriate to the significance, character and appearance of the heritage area.

The inclusion of a site within a Heritage Overlay does not prohibit changes to that site or building but rather requires an approval process whereby heritage characteristics can be properly addressed, along with other relevant development factors.

The amendment is not expected to have adverse or significant economic impacts on the community. It is expected to have positive economic effects by facilitating decision making and minimising time delays. Some additional costs will be imposed for development that requires a planning permit.

Does the amendment address climate change?

The amendment is not required to consider Ministerial Direction 22 Climate Change Consideration under section 12A of the Act. The amendment does not:

- Rezone land from a non-urban zone to and urban zone: or
- Enable a significant change to, or intensification of the use and development of urban land; or a new use and development of land which may be exposed to a natural hazard that arise from or is likely to arise from the impacts of climate change.

Does the amendment address relevant bushfire risk?

Eleven of the properties in Charlemont, Marshall and Waurn Ponds are located within the Bushfire Prone Area (BPA) but are not within a Bushfire Management Overlay (BMO).

One property from the Outer Areas Heritage Assessment Study 2025 (2439 Ballan Road, Anakie) is in the BMO and within the BPA. There are twenty other properties that are affected by the BPA extent.

The amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because the amendment does not result in increased development potential, nor change of use of land; will not increase the bushfire risk to life as a priority, property, infrastructure or the natural environment.

This amendment will not result in increased development potential, or change the use of the land, which can affect bushfire risk. It is considered that bushfire risk is not affected by the implementation of the recommendations of the *Charlemont, Marshall and Waurn Ponds Heritage Study Attachments 1 and 2* (City of Greater Geelong, August 2024), the *Outer Areas Heritage Assessment Study Attachments 1 and 2* (City of Greater Geelong, September 2025) and the *Outer Areas Heritage Assessment Attachments 1 and 2* (City of Greater Geelong, March 2026).

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

The amendment complies with Ministerial Direction No.11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it

produces.

The amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes as identified in section 7 (5) of the *Planning and Environment Act 1987*.

The requirements of Ministerial Direction No.15 – The Planning Scheme Amendment Process by meeting the procedural requirements of the planning scheme.

How does the amendment support or implement the Planning Policy Framework?

The amendment is consistent with, and supports the following objectives of Clause 15 (Built Environment and Heritage) in the Planning Policy Framework:

- Clause 15.03-1S (Heritage conservation) - to ensure the conservation of places of heritage significance.

The key strategies of this clause include:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the protection of natural heritage sites and man-made resources.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Clause 15.03-1L (Heritage conservation) which includes key strategies to:
 - Retain and conserve significant and contributory heritage places.
 - Discourage demolition of buildings or other elements that are significant or contributory to a heritage place unless it:
 - Will contribute to the long-term conservation of the fabric of the part of the building being retained.
 - Involves the removal of later unsympathetic modifications.
 - Will enhance the heritage significance of the place.
 - Support use and development of a heritage place that enhances its significance and contributes to its longevity.
 - Design and site development, including external alterations of buildings, to make a positive contribution to the significance of the heritage place.
 - Support the subdivision of land where:
 - The pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.
 - The subdivision will conserve or enhance the significance of the heritage place.

- Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.
- Design development to be consistent with the *City of Greater Geelong Heritage and Design Guidelines* (Helen Lardner Conservation and Design, 1997). (* note these guidelines are currently being updated by separate amendment C484ggee having completed the public exhibition stage)

Amendment C473ggee supports these clauses of the PPF by identifying, assessing and documenting the heritage significance of an additional 42 places for protection in the Greater Geelong Planning Scheme.

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.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

The *Heritage Council of Victoria Strategic Plan 2026-2030* outlines the Heritage Council's priorities for the next five years to protect the state's cultural heritage in the context of a period of change for the State. The amendment is implementing heritage overlays over a wider range of places of cultural heritage significance such as ecclesiastical places which are consistent with the objective of the strategy to achieve a wider understanding of the value and diversity of cultural heritage in Victoria.

Plan for Victoria (2025) is the long-term plan to achieve the vision for Victoria of more homes, more jobs and great communities. Victorians contributed to the development of the Plan including that whilst they wanted more homes, local character including heritage is a valued feature in local areas.

