

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY, 25 AUGUST 2020

7.00PM

HELD VIRTUALLY BY ZOOM AND BROADCAST
ON THE CITY'S WEBSITE

COUNCIL:

Cr S Asher (Bellarine Ward)

Mayor

Cr K Grzybek (Windermere Ward)

Deputy Mayor

Cr J Mason (Bellarine Ward)

Cr T Sullivan (Bellarine Ward)

Cr E Kontelj (Brownbill Ward)

Cr S Mansfield (Brownbill Ward)

Cr P Murrhy (Brownbill Ward)

Cr B Harwood (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr R Nelson (Kardinia Ward)

Cr A Aitken (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD VIRTUALLY BY ZOOM AND BROADCAST ON THE CITY'S WEBSITE
ON TUESDAY, 25 AUGUST 2020
COMMENCING AT 7.00 PM**

PRESENT: Cr S Asher (Mayor), Crs A Aitken, K Grzybek, B Harwood, E Kontelj, S Mansfield, J Mason, P Murrihy, P Murnane, R Nelson, T Sullivan

Also present: M Cutter (Chief Executive Officer), R Leonard (Director Governance, Strategy and Performance), G Smith (Director Planning, Design and Development), P Smith (Co Ordinator Strategic Implementation), J Hurse (Manager Planning and Growth)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

Council acknowledges Wadawurrung Traditional Owners of this land and pays its respects to all Elders past and present and to all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

REMEMBRANCE:

The Mayor, Councillors and staff of the City of Greater Geelong offered their sincere condolences on the passing of Geelong restaurateur and tourism figure Graeme Goldsworthy. Mr Goldsworthy was also the inaugural chair and driving force behind the creation of Geelong's Regional Tourism Board, previously known as Geelong Otway Tourism. In recognition of his service to the tourism industry, numerous boards and enterprises, Mr Goldsworthy was awarded an AM in the Australia Honour System.

APOLOGIES: Nil.

LEAVE OF ABSENCE: Nil.

CONFIRMATION OF MINUTES:

Cr Grzybek moved, Cr Mason seconded -

That the Minutes of the Ordinary Meeting held on 28 July 2020 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Kontelj declared a Conflict of Interest in Agenda Item 1 Amendment C395 – Settlement Strategy and Northern and Western Growth Area Framework Plan – Adoption.

Cr Murnane declared a Conflict of Interest in Agenda Item 11 – Contractual Matter.

PUBLIC QUESTION AND SUBMISSION TIME:

The following questions were submitted prior to the Council meeting from Jacqueline Edge, Carolyn Bird, David Le Lievre and Cameron Steele. Responses addressing their concerns have been provided via email.

Jacqueline Edge submitted:

- 1) The property situated at 120 Elizabeth Street is derelict, unsightly, and full of asbestos and other material that blows on neighbouring properties. It houses stray cats and at times homeless people. The house now is surrounded by young families and a raft of individuals who are investing in the improvement of their properties and the local region at large. I understand the Council have made some efforts to have the structure (you could hardly call it a 'house'), demolished without success. We appreciate the effort to improve the unsightly graffiti and make 'safe' with a large temporary fence, however the unsightly derelict structure remains our focal. It has been at least 10 years we have endured this sight and social risk (30 years for others). What progress has Council made/planned to alleviate the social and environmental hazard of 120 Elizabeth Street Geelong West?

Thank you for your questions Jacqueline :

The property at 120 Elizabeth Street has been under investigation and action from Council's Building Services Team and Local Laws Team over a long period of time. Council does not have the authority to require demolition of the building due to it being unsightly. Council can only require that the building is safe in regard to community access. The site is fenced to ensure there is no community access and safety is maintained.

The Urban Forest Strategy 2015-2025 will provide a world class and signature experience to visitors and residents of Geelong. It is contemporary, forward thinking and clever. Realising this vision will differentiate Geelong from other regional destinations. The streets of Geelong will:

- *Reflect our cultural identity (e.g. Melbourne links its identity to Plane trees);*
- *Be cooler;*
- *Encourage calmer behaviour; and*
- *Foster a strong sense of community, custodianship, and connection to country.*

These are the foundation building blocks of a flourishing culture.

- 2) Is Council on track to realize the Urban Forest Strategy 2015-2025?

Yes, we are on track in terms of implementing the Urban Forest Strategy 2015-2025. Since the Strategy was adopted, we have planted over 10,000 advanced street and park trees across the City including 3255 trees that have been planted this year. Thank you for your interest and support for this important work.

Carolyn Bird submitted :

For some time the residents of Elizabeth Street Geelong West have been petitioning Council for the improvement of safety and amenity along Elizabeth Street and adjoining cross roads. Recently we welcomed the attention of Eddy Kontelj to join Sarah Mansfield and Peter Murrhiy in our efforts. What united and comprehensive approach is Council planning to alleviate the very busy, high risk residential zone? I'm looking forward to hearing the progress on these matters.

Thank you for your question Carolyn :

The City are aware of the previous correspondence regarding Elizabeth Street. Traffic speed and volume counts undertaken in October 2018 shows that drivers are behaving safely and driving below the posted speed limit of 50km/hr.

There have been no changes in the area that suggest traffic patterns have changed, however the City will undertake additional traffic speed and volume counts as part of their commitment to monitoring the matter.

COVID-19 has seen changes to typical movement patterns and this data collection will occur post COVID-restrictions as movements return to normal.

David Le Lievre submitted :

The Reserve Bank Governor Philip Lowe asked Premiers to commit another \$40 billion to major projects. In Geelong we should be asking for funds to develop the Aqueduct park and turn our iconic ovoid aqueduct into a major tourist attraction. The beautiful "Firth of Forth look-a like" should be the feature attraction.

- 1) Why does not COGG put a proposal to the Premier to ask for funds to take over the Aqueduct from Barwon Water and develop the Aqueduct Park that Barwon Water first proposed in 2017. Various people have been talking about it for years, let's do it now. Barwon Water in their submission to Heritage Victoria said they are looking for someone to take control of the heritage listed aqueduct?
- 2) What projects are COGG seeking funds from the state to help the State spend part of its \$40 billion that Philip Lowe suggested it should spend in the next two years?

Thank you for your questions David :

The City regularly advocates for state and federal government funding for major projects and programs in Geelong. A recent example is the City's participation in a Geelong COVID Recovery Collective which collaborated to advocate for a range of projects to create economic stimulus.

As well as advocacy efforts, the City regularly applies for government grant funding for eligible projects.

With regards to the Aqueduct and adjacent lands managed by Barwon Water, the City does not propose to take over the responsibilities associated with these Barwon Water assets. The City would support any future Barwon Water funding submissions that endeavours to develop this particular Barwon Water land for the benefit of the community.

Cameron Steele submitted :

The CCMA has recently released a study into the water losses from the Moorabool River into the Fyansford Quarry.

It found the losses to be order of 5.14 million litres per day, or over 1800 million litres annually. This is orders of magnitude higher than the 102ML per year which was put by experts to the Panel assessing Amendment C395.

Simply switching the pumps off when the quarry ceases operation will have a devastating impact. This water has been pivotal in maintaining some linkage between the Moorabool and Barwon Rivers to on the estuarine environment of the RAMSAR wetlands, vital to important but declining migratory species within the Moorabool system.

The study also found that even when full the quarry will continue to draw water from the Moorabool River due in part to the serious disrepair of the 1930s concrete recourse north of the quarry.

Will Council show environmental stewardship by supporting the following?

- 1) A modified pumping regime continuing after the quarry is decommissioned designed to match the current losses from the river.
- 2) No net water from the Moorabool River, the most flow stressed in Victoria, be used to fill the quarry.
- 3) The 1930s diversion is replaced with an impervious structure capable of preventing further losses of river flows to the underlying substrates.
- 4) The outlet of the pumped water from the quarry be moved from its current position to a site upstream of the first recourse.

Thank you for your questions Cameron on water management for the Moorabool River.

It is premature for Council to commit to these specific outcomes at the moment and there is further strategic planning and state-wide strategy to be resolved.

The framework plan and amendment C395 provide the high-level land use direction for the area and confirms the further work that is necessary for the planning of the area. Key aspects of this further work are the Integrated Water Management Strategy (IWM) and the more detailed Precinct Structure Plans.

There will be further opportunities for People for a Living Moorabool to continue to participate in the IWM process for the Western Geelong Growth Area, managed by Barwon Water. The IWM strategy is nearing completion. It would be premature to pre-empt the outcomes of the IWM plan at this stage.

