

Greater Geelong Planning Scheme

Amendment C478ggee

Explanatory Report

Overview

The amendment extends the expiry dates of three local policies in the Greater Geelong Planning Scheme by two years to 7 July 2027. The local policies are:

- Clause 11.01-1L-03 Lara
- Clause 11.03-6L-01 Bellarine Peninsula
- Clause 11.03-6L-02 Corio Norlane

Extending the expiry dates will allow the Council time to complete the strategic work under Amendment C469ggee which seeks to update the policies. The extension of these clauses by two years ensures continuity in strategic policy guidance while that work is finalised.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Geelong website at www.geelongaustralia.com.au

The amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Greater Geelong, Wurriki Nyal, 137-149 Mercer Street, Geelong.

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.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

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

Land affected by the amendment

The amendment applies to all land within Lara, Corio Norlane and Bellarine Peninsula where Clauses 11.01-1L-03, 11.03-6L-01 and 11.03-6L-02 of the Greater Geelong Planning Scheme apply.

What the amendment does

The amendment extends the expiry dates of the following Clauses by 2 years:

- Clause 11.01-1L-03 Lara
- Clause 11.03-6L-01 Bellarine Peninsula
- Clause 11.03-6L-02 Corio Norlane

It extends the expiry date of each clause by two years to maintain the policy framework while Amendment C469ggee progresses through the amendment process. The new expire date is 7 July 2027.

Strategic assessment of the amendment

Why is the amendment required?

Amendment C478ggee is required to extend the expiry of the affected clauses, to allow the City of Greater Geelong to continue progressing strategic work which will inform updates to the clauses. The amendment is required as the removal of the affected clauses upon expiry will negatively affect ongoing planning decisions and reduce efficiency of the planning scheme.

Amendment C417ggee introduced the expiry clauses as part of the Smart Planning Program administered by the former Department of Environment, Land, Water and Planning. The local policies – Bellarine Peninsula (11.03-6L-01), Corio Norlane (11.03-6L-02), and Lara (11.01-1L-03) – contain mapping and content that did not fully conform to new Planning Policy Framework (PPF) standards. The clauses were preserved temporarily to maintain essential local guidance while Council progressed updated strategic work under Amendment C469ggee. Each policy is currently set to expire three years from the gazettal of Amendment C417ggee, which occurred on 7 July 2022.

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

The amendment implements the following objectives of planning in Victoria (section 4(1) of the Act):

- to provide for the fair, orderly, economic and sustainable use, and development of land
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria

- to balance the present and future interests of all Victorians.

The amendment implements these objectives by ensuring that the affected policies remain in place until they are updated by concurrent strategic work.

How does the amendment address any environmental, social and economic effects?

The amendment is not expected to have any significant environmental, social or economic effects, as it is policy neutral and makes administrative changes to the planning scheme to ensure that the affected policies remain in place until they are updated by concurrent strategic work.

Does the amendment address relevant bushfire risk?

The amendment does not change land use or development controls and does not increase bushfire risk. It is consistent with Clause 13.02 of the Planning Policy Framework.

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

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes under section 7(5) of the Act and complies with Ministerial Direction No.11 – Strategic Assessment of Amendments.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is not expected to have any implications for the Planning Policy Framework or any adopted State policy, as it is policy neutral and makes administrative changes to the planning scheme to ensure that the affected policies remain in place until they are updated by concurrent strategic work.

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

The amendment supports Clause 02 of the MPS by ensuring that key strategic directions relating to the Bellarine Peninsula, Lara, and Corio Norlane continue to apply during the development and exhibition of updated policy through Amendment C469ggee.

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

The amendment uses the appropriate provisions to extend the operation of existing local policy in the Planning Policy Framework while Amendment C469ggee

progresses.

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

The amendment is administrative and policy neutral. It is not expected to impact the interests of any agency. The views of relevant Ministers, public authorities, and owners and occupiers will be sought and considered as part of the exhibition of Amendment C469ggee.

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

The amendment will not have an impact on the transport system, as it is policy neutral and makes administrative changes to give continued effect to existing policies.

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 land within or near the Yarra River or land likely to impact the Yarra River.

Resource and administrative costs

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

The amendment will not result in increased administrative or resource costs for the responsible authority. It assists in reducing the burden of policy uncertainty during the transition to updated strategic planning provisions.