Plan for Victoria contains five pillars for action to achieve the vision, including pillar three which seeks great places, suburbs and towns. Delivering liveable places includes heritage protection through preserving Victoria's rich and diverse cultural heritage by protecting significant sites and precincts. Amendment C473ggee supports this pillar through the protection of places of significance to the Greater Geelong community.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

State government changes to planning policy and housing codes include *Victoria's Housing Statement* (2023) and *Plan for Victoria* (2025) to increase housing supply and streamline development approvals. These reforms highlight the importance of clear, locally tailored heritage design guidelines to ensure that growth and

development occur in a way that enhances, rather than erodes, Geelong's valued heritage character.

The City's heritage represents a legacy of thoughtful design, strong community ties, and a commitment to sustainability. Today, Greater Geelong boasts a rich array of historic buildings and places, but the need for rapid housing growth and higher urban density poses challenges. Careful planning and thoughtful design is needed to ensure the preservation of Greater Geelong's valuable heritage.

The addition of 42 places of heritage significance to the Heritage Overlay by this amendment and the correction of an existing overlay will not preclude opportunities or applications for alterations, additions or demolition of a building or for new higher density development. Of the 42 places being added, 12 are currently a place of residence within a residential zone or the urban growth zone. The amendment is consistent with Clauses 11.02 (Managing growth), 11.03 (Planning for places) and Clause 16.01-1S (Housing supply) as it will not restrict the City of Greater Geelong achieving the housing target of 128,600 by the year 2051.

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

The amendment supports the Municipal Planning Strategy of the Greater Geelong Planning Scheme, specifically at Clause 02.03-5 (Built environment and sustainability) identifies 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.

This amendment achieves this through the inclusion of places of heritage significance in the heritage overlay.

How does the amendment balance any competing policy objectives or strategies?

As outlined at Clause 02.03-5 of the MPS Council's planning policies already seek 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.

The amendment continues this with a modest addition of 42 places of heritage significance to the heritage overlay and the update to an existing one without affecting the broad growth planning taking place to accommodate the current and projected annual growth over the medium and long term.

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

The amendment makes proper use of the Victoria Planning Provisions by applying

the Heritage Overlay to places of local heritage significance. The HO is the appropriate mechanism for recognising heritage values in the planning scheme as its purpose is to conserve and enhance heritage places of natural or cultural significance and those elements which contribute to the significance of heritage places.

The amendment makes proper use of incorporated documents to define the contributory elements that comprise the heritage significance of the places affected by the amendment.

The amendment is consistent with the requirements of the Victorian Local Heritage Guidelines. All places meet the criteria for inclusion in the heritage overlay as outlined in the Guidelines with each statement of significance providing the necessary justification for that place's inclusion.

The amendment supports the application of specific controls in many listings of the HO schedule. The controls are justified in relevant statements of significance assisting the protection of these heritage places. The controls are explicit in their application within the schedule to avoid any confusion. The following would be applied to the HO schedule:

- External paint controls to 23 places where the external paint finish of the building or place clearly contributes to the significance of the place and is articulated in the Statement of Significance.
- Internal controls applied to 1 place (Waurm Ponds Community Hall and Former Schoolhouse) to protect the original timber board linings, timber mansard ceiling, stage and proscenium inset into timber board linings on the south elevation, and the three Waurm Ponds Honour Rolls on the internal wall of the northern elevation which make a substantial contribution to the understanding and significance of the place.
- Tree controls applied to 9 places where a tree or group of trees is identified as contributing to the significance of the place.
- Solar energy system controls applied to 36 places to appropriately balance the adoption of renewable energy with the protection of a building's historic character.
- Outbuildings or fences not exempt under Clause 43.01-4 applied to 9 places. Any outbuildings or fences identified as not being exempt from notice requirements are clearly defined under 'What is significant' of the relevant statement of significance. One existing place (HO310 'Craigton' at 283-373 Ballan Road, Moorabool) is having the outbuilding or fences column changed from No to Yes to align with the recommendations of the updated Statement of Significance.