While the IWM plan has options to consider pumping regimes, the overall amount of water released from the top of the Moorabool catchment is outside of the scope of the study but rather a state level project. A larger project underway called Central Regions Sustainable Water Strategy will consider this on a more appropriate scale. The IWM plan will inform detailed master planning of the Moorabool River corridor that will occur as part of the preparation of the Batesford South Precinct Structure Plan.

PETITIONS: Nil.

Cr Kontelj declared a Conflict of Interest in Agenda Item 1 Amendment C395GGEE – Settlement Strategy and Northern and Western Growth Areas Framework Plan – Adoption, and left the meeting room at 7.05 prior to discussion.

1. AMENDMENT C395GGEE – SETTLEMENT STRATEGY AND NORTHERN & WESTERN GEELONG GROWTH AREAS FRAMEWORK PLAN – ADOPTION

Source: Planning, Design & Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Planning

Purpose

1. To consider the Panel report on Amendment C395ggee and adopt the Amendment.

Background

2. C395ggee (the Amendment) is primarily a policy-based amendment that implements the municipal wide Settlement Strategy and the Northern and Western Geelong Growth Areas Framework Plan (the Framework Plan) into the planning scheme.
3. The Amendment was exhibited in June 2019 with a total of 102 submissions received. On 24 September 2019 Council resolved to refer the submissions to an independent Panel appointed by the Minister under the Planning and Environment Act (the Act) (Panel).
4. The 3-member Panel held a hearing in Geelong and Melbourne over 28 days between November 2019 to March 2020. Many submitters were landowners represented by legal advocates and more than 50 pieces of expert evidence were called. The Panel provided its report to Council in mid May 2020 and it was publicly released in late May.

Key Matters

5. The Panel has strongly supported Council's strategic work and concludes: *"Geelong has undergone a sustained period of high population growth which is predicted to continue. The Amendment is a well thought out and visionary response to logically cater for this predicted growth... there is a high level of support for the overall direction of the Amendment, and particularly the Framework Plan.*
6. *The refocusing of long-term growth away from the Bellarine Peninsula is a conscious policy decision of Council and the State Government; implementation of this policy requires some further consideration of long term or permanent settlement boundaries. Subject to addressing some issues of principle and detail, the Panel strongly supports the Amendment."* (see Executive Summary in Attachment 5).
7. The Panel recommends adoption of the Amendment generally with changes outlined in its 13 recommendations which must be considered by Council as the Planning Authority.
8. It is recommended that Council accept all the Panel recommendations, adopt the Amendment and updated versions of the Settlement Strategy and Framework Plan and forward the Amendment to the Minister for Planning for final approval.

Cr Aitken moved, Cr Grzybek seconded -

9. That Council:

- 9.1 Adopt Amendment C395ggee in the form outlined in Attachment 8 of this report;**
- 9.2 Submit the adopted Amendment C395ggee together with the prescribed information to the Minister for Planning requesting approval; and**
- 9.3 Adopt the *City of Greater Geelong Settlement Strategy (August 2020)* and the *Northern and Western Geelong Growth Areas Framework Plan (August 2020)*.**

Carried.

Attachment 1

Financial Implications

1. Adoption of the Amendment will not have any significant financial implications to Council. The Amendment has incurred significant costs in the order of \$0.5M associated with the lengthy panel hearing including the Planning Panels Victoria fees, legal advocate fees and engagement of expert witnesses to support Council's case.

Community Engagement

2. Both the Settlement Strategy and the Framework Plan were based on extensive community engagement and the Amendment was exhibited in accordance with the requirements of the Planning and Environment Act 1987.
3. All 102 submitters had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning.
4. The Independent Panel report has been publicly released and all submitters notified of its availability on the City's [C395 webpage](#).

Social Equity Considerations

5. A component of the Settlement Strategy considers the need to increase the level of affordable and social housing within the municipality. This is reflected in the policy changes proposed by the amendment.
6. The Framework Plan contains significant social equity considerations, responding to Greater Geelong's significant growth rate by planning for the future provision of affordable housing and employment opportunities to meet the needs of the community.

Policy/Legal/Statutory Implications

7. The Amendment is broad ranging and supports and implements numerous state policies. The most relevant policies are listed below:
 - 7.1 Clause 11.01-1S Settlement;
 - 7.2 Clause 11.01-1R Settlement Geelong G21;
 - 7.3 Clause 11.02-1S Supply of urban land;
 - 7.4 Clause 11.02-2S Structure Planning;
 - 7.5 Clause 11.02-3S Sequencing of development;
 - 7.6 Clause 11.03-4S Coastal settlement;
 - 7.7 Clause 11.03-5S Distinctive areas and landscapes;
 - 7.8 Clause 13.03-1S Floodplain management; and
 - 7.9 Clause 14.03-1S Resource exploration and extraction.
8. The Amendment supports and implements the following policies from the Local Planning Policy Framework:
 - 8.1 Clause 21.02 City of Greater Geelong Sustainable Growth Framework;
 - 8.2 Clause 21.04 Municipal Framework Plan;
 - 8.3 Clause 21.05-7 Flooding;

- 8.4 Clause 21.06 Settlement and Housing;
- 8.5 Clause 21.08 Development and Community Infrastructure; and
- 8.6 Clause 21.14 Bellarine Peninsula.

Alignment to Council Plan

- 9. The Amendment, Settlement Strategy and Framework Plan align with the Planned Sustainable Development strategic priority of the Council Plan. They will deliver the following key priorities identified in the Council Plan: ensuring housing supply, diversity and affordability can meet the needs of our growing community; facilitating opportunities for infill residential development; continuing to develop urban growth areas across the region; improving the environmental performance of new developments; and managing the impact of development on the unique character of our townships.

Conflict of Interest

- 10. No Council officers involved in the preparation of this report have any direct or indirect interest.

Risk Assessment

- 11. Adopting the Amendment and implementing the new strategic planning work into the Planning Scheme reduces risk by providing certainty for the future development of the municipality.
- 12. Adopting the Panel recommendations reduces the risk of the Minister for Planning changing the amendment at the approval stage.

Environmental Implications

- 13. The Settlement Strategy has a number of environmental implications including the need to take into account environmental risks and values when considering the spatial distribution of housing, looking at how development can be more sustainable into the future, increasing the share of housing provided by urban consolidation and thus reducing pressure for outward expansion, increasing housing diversity and implementing the One Planet Living principles.
- 14. Environmental implications were considered in the preparation of the Framework Plan. Technical studies relating to land capability including assessments of native flora and fauna, geotechnical, hydrogeological and environmental constraints, stormwater drainage and land use buffers were undertaken.
- 15. An overarching Biodiversity Conservation Strategy will be prepared prior to the finalisation of any Precinct Structure Plans (PSP).
- 16. The Framework Plan identifies actions to prepare an environmentally sustainable design (ESD) action plan for each PSP demonstrating the actions that urban development will take to contribute net zero carbon to the City.

Attachment 2

Background

The Settlement Strategy

1. The Settlement Strategy provides a planning framework to ensure the municipality can meet the region's housing needs to 2036. The Strategy was adopted by Council in October 2018.
2. The Settlement Strategy reviews the city's demographics, analysing current and anticipated future population and housing needs. The Strategy includes directions for both urban consolidation and greenfield development.
3. The Amendment includes the Settlement Strategy as a Background Document to the Planning Scheme. It amends Local Planning Policies in the Scheme to implement key recommendations of the Strategy including:
 - 3.1 Directing the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas);
 - 3.2 Reducing the share of new housing development on the Bellarine Peninsula;
 - 3.3 Ensuring residential development occurs within designated settlement boundaries; and
 - 3.4 Facilitating infill development to increase its contribution to housing supply.
4. The Department of Environment, Land, Water and Planning (DELWP) has declared the Bellarine Peninsula a Distinctive Area and Landscape (DAL) under the Planning and Environment Act 1987. This process will introduce a Statement of Planning Policy (SPP) and set long-term settlement boundaries and review height controls within townships on the Bellarine. Outcomes in relation to the Amendment will inform and contribute to the DAL process.
5. The exhibited version of the Housing and Settlement Framework Plan from the Settlement Strategy is in **Attachment 3**.

Northern and Western Geelong Growth Areas Framework Plan

6. The Northern and Western Geelong Growth Areas (NWGGA) are the largest greenfield urban development project in regional Victoria with the capacity to accommodate around 110,000 residents. The NWGGA Framework Plan was adopted by Council in March 2019.
7. The Framework Plan outlines principles and actions to achieve the community's Clever and Creative vision in the development of the growth areas. The Framework Plans set out these principles and actions for each of six themes: Clever and Creative, Environment, Neighbourhood, Economy, Movement and Delivery.
8. The Amendment includes the Framework Plan as a Background Document to the Planning Scheme. It introduces a new Local Planning Policy (Northern and Western Geelong Growth Areas) into the Scheme to implement key recommendations of the Strategy including:
 - 8.1 Developing Precinct Structure Plans in an orderly sequence within each growth area;
 - 8.2 A Clever and Creative Corridor as a focal point for design of sustainable, interconnected neighbourhoods;
 - 8.3 Ensuring a network of activity centres provide for the needs of local residents;

- 8.4 Locating high and medium density housing near activity centres and key transport routes;
 - 8.5 Identifying an employment precinct in each growth area;
 - 8.6 Prioritising active and public transport over private vehicles in neighbourhood and transport network design;
 - 8.7 Establishing a buffer of lower density residential development north and east of the Batesford township;
 - 8.8 Completing rehabilitation of the Batesford Quarry and master planning for its transformation to a recreational lake; and
 - 8.9 Undertaking an overarching biodiversity conservation strategy for each growth area.
9. The exhibited version of the NWGGA Framework Plan Map is in **Attachment 4**.
10. The Amendment also rezones to the Urban Growth Zone most land in the growth areas identified for short or medium term urban development that has not already been included in that zone.

What the Amendment does

11. As discussed above, the Amendment implements the Settlement Strategy and Framework Plan into the planning scheme. The Amendment includes policy changes to the Municipal Strategic Statement (MSS) and rezones land in the NWGGA to the Urban Growth Zone. Specifically, the Amendment seeks to:
- 11.1 Amend Clause 21.03 Objectives - Strategies – Implementation to include reference to 21.18 Corio Norlane and 21.20 Northern and Western Geelong Growth Areas;
 - 11.2 Replace Clause 21.04 Municipal Framework Plan with a new Clause 21.04 to implement the Settlement Strategy through a new Municipal Framework Plan;
 - 11.3 Replace Clause 21.06 Settlement and Housing with a new clause including objectives, strategies and references to implement the Settlement Strategy;
 - 11.4 Amend Clause 21.08 Development and Community Infrastructure to update strategies on Transport and Development Contributions to implement the Settlement Strategy;
 - 11.5 Amend Clause 21.11 Armstrong Creek Urban Growth Area to reflect the role of the Northern and Western Geelong Growth Areas;
 - 11.6 Amend Clause 21.14 The Bellarine Peninsula to update objectives, strategies, further work and references to implement the Settlement Strategy;
 - 11.7 Amend Clause 21.16 Anakie to implement the Settlement Strategy by amending objectives and strategies, deleting reference to the *Anakie Structure Plan 1996*;
 - 11.8 Insert a new Clause 21.20 Northern and Western Geelong Growth Areas including new objectives, strategies and plans to implement the Framework Plan; and
 - 11.9 Replace the Schedule to Clause 72.08 Background Documents with a new Schedule that includes the Settlement Strategy and Framework Plan.

Public Exhibition and Panel Hearing

12. The Amendment was exhibited in accordance with the requirements of the Planning and Environment Act 1987 from 21 June to 29 July 2019.

13. Notices were placed in five separate newspapers. Around 1450 affected or nearby landowners and residents were notified by mail, while around 500 email notifications were sent to stakeholders and interested parties. Open House information sessions on the Framework Plan component of the Amendment were held at the Batesford Hall on 17 July and the Corio Library on 18 July.
14. As a result of exhibition, a total of 102 submissions were received.
15. Council considered a report on the submissions on 24 September 2019 and resolved to refer the submissions to an independent Panel appointed by the State Government under the Act.
16. A 3-member Panel of Nick Wimbush (Chair), John Hartigan and Deanne Smith held a lengthy hearing in Geelong and Melbourne between November 2019 to March 2020. A total of 37 different parties appeared at the hearing. They included the City, state government agencies, developers, landowners, community groups and individuals.
17. The City was represented throughout the Panel hearing by Greg Tobin of Harwood Andrews Lawyers and instructed and advised by officers from the City's Strategic Implementation and Planning Strategy units.
18. The City called the following six experts in planning, lot supply, demographics and transport planning:
 - 18.1 Michael Barlow (Urbis) – strategic planning;
 - 18.2 John Collins (Spatial Economics) – strategic planning;
 - 18.3 Mark Woodland (Echelon Planning) – strategic/growth area planning;
 - 18.4 Reece Humphries (GTA) – transport planning and engineering;
 - 18.5 Dale Stokes (Spatial Economics) – lot supply and economics; and
 - 18.6 Jeremy Reynolds (Spatial Economics) – demography.
19. The Panel provided its [Panel Report](#) to Council in mid May 2020 and it was publicly released in late May.

Panel Report Executive Summary and City Response

20. The following section of this Council report discusses and responds to the Panel's Executive Summary including its findings on the key issues, conclusions and recommendations. The Executive Summary is in **Attachment 5**. Where necessary references are also made to Panel commentary from the main Panel report.
21. Further discussion and response to all the sub issues covered in the Panel report is not provided in this Council report. This would duplicate information which is already comprehensively covered by the Panel in its report which includes quotes and accurate descriptions of the submissions made by the parties including the City.
22. The Panel Report (Appendix D) includes a list of detailed changes to the Amendment, Settlement Strategy and Framework which the Panel recommends and which is derived from a document that Council submitted to the Panel during the hearing. This list is reproduced in **Attachment 6** to this Council report.
23. The Panel's recommendations and the City's responses are listed in **Appendix 7**.

COVID-19

24. The Panel refers to the hearing being in its final stages as the COVID-19 virus started to send the Victorian, national and global community into lockdown in early 2020.

25. In relation to potential changes that COVID-19 could bring to society the Panel says it *“has no more insight than anyone into what Victoria and the Geelong community will be like in a post COVID-19 world, or even when that will occur. The Panel has based its considerations, as it must, on the pre-COVID-19 world and matters brought before it at that time.”*
26. The Panel provides positive commentary on the strategic work undertaken saying: *“Whatever the future implications for Geelong, the Panel is satisfied that the enormous work done to date leading to this Amendment will form a critical and well-founded platform for Geelong’s future.”*

The Amendment

27. The Panel describes the Amendment as having two major components; to implement the Geelong-wide Settlement Strategy and the Northern and Western Geelong Growth Areas Framework Plan into the planning scheme.
28. The Panel describes the Amendment as implementing *“a 20-year plan for Geelong to cater for a very significant population increase. The Panel commends Councils for taking a visionary approach to growth area and settlement planning to accommodate the growth in a logical planned manner.”*

Submissions

29. In the main body of its report the Panel says it considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. The Panel explains it reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.
30. The Panel observes that a *“significant number of submissions on the Settlement Strategy were concerned with the ‘pivot’ in policy of some Bellarine settlements from growth centres to more limited development opportunities and the setting of ‘permanent’ town boundaries”*. While it found that submissions supported this approach it also found that *“Other major landowners saw the Strategy as an avenue to press their claims for inclusion of land parcels within the short to medium term growth picture for Geelong.”*
31. The Panel found that the Framework Plan generally received strong high-level support in submissions and says *“Many submitters...were landowners interested in the development of the growth areas, either via expedited timing for their holdings, or raising issues around the planning for development such as infrastructure funding and development sequencing.*
32. The Panel found that *“Very few submissions if any called for the abandonment of the Amendment as a whole, testament to the strategic planning work that Council has put into the Amendment over the past several years.”*

The Panel Hearing

33. The Panel held 28 days of Hearing in Geelong and Melbourne and undertook two accompanied site inspections and numerous unaccompanied inspections.
34. The Panel describes the hearing as follows: *“Because of the scale of the Amendment the Hearings were complex and many of the submitters were landowners represented by legal advocates and calling expert evidence.*

More than 50 pieces of expert evidence were called in traffic engineering, planning, infrastructure planning, stormwater management, ecology, noise, dust, economics and land supply. In addition, a small number of concerned individual submitters expressed their views in support of, or opposition to, particular parts of the Amendment.”

35. The City and its legal advocate were present throughout the Panel hearing and found the Panel conducted a very professional and fair process affording all parties the opportunity to have their say, make submissions and cross examine witnesses. Some of the major developer submitters took several days to present their cases with multiple experts. Where possible the City tried to resolve and come to agreement on matters with the other parties in order to reduce the number of issues at stake.