- Prohibited uses allowed at 23 places where allowing a use that would otherwise be prohibited would demonstrably assist with the conservation of the significance of the heritage place. Consideration on the type of heritage place, whether the current range of permissible uses is insufficient to provide for the future conservation of the building, the zone applying to the site, the list of prohibited uses available under that zone is appropriate and the location of the site were all considered when allowing prohibited uses. One existing place (HO310 'Craigton' at 283-373 Ballan Road, Moorabool) is having the prohibited use column changed from Yes to No to align with the recommendations of the updated Statement of Significance.
- Aboriginal heritage place is identified in 3 locations in Charlemont.
- No places are identified for the Heritage Victoria Register.

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

The views of relevant agencies will be sought through the public exhibition process. DTP has been consulted as the owner of the Queen's Bridge. Barwon Water, which owns water assets connected to the underside of the bridge, has been advised of the proposed heritage overlay. Neither agency provided any opposing view of the proposal.

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

The amendment is not expected to have any impact on the transport system as defined under Section 3 of the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The amendment does not affect the Yarra River under Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murrong)* Act 2017.

Resource and administrative costs

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

The introduction of heritage controls at the 42 subject sites will not have a significant

impact on the resource and administrative costs of the responsible authority. The amendment will create planning permit triggers for these 42 heritage places however any additional applications that arise from this amendment will not impact Council's ability to assess and consider the applications within the prescribed time. Council has the services of a heritage advisor to assist statutory planning decision making on permit applications within the heritage overlay.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Charlemont and Armstrong Creek		Greater Geelong C473ggee 002hoMap67 and Map68 Exhibition	95-97 Sparrovale Road, Charlemont, 1-87 Groves Road, Armstrong Creek, 225 Baenschs Lane, Armstrong Creek and 111-125 Sparrovale Road, Charlemont	-	HO2033	-
Marshall		Greater Geelong C473ggee 003hoMap67 Exhibition	1 Marshalltown Road, Marshall	-	HO2029	-
Marshall		Greater Geelong C473ggee 003hoMap67 Exhibition	28 Marshalltown Road, Marshall	-	HO2030	-
Marshall		Greater Geelong C473ggee 003hoMap67 Exhibition	19 Morane Road, Marshall	-	HO2031	-
Charlemont		Greater Geelong C473ggee 003hoMap67 Exhibition	40 Jendes Lane, Charlemont	-	HO2032	-
Charlemont		Greater Geelong C473ggee 003hoMap67 Exhibition	61 Tannery Road, Charlemont	-	HO2034	-
Charlemont		Greater Geelong C473ggee 003hoMap67 Exhibition	81-87 Tannery Road, Charlemont	-	HO2035	-

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Charlemont		Greater Geelong C473ggee 003hoMap67 Exhibition	128-138 Tannery Road, Charlemont	-	HO2036	-
Wauru Ponds		Greater Geelong C473ggee 001hoMap65 Exhibition	10 Lemins Road, Wauru Ponds	-	HO2026	-
Wauru Ponds		Greater Geelong C473ggee 001hoMap65 Exhibition	35-39 Lemins Road, Wauru Ponds	-	HO2027	-
Wauru Ponds		Greater Geelong C473ggee 001hoMap65 Exhibition	20 Mareudaz Road, Wauru Ponds	-	HO2028	-
Wauru Ponds		Greater Geelong C473ggee 001hoMap65 Exhibition	225 Wauru Ponds Drive, Wauru Ponds	-	HO2037	-
Wauru Ponds		Greater Geelong C473ggee 001hoMap65 Exhibition	270 Wauru Ponds Drive, Wauru Ponds	-	HO2038	-
Anakie		Greater Geelong C473ggee 004hoMap5 and Map6 Exhibition	2439 Ballan Road, Anakie	-	HO2039	-
Bell Park		Greater Geelong C473ggee 007hoMap32 and Map33 Exhibition	14 Alder Crescent, Bell Park	-	HO2040	-