Panel findings - Settlement Strategy

Policy ‘pivot’ and the DAL process

36. The Panel describes the Settlement Strategy as including a “*policy ‘pivot’ from providing growth areas in some Bellarine Peninsula towns (primarily Ocean Grove and Leopold) and directing this growth to the Northern and Western Geelong Growth Areas (NWGGA) and the continuing development of Armstrong Creek.*”
37. It says “*In addition to this significant policy change from Council, the State Government has declared the Bellarine and Surf Coast Distinctive Areas and Landscapes (DAL) under the Planning and Environment Act 1987 (Part 3AAB). The declarations occurred in mid-late 2019 and a State policy development process is underway.*”
38. The Panel “*considers that the conscious policy change away from further significant urban growth on the Peninsula is a choice Council has made; it is not for the Panel to interrogate this choice in principle. The change, in conjunction with the provision of significant new growth areas in the west and north, makes a powerful case for Council having an overall plan to accommodate growth.*”
39. The Panel makes it clear that its role is not to challenge or question the DAL declaration and planning process which has been developed and implemented by the State Government.
40. The City sees the Panel’s findings as an endorsement of the logical, long term approach to municipal settlement planning provided in the Settlement Strategy. The City believes the directions of the Settlement Strategy and the new high-level policy being introduced by the Amendment are consistent with and complement the DAL process.

Bellarine Peninsula Settlement Boundaries

41. The Panel describes the big area of contention behind the Council policy ‘pivot’ and the DAL process as “*not so much the question of whether there should be eventual township boundaries to limit growth on the Bellarine, but rather where those boundaries should be*”.
42. The Panel says one school of thought in submissions suggests township boundaries should be closely tied to existing residential zoned land or land already identified in the planning scheme as suitable for rezoning.
43. It describes the other school of thought in submissions (often advanced by landholders with existing development interests on the edge of Bellarine towns), is that if an eventual town boundary is proposed, there should be an opportunity to bring in additional land on the edges of existing towns into the ‘final’ town boundary.

44. In describing the significant pressure it was under due to multiple submitters (many being developers represented by lawyers and with planning experts) seeking to promote land being included in town boundaries, the Panel says: *"For an Amendment that does not set any town boundaries, the Panel has felt significant pressure to make findings on the issue in principle and even on particular landholdings as to whether they should be 'in' or 'out' of eventual town boundaries. This of course it has not been tempted to do; that would be straying far outside of its remit."*
45. The City agrees with the above comment. Although the Settlement Strategy provides policy direction towards permanent settlement boundaries, it was not the intent of the Amendment to lock the boundaries in now. That would be done by the DAL for the Bellarine and a logical inclusion process for urban Geelong.
46. The City's central position was that this Amendment was not the correct process to facilitate changes to settlement boundaries that will be considered as part of the Bellarine and Surf Coast DALs. It submitted to the Panel that the DAL process must be undertaken before more detailed review of existing structure plans occur, and that it would be poor planning to pre-empt the DAL outcome.
47. On the issue of whether more land should be included within town boundaries the Panel comments *"that at the planning principles level, and this is explicit in some parts of the planning scheme such as for Ocean Grove, that this further review prior to the 'locking down' of town boundaries should be considered. This is not an explicit or implicit endorsement of any particular submission requesting inclusion in a Bellarine township boundary."*
48. The Panel says it is *"neither fair, nor sound planning, to 'shut the gate' at a particular point of time without a logical review of what is inside or outside the paddock at the point in time when the gate shuts."*
49. The Panel in its report makes it clear that it considers that a future process for refining township boundaries is necessary (see p.29 of the Panel report).
50. The Panel makes a recommendation (No.2) to revise the Settlement Strategy to clearly articulate that for the Bellarine Peninsula, the process to finalise an enduring boundary for Geelong will be: secured by the DAL program; and, if not addressed by the DAL, through the proposed review of structure plans; or where no Structure Plan review is proposed in the near future, then the logical inclusions process as described in the Settlement Strategy.
51. The City advised the Panel of additional wording to be included in the Settlement Strategy to clarify this issue. The full wording is in the table is in the **Appendix 7** response to recommendation no.2 and includes: *"The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine. If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to Statement of Planning Policy"*.

Logical inclusions process

52. For the other parts of Geelong addressed in the Settlement Strategy, the Panel considers these can be broken down into a 'logical inclusions' process and a 'strategic landholdings' group.
53. Several parties submitted to the Panel that certain parcels of land along the southern edge of Armstrong Creek Growth Area should be included in the urban growth boundary of Geelong.

54. The Panel considers there are several parcels that have been identified in submissions, and probably others, that could be included in the urban area in the Settlement Strategy. The Panel says it does not try to pick 'winners and losers' but supports a process being undertaken.
55. The City submitted that a planning scheme amendment to determine the long-term boundary for urban Geelong through a logical inclusions process will occur upon the implementation of Amendment C395ggee. A draft 'long term' or 'permanent boundary' to replace the 'indicative' boundary exhibited through this Amendment will be prepared and will include the final methodology and criteria used to come to Council's preferred position.
56. The revised Clause 21.06 for adoption includes the strategy: "*Deliver defensible long-term settlement boundaries via a consultative boundary review process*".

Strategic landholdings

57. The 'strategic landholdings group' as termed by the Panel includes the Western Industrial Precinct (WIP) within the Armstrong Creek Growth Area and the Boral landholding further west at Waurn Ponds. The Panel has dealt with these separately to other areas that it heard submissions on as it considers them to be "*very significant landholdings which will have an important part to play in the future growth and development of Geelong.*"

Strategic landholdings - Western Industrial Precinct

58. The Panel considers the WIP needs to be considered within the broader picture of Armstrong Creek and Geelong's growth. It says a large portion of the WIP is in a single ownership, and the owners expressed a strong desire to consider an urban residential, rather than industrial, future. The Panel "*notes the submissions on this land but considers it is in no stronger a position than to note the submission for future consideration. Changing the future land use for such a major parcel of land will require a specific investigation.*"

Strategic landholdings - Boral Waurn Ponds

59. Boral and Blue Circle Southern Cement own a 1,020 hectare area of land at Waurn Ponds. Boral submitted that the land should be rezoned Urban Growth Zone and included within the urban growth boundary. The Victorian Planning Authority submitted that the Boral land should at least be considered a 'Long Term Investigation Area' in Figure 1 of the Settlement Strategy.
60. The Panel states the "*significant land holdings owned by Boral in Waurn Ponds appear to the Panel to be a strategic land resource for the future of Geelong that will require careful planning, and perhaps in conjunction with the future land use in the WIP. The Panel is satisfied that the medium to long term future of the land is not in the quarry resource, but rather as an alternative, higher economic value land use, probably including urban uses*".
61. The Panel considers that "*such future land use planning is in its infancy and given Council's measured strategic approach to growth area planning, the 'bringing on' of this land should be undertaken carefully and strategically. The Panel has thus recommended that the Boral land be identified at a high level for potential future urban growth, but no more strongly than this, and with no great imperative to bring the land forward for development with a sense of urgency*".
62. In its closing submission, the City acknowledged the future potential of the Boral land. It proposed changes to the Settlement Strategy to specifically recognise that at the end of its extractive use and resolution of the DAL process it is one of several sites for investigation to meet the municipality's future housing needs.

63. The specific wording the City advised the Panel it would insert into the Settlement Strategy and which has subsequently been inserted into the August 2020 version of the Settlement Strategy is in **Appendix 7** in response to recommendation 3.

Panel findings - Northern and Western Geelong Growth Areas Framework Plan

Overall Panel comments and recommendations on the Framework Plan

64. In relation to the Framework Plan, the Panel found there was strong support for the work Council has undertaken in bringing the NWGGA forward for planning and development. Later in its report (p.48) the Panel says *“There was overall support for the Framework Plan as an important strategic document to guide the development of the two growth areas. No parties questioned whether it should be listed in the Greater Geelong Planning Scheme as a background document”*.
65. In the Executive Summary the Panel makes several recommendations relating to the NWGGA including recommendation no.4 to add a preamble to the Framework Plan to: clearly state its purpose; provide flexibility in its interpretation in the next stages of the planning process; and confirm that the PSPs included in the Framework Plan are concept plans only.
66. The City supports the addition of such a preamble as this properly reflects the intent of the Framework Plan document. The exact wording is in **Appendix 7** in response to Panel recommendation no.4.
67. The Amendment includes a new Clause 21.20 which is a stand-alone planning policy for the NWGGA and includes the Framework Plan map. The Panel in its recommendation no.5 recommends amending the *“exhibited Clause 21.20 by adopting the changes proposed by Council as set out in Document 245 to the Hearing with the deletion of the last dot point under Clause 21.20-3 Strategies.”*
68. In a separate recommendation (no.9.) the Panel also recommends an additional strategy be added to Clause 21.20 requiring a detailed biodiversity assessment prior to any Precinct Structure Plan (PSP) being approved.
69. The City agrees that at a broad level there was strong support for the Framework Plan. The two changes to Clause 21.20 recommended by the Panel are supported and have been made to the document for adoption in **Attachment 8**.

Level of detail in the Framework Plan

70. In its main report (p.49) the Panel says there were several submitters who questioned some aspects of the Framework Plan, in particular that it was too detailed for a strategic document. The Panel says it also shares the concerns of some submitters that the Plan is very detailed and if narrowly interpreted could diminish flexibility in the development of the Precinct Structure Plans in the two growth areas. The Panel goes on to say that it *“accepts however that the included PSPs are intended to be no more than concepts at this stage and much more detailed analysis will be needed to determine PSPs to guide future land use development and infrastructure provision”*.
71. The Panel also says that a number of submitters made strong representations to the Panel about development sequencing and timing and infrastructure funding amongst others
72. In the Executive Summary the Panel states that *“many of these issues are appropriately addressed at the Precinct Structure Plan (PSP) stage and the detail of infrastructure provision, road alignments and so on will be debated and finalised through those processes.*

Whilst the Framework Plan does provide a higher level of apparent detailed design, including 'draft' PSPs, the Panel considers that provided the reference to the Framework Plan allows appropriate flexibility to make changes where it is warranted in PSPs then this should not be a major impediment to growth area planning and development."

73. The City appreciates that the Framework Plan does have some detail that would not normally be found in a plan at this level of the planning hierarchy. However, it agrees with the Panel that much of the detail is conceptual only. The preamble being inserted at the front of the Plan to describe its role and other changes recommended by the panel will ensure flexibility as the plan is implemented.
74. The City agrees with the Panel that many of the detailed issues raised in the Panel hearing in relation to the NWGGA can be addressed, debated and finalised at the PSP stage.

PSP sequencing and boundaries

75. The Panel heard submissions from several of the NWGGA landowners seeking land to be included in PSP precincts earmarked for the initial first stage of PSP preparation.
76. The Panel found that it understands the sequencing of PSPs that has been proposed in the Framework Plan by Council and notes *"it is based on a logical, ordered process for providing growth areas, and one that can be accelerated if growth occurs faster than planned. The Panel considers however that while the sequencing proposed may be a good starting point, there should be flexibility in PSP preparation and implementation to allow different arrangements to come forward when it is shown there is potential for a superior outcome."*
77. The Panel says it has *"not attempted to devise its own sequencing scheme based on submissions, as that would merely be a different approach, and not necessarily superior. The Panel has however based on submissions, attempted to recommend a more flexible approach to determine the final precincts and PSP sequencing"*.
78. Later in its report the Panel (in reference to the submissions and evidence put to it over several days by developers seeking to have PSP boundaries amended) says *"In short, with one exception the Panel is not convinced on the evidence presented to it that any of the requested changes to the PSP boundaries should be made at this time"*.
79. The exception the Panel provides is the small area of land in the southeast corner of the Batesford South precinct that Council has already agreed to move into the McCanns Lane PSP at the request of the McCann Family. The Panel endorses this change.
80. The Panel goes on to say that it *"does not conclude that there is no merit in any of the requested changes. Rather more analysis and assessment is needed and that this is best done through the detailed PSP planning development and review process."* (p.49)
81. As mentioned earlier, the Panel recommends that a preamble be added in the Framework Plan background document to clarify its purpose and provide flexibility in its interpretation in the next stages of the planning process.
82. The City notes the Panel commentary on this issue and accepts the relevant recommendations to the Framework Plan and Clause 21.20.

Infrastructure funding

83. Several submissions were made regarding development contributions to fund infrastructure in the growth areas. Several parties requested that the Panel determine that a global (or universal) Infrastructure Contributions Plan (ICP) or Development Contributions Plan (DCP) should be prepared for the Western Growth Area.

84. The Panel found that *“a major issue that will be critical for the success of the growth areas is infrastructure funding and apportionment of large-scale infrastructure projects across many PSP areas within the two growth areas”*.
85. The Panel believes there is merit in a layered scheme to fund large scale (expensive) projects across a whole growth area, possibly including state funding, and then having a more traditional precinct scale DCP or ICP to fund the precinct specific infrastructure.
86. The Panel has *“not strongly concluded that there is one perfect answer but after considering submissions does conclude that it is vital that flexibility is retained to enable further consideration of options for funding infrastructure”*.
87. In the Panel’s view, *“the proposed planning scheme ordinance (at Clause 21-08) does provide sufficient flexibility and does not, for example, preclude the adoption of a global ICP/DCP for the growth areas should further work in progress demonstrate that such an approach is the best way to fund and deliver key infrastructure.”*
88. The City accepts the Panel’s findings and conclusions on infrastructure funding and notes that no amendments to Clauses 21.08 or 21.20 are required.

Clever and Creative Corridor

89. The Panel found the Clever and Creative Corridor (CCC) concept was generally supported by submitter landowners with some reservations as to detail. In the Western Geelong Growth Area (WGGA) it was suggested that the CCC should be placed west of the Batesford Quarry. The Panel has not accepted that submission.
90. The City described the CCC in its Part B statement as a tree-lined boulevard style transit corridor with priority for active and public transport between key destinations within the growth areas. The City did not object to removal of the detail on pages 45-51 of the Framework Plan to take out references to carriageway width of standard road features, parking bays and other features.
91. The Panel’s recommendation no.6 (see **Appendix 7**) includes its changes to the detail of the CCC in the Framework Plan. The City accepts these recommendations and has changed the document accordingly.

Activity centres

92. The Panel found that activity centre locations attracted numerous submissions. In response to these, Council has agreed to some changes to activity centre number and location in the Northern Geelong Growth Area (NGGA) which the Panel supports.
93. The City has subsequently updated the Framework Plan and Clause 21.20 to reflect the new activity centre arrangements. The same changes are also proposed to Amendment C393ggee which implements a new Retail Strategy and is being considered as a separate agenda item.

The Settlement Strategy and Framework Plan documents

94. In relation to the two background documents that underpin the Amendment, the Panel found that *“Many submitters to the Strategy and Framework Plan sought to have the Panel redraft the documents or at the least recommend the inclusion of specific wording. The Panel has generally avoided this approach. Rather it provides recommendations that should help Council redrafting.”*
95. The Panel says it *“is aware that the documents have been drafted over many years by teams of Council staff and consultants and trying to ‘remake them in our own image’ would be a difficult task within the timeframes expected of a Panel to report... where the Panel considers critical changes to the documents need to be made, recommendations have been made, even if the detailed drafting is not included”*.

96. The City has made all the changes to the Settlement Strategy and Framework Plan generally as recommended by the Panel (as described in **Attachments 6 and 7**) along with some other minor changes and corrections. A small number of changes in **Attachment 6** have not been made as they have been superseded by changes agreed by the City later in the hearing or by Panel recommendations.
97. The revised "August 2020" versions of the Settlement Strategy and Framework Plan are recommended for re-adoption alongside the Amendment. They are too lengthy to attach to this Council report but can be viewed on the [C395 webpage](#).

Panel overall conclusions

98. The Panel's overall conclusions are:

"The Panel concludes:

- *Geelong has undergone a sustained period of high population growth which is predicted to continue;*
- *The Amendment is a well thought out and visionary response to logically cater for this predicted growth;*
- *Whilst there were some outright objections and many requests for changes, the Panel considers there is a high level of support for the overall direction of the Amendment, and particularly the Framework Plan;*
- *The refocusing of long-term growth away from the Bellarine Peninsula is a conscious policy decision of Council and the State Government; implementation of this policy requires some further consideration of long term or permanent settlement boundaries;*
- *Subject to addressing some issues of principle and detail, the Panel strongly supports the Amendment."*

99. The City considers the Panel's overall conclusions are a very strong endorsement of the strategic planning work that has been undertaken over several years to plan for Geelong's future growth through the preparation of the Settlement Strategy, Framework Plan and the Amendment.

Panel recommendations

100. The Panel recommendations are the most critical part of a Panel report and the Act requires that Council as the Planning Authority must consider the recommendations as part of adoption of an amendment. A full list of the thirteen recommendations is provided and responded to in **Attachment 7**.
101. The first recommendation represents the Panel's overall stance on the amendment:
- "1. Adopt Greater Geelong Planning Scheme Amendment C395ggee as exhibited subject to the changes recommended in this report."***
102. The remaining twelve recommendations (see **Attachment 7**) describe the Panel's recommended changes to the Settlement Strategy, Framework Plan and the Amendment i.e. the planning scheme ordinance (local policy clauses) and zone maps.
103. The City's position is that all the Panel recommendations should be accepted.
104. The City is supportive of the Panel's recommended changes as they generally reflect the City's position on the key issues as resolved at the 24 September 2019 Council meeting and the subsequent changes that were agreed to (under delegation) in the submissions and responses provided to the Panel during the lengthy hearing.