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Bell Park		Greater Geelong C473ggee 007hoMap32 and Map33 Exhibition	43-45 Banfield Street, Bell Park	-	HO2041	-
Highton		Greater Geelong C473ggee 009hoMap52 Exhibition	170 Barrabool Road, Highton	-	HO2042	-
Highton		Greater Geelong C473ggee 009hoMap52 Exhibition	13-15 Brassey Avenue, Highton	-	HO2043	-
Grovedale		Greater Geelong C473ggee 011hoMap66 Exhibition	6 Church Street, Grovedale	-	HO2044	-
Hamlyn Heights		Greater Geelong C473ggee 014hoMap36 Exhibition	334 Church Street, Hamlyn Heights	-	HO2045	-
Anakie		Greater Geelong C473ggee 004hoMap5 and Map6 Exhibition	370 Mount Road, Anakie	-	HO2046	-
Lovely Banks		Greater Geelong C473ggee 006hoMap25 Exhibition	31-43 Monastery Court, Lovely Banks	-	HO2047	-
Mount Duneed		Greater Geelong C473ggee 012hoMap77 Exhibition	20 Mount Duneed Road, Mount Duneed	-	HO2048	-

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Bell Post Hill		Greater Geelong C473ggee 018hoMap25 Exhibition	149-157 Rollins Road, Bell Post Hill	-	HO2049	-
Grovedale		Greater Geelong C473ggee 011hoMap66 Exhibition	14-36 Reserve Road, Grovedale	-	HO2050	-
Highton		Greater Geelong C473ggee 008hoMap48 Exhibition	Queens Park Road, Newtown and Highton	-	HO2051	-
Bell Post Hill		Greater Geelong C473ggee 007hoMap33 and Map33 Exhibition	17 Yaraan Street, Bell Post Hill	-	HO2052	-
Connewarre		Greater Geelong C473ggee 013hoMap79 Exhibition	2-20 Staceys Road, Connewarre	-	HO2053	-
East Geelong		Greater Geelong C473ggee 010hoMap55 Exhibition	203 St Albans Road, Thomson (Geelong East War Memorial)	-	HO2054	-
Hamlyn Heights		Greater Geelong C473ggee 007hoMap32 and Map33 Exhibition	1-3 Taliska Avenue, Hamlyn Heights	-	HO2055	-
Moorabool		Greater Geelong C473ggee 005hoMap9 Exhibition	360 Steiglitz Road, Moorabool	-	HO2056	-

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Mount Duneed		Greater Geelong C473ggee 012hoMap77 Exhibition	50 Whites Road, Mount Duneed	-	HO2057	-
Rippleside		Greater Geelong C473ggee 015hoMap38 Exhibition	30 St David Street, Rippleside	-	HO2058	-
Balliang		Greater Geelong C473ggee 016hoMap3 Exhibition	2505-2515 Geelong-Bacchus Marsh Road, Balliang		HO2059	
Hamlyn Heights		Greater Geelong C473ggee 007hoMap32 and Map33 Exhibition	124 Ballarat Road, Hamlyn Heights		HO2060	
Grovedale		Greater Geelong C473ggee 011hoMap66 Exhibition	303-307 Torquay Road, Grovedale		HO2061	
Moorabool		Greater Geelong C473ggee 017hoMap9 Exhibition	525-615 Robbs Road, Moorabool		HO2062	
North Geelong		Greater Geelong C473ggee 019hoMap37 and 024hoMap37 Exhibition	104 metres southeast of the intersection of Ballarat Road, North Geelong and 45 metres north of the intersection of Weddell Road and The Fairway, North Geelong		HO2063	
Bell Park		Greater Geelong C473ggee 018hoMap25 Exhibition	256-260 Anakie Road, Bell Park		HO2064	

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Belmont		Greater Geelong C473ggee 020hoMap53 Exhibition	15 Albert Terrace, Belmont		HO2065	
Hamlyn Heights		Greater Geelong C473ggee 007hoMap32 and Map33 Exhibition	4 Kirriemuir Street, Hamlyn Heights		HO2066	
Portarlington		Greater Geelong C473ggee 021hoMap43 Exhibition	31 The Esplanade, Portarlington		HO2067	
Moorabool		Greater Geelong C473ggee 022d-hoMap24 Exhibition	283-373 Ballan Road, Moorabool			d-HO310
Moorabool		Greater Geelong C473ggee 023hoMap24 Exhibition	283-373 Ballan Road, Moorabool		HO310	