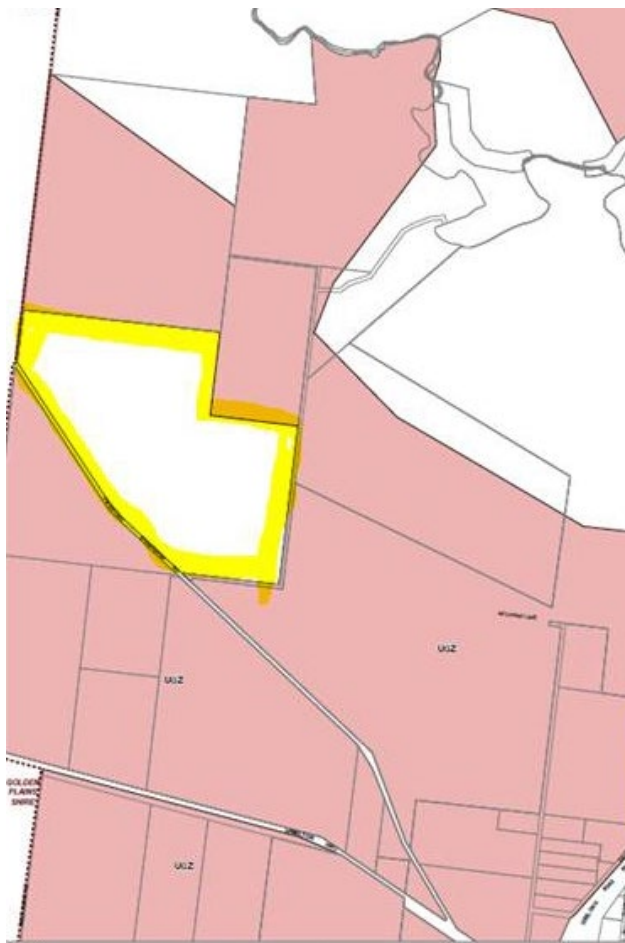
Amendment for Adoption

105. The Amendment (i.e. local policy and zone maps) has been updated generally in accordance with the Panel recommendations. The documents recommended for adoption are in **Attachment 8**. There are two changes/variations to the previous Council positions which are worth noting and these are described below:

Zone map change

106. An additional change has also been made to zone map 31. The exhibited zone maps for the Western Geelong Growth Area showed the Urban Growth Zone (UGZ) being applied to several properties but any that were in the quarry Works Authority No.3 (WA3) were to remain in the Special Use Zone.
107. During the hearing the City agreed to a request by Adelaide Brighton Cement Limited (ABCL) to include additional properties into the UGZ if they were excised from WA3 prior to adoption of the Amendment.
108. ABCL subsequently obtained approval from Earth Resources Division to vary WA3 and excised the land. As a result, additional land has been included in the UGZ including two of ABCL's Farming Zone properties that would have been an "island" of FZ surrounded by UGZ. The areas highlighted below are now to be included in UGZ on Map 31 in **Appendix 8**.

Map showing additional UGZ land

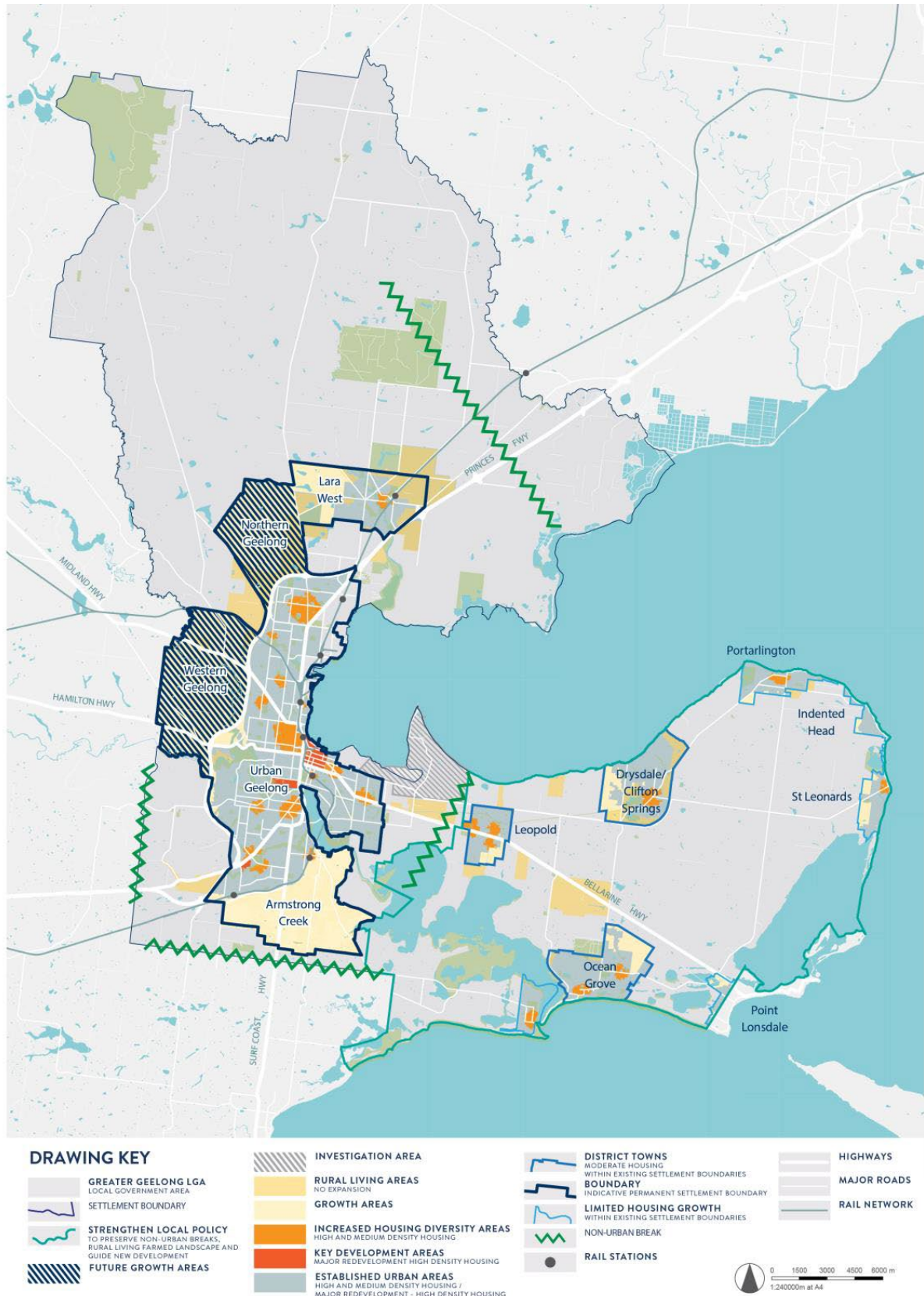


Clause 21.06 Housing and Settlement Framework Map

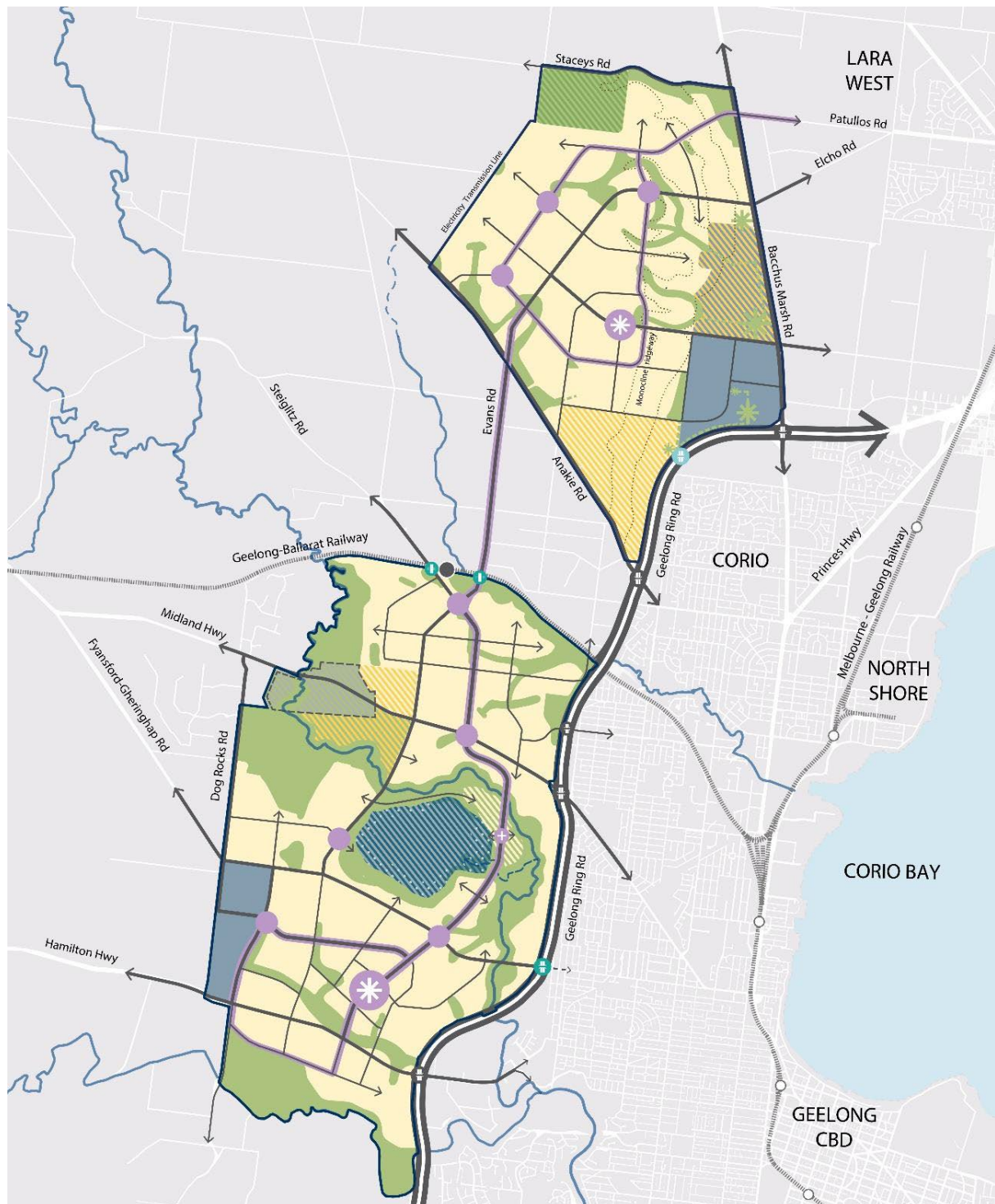
109. As discussed earlier, a small number of changes in **Attachment 6** have not been made as they have been superseded by changes agreed by the City later in the hearing or by Panel recommendations. In addition, the City has decided not to include smaller segment versions of the Housing and Settlement Framework Plan map in Clause 21.06 (as listed in **Attachment 6** line item 2). The additional “zoomed in” segment maps will be added to the Settlement Strategy but not Clause 21.06.
110. The City considers the plan is legible at the municipal scale and will consider breaking it into segments in Clause 21.06 after long term settlement boundaries are resolved through the DAL process (for the Bellarine) and the settlement boundary review/logical inclusions process (for urban Geelong).

Attachment 3

Housing & Settlement Framework Plan Exhibited Version (Clause 21.06)



Attachment 4 – NWGGA Framework Plan Map Exhibited version (Clause 21.20)



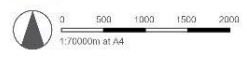
DRAWING KEY

- STUDY AREA
- GEELOG RING ROAD
- ARTERIAL ROAD
- CONNECTOR STREET
- FUTURE RAILWAY STATION
- PUBLIC TRANSPORT POTENTIAL CONNECTION

- RESIDENTIAL
- RURAL LIVING FUTURE INVESTIGATION OF RESIDENTIAL
- RURAL LIVING FUTURE INVESTIGATION OF EMPLOYMENT
- EMPLOYMENT
- AGRICULTURE FUTURE INVESTIGATION OF CONSERVATION
- AGRICULTURE FUTURE INVESTIGATION OF RURAL LIVING
- LAKESIDE RESIDENTIAL FUTURE INVESTIGATION OF CONSERVATION

- BATESFORD TOWNSHIP
- LAKE WATERBODY
- CLEVER AND CREATIVE CORRIDOR
- ACTIVITY CENTRE SUB-REGIONAL / SPECIALIZED NEIGHBOURHOOD
- GEELOG RING ROAD PEDESTRIAN CONNECTION
- GEELOG RING ROAD NEW CONNECTION
- GEELOG RING ROAD UPGRADE CONNECTION

- RAILWAY CROSSING GRADE SEPARATION
- WATERWAYS
- MAJOR WATERCOURSE
- POTENTIAL WATERWAYS
- MONOCLINE ESCARPMENT



Attachment 5 – Panel Report Executive Summary

Greater Geelong Planning Scheme Amendment C395ggee | Panel Report | 14 May 2020

Executive summary

(i) COVID-19

The COVID-19 virus sent the Victorian, national and global community into lockdown in early 2020. The last Hearing day for this Amendment, Day 28, was held in an environment where a limited number of advocates, an expert and the Panel socially distanced in Hearing Room 1 at Planning Panels Victoria while another advocate already locked down participated by video link.

The Panel has no more insight than anyone into what Victoria and the Geelong community will be like in a post COVID-19 world, or even when that will occur. The Panel has based its considerations, as it must, on the pre-COVID-19 world and matters brought before it at that time.

Whatever the future implications for Geelong, the Panel is satisfied that the enormous work done to date leading to this Amendment will form a critical and well-founded platform for Geelong's future.

(ii) The Amendment

Greater Geelong Planning Scheme Amendment C395ggee (the Amendment) has two major components; to implement the Geelong-wide Settlement Strategy (the Strategy) and the Northern and Western Geelong Growth Areas Framework Plan (the Framework Plan) into the planning scheme.

The Amendment implements a 20 year plan for Geelong to cater for a very significant population increase. The Panel commends Councils for taking a visionary approach to growth area and settlement planning to accommodate the growth in a logical planned manner.

(iii) Submissions

The Amendment was exhibited in mid-2019 and attracted 102 submissions. A significant number of submissions on the Strategy were concerned with the 'pivot' in policy of some Bellarine settlements from growth centres to more limited development opportunities and the setting of 'permanent' town boundaries. Other submissions supported this approach.

Other major landowners saw the Strategy as an avenue to press their claims for inclusion of land parcels within the short to medium term growth picture for Geelong.

The Framework Plan generally received strong high-level support in submissions, with the provision of two large growth areas that will provide the bulk of Geelong's medium-long term growth, and with infill development taking over the housing provision load from Armstrong Creek. A small number of submitters objected to the growth areas.

Many submitters on the Framework Plan were landowners interested in the development of the growth areas, either via expedited timing for their holdings, or raising issues around the planning for development such as infrastructure funding and development sequencing.

Nearly all if not all of these submitters were strongly in support of the Amendment but have sought through the Panel process to make significant 'tweaks' to the Amendment via changes to wording in the Framework Plan or its translation into the planning scheme.

Very few submissions if any called for the abandonment of the Amendment as a whole, testament to the strategic planning work that Council has put into the Amendment over the past several years.

(iv) The Panel Hearing

The Panel held 28 days of Hearing in Geelong and Melbourne and undertook two accompanied site inspections and numerous unaccompanied inspections. Because of the scale of the Amendment the Hearings were complex and many of the submitters were landowners represented by legal advocates and calling expert evidence. More than 50 pieces of expert evidence were called in traffic engineering, planning, infrastructure planning, stormwater management, ecology, noise, dust, economics and land supply.

In addition, a small number of concerned individual submitters expressed their views in support of, or opposition to, particular parts of the Amendment.

(v) Panel findings - Settlement Strategy

The Strategy is aimed at looking at the totality of Geelong and directing at a strategic level where future growth will occur. This includes a policy 'pivot' from providing growth areas in some Bellarine Peninsula towns (primarily Ocean Grove and Leopold) and directing this growth to the Northern and Western Geelong Growth Areas (NWGGA) and the continuing development of Armstrong Creek.

In addition to this significant policy change from Council, the State Government has declared the Bellarine and Surf Coast Distinctive Areas and Landscapes (DAL) under the *Planning and Environment Act 1987* (Part 3AAB). The declarations occurred in mid-late 2019 and a State policy development process is underway.

The Panel considers that the conscious policy change away from further significant urban growth on the Peninsula is a choice Council has made; it is not for the Panel to interrogate this choice in principle. The change, in conjunction with the provision of significant new growth areas in the west and north, makes a powerful case for Council having an overall plan to accommodate growth.

The DAL declaration and planning process has been developed and implemented by the State Government. It is not for the Panel to challenge or question this process.

The big area of contention behind the Council policy 'pivot' and the DAL process is not so much the question in principle of whether there should be eventual township boundaries to limit growth on the Bellarine, but rather where those boundaries should be. One school of thought in submissions suggests township boundaries should be closely tied to existing residential zoned land or land already identified in the planning scheme as suitable for rezoning. The other school of thought in submissions, unsurprisingly often advanced by landholders with existing development interests on the edge of Bellarine towns, is that if an eventual town boundary is proposed, the identification of such boundaries should provide the opportunity to bring in additional land on the edges of existing towns for inclusion in the 'final' town boundary.

For an Amendment that does not set any town boundaries, the Panel has felt significant pressure to make findings on the issue in principle and even on particular landholdings as to

whether they should be 'in' or 'out' of eventual town boundaries. This of course it has not been tempted to do; that would be straying far outside of its remit.

The Panel does however consider that at the planning principles level, and this is explicit in some parts of the planning scheme such as for Ocean Grove, that this further review prior to the 'locking down' of town boundaries should be considered. This is not an explicit or implicit endorsement of any particular submission requesting inclusion in a Bellarine township boundary.

Rather it is expressing the view that some form of review should be undertaken for Bellarine townships, whether through the DAL process or structure plans as envisaged in the planning scheme.

It is neither fair, nor sound planning, to 'shut the gate' at a particular point of time without a logical review of what is inside or outside the paddock at the point in time when the gate shuts.

For other parts of Geelong addressed in the Strategy, the Panel considers these can be broken down into a 'logical inclusions' process and a 'strategic landholdings' group. In the former the Panel considers there are a number of parcels that have been identified in submissions, and probably others, that could be included in the urban area in the Strategy, and there are a number of examples discussed later in the report where it would seem to make sense and be sound planning to include them within the urban area. Again, the Panel does not try to pick 'winners and losers' but supports such a process being undertaken.

The 'strategic landholdings group' as termed by the Panel includes the Western Industrial Precinct (WIP) within Armstrong Creek and the Boral landholding further west. These are very significant landholdings which the Panel considers will have an important part to play in the future growth and development of Geelong.

The WIP clearly needs to be considered within the broader picture of Armstrong Creek and Geelong's growth. A large portion of the WIP is in a single ownership, and the owners expressed a strong desire to consider an urban residential, rather than industrial, future. The Panel notes the submissions on this land but considers it is in no stronger a position than to note the submission for future consideration. Changing the future land use for such a major parcel of land will require a specific investigation.

The significant land holdings owned by Boral in Waurin Ponds appear to the Panel to be a strategic land resource for the future of Geelong that will require careful planning, and perhaps in conjunction with the future land use in the WIP. The Panel is satisfied that the medium to long term future of the land is not in the quarry resource, but rather as an alternative, higher economic value land use, probably including urban uses.

The Panel considers that such future land use planning is in its infancy and given Council's measured strategic approach to growth area planning, the 'bringing on' of this land should be undertaken carefully and strategically. The Panel has thus recommended that the Boral land be identified at a high level for potential future urban growth, but no more strongly than this, and with no great imperative to bring the land forward for development with a sense of urgency.

(vi) Panel findings - Northern and Western Geelong Growth Areas Framework Plan

There was strong support for the work Council has undertaken in bringing the NWGGA forward for planning and development. As discussed above a number of submitters made strong representations to the Panel about development sequencing and timing and infrastructure funding amongst others.

Many of these issues are appropriately addressed at the Precinct Structure Plan (PSP) stage and the detail of infrastructure provision, road alignments and so on will be debated and finalised through those processes. Whilst the Framework Plan does provide a higher level of apparent detailed design, including 'draft' PSPs, the Panel considers that provided the reference to the Framework Plan allows appropriate flexibility to make changes where it is warranted in PSPs then this should not be a major impediment to growth area planning and development.

The Panel understands the sequencing of PSPs that has been proposed in the Framework Plan by Council and notes it is based on a logical, ordered process for providing growth areas, and one that can be accelerated if growth occurs faster than planned. The Panel considers however that while the sequencing proposed may be a good starting point, there should be flexibility in PSP preparation and implementation to allow different arrangements to come forward when it is shown there is potential for a superior outcome.

The Panel has not attempted to devise its own sequencing scheme based on submissions, as that would merely be a different approach, and not necessarily superior. The Panel has however based on submissions, attempted to recommend a more flexible approach to determine the final precincts and PSP sequencing.

A major issue that will be critical for the success of the growth areas is infrastructure funding and apportionment of large-scale infrastructure projects across many PSP areas within the two growth areas. It would seem to the Panel that there is merit in a layered scheme to fund large scale (expensive) projects across a whole growth area, possibly including state funding, and then having a more traditional precinct scale DCP or ICP to fund the precinct specific infrastructure.

The Panel has not strongly concluded that there is one perfect answer but after considering submissions does conclude that it is vital that flexibility is retained to enable further consideration of options for funding infrastructure. In its view, the proposed planning scheme ordinance (at Clause 21-08) does provide sufficient flexibility and does not, for example, preclude the adoption of a global ICP/DCP for the growth areas should further work in progress demonstrate that such an approach is the best way to fund and deliver key infrastructure.

The Clever and Creative Corridor (CCC) concept was generally supported by submitter landowners with some reservations as to detail. In the Western Geelong Growth Area (WGGA) it was suggested that the CCC should be placed west of the Batesford Quarry. The Panel has not accepted that submission.

Activity centre locations attracted numerous submissions. In response to these Council has agreed to some changes to activity centre number and location in the Northern Geelong Growth Area (NGGA) which the Panel supports.

(vii) The Settlement Strategy and Framework Plan documents

Many submitters to the Strategy and Framework Plan sought to have the Panel redraft the documents or at the least recommend the inclusion of specific wording. The Panel has generally avoided this approach. Rather it provides recommendations that should help Council redrafting.

The Panel is aware that the documents have been drafted over many years by teams of Council staff and consultants and trying to 'remake them in our own image' would be a difficult task within the timeframes expected of a Panel to report. More than this for every specific change made or recommended, there would be many others missed and it would, the Panel believes, be a most unsatisfactory exercise for all concerned.

Where the Panel considers critical changes to the documents need to be made, recommendations have been made, even if the detailed drafting is not included.

(viii) Overall conclusions

The Panel concludes:

- Geelong has undergone a sustained period of high population growth which is predicted to continue
- The Amendment is a well thought out and visionary response to logically cater for this predicted growth
- Whilst there were some outright objections and many requests for changes, the Panel considers there is a high level of support for the overall direction of the Amendment, and particularly the Framework Plan
- The refocusing of long-term growth away from the Bellarine Peninsula is a conscious policy decision of Council and the State Government; implementation of this policy requires some further consideration of long term or permanent settlement boundaries
- Subject to addressing some issues of principle and detail, the Panel strongly supports the Amendment.

Recommendations

Based on the reasons set out in this Report, the Panel recommends:

1. **Adopt Greater Geelong Planning Scheme Amendment C395ggee as exhibited subject to the changes recommended in this report.**

Settlement Strategy

2. **Revise the Settlement Strategy to clearly articulate that for the Bellarine Peninsula, the process to finalise an enduring boundary for Geelong will be:**
 - **Secured by the Distinctive Areas and Landscapes program; and**
 - **If not addressed by the Distinctive Areas and Landscapes, through the proposed review of structure plans; or**
 - **Where no Structure Plan review is proposed in the near future, then the logical inclusions process as described in the Settlement Strategy.**
3. **Council consider revising the Settlement Strategy to identify the Boral land as an 'Investigation Area' for future urban development.**

North and Western Geelong Growth Areas Framework Plan

4. **Add a preamble to the North and Western Geelong Growth Areas Framework Plan (March 2019) to:**
 - clearly state its purpose
 - provide flexibility in its interpretation in the next stages of the planning process
 - confirm that the Precinct Structure Plans included in the Framework Plan are concept plans only that will be subject to change through the process of preparing Precinct Structure Plans for the precincts in the Northern and Western Geelong Growth Areas.
5. **Amend the exhibited Clause 21.20 by adopting the changes proposed by Council as set out in Document 245 to the Hearing with the deletion of the last dot point under Clause 21.20-3 Strategies.**
6. **In relation to the transport network:**
 - a) **Retain the 14 metre wide reservation for the Clever and Creative Corridor in the North and Western Geelong Growth Areas Framework Plan**
 - b) **Remove the measurement details for the Clever and Creative Corridor from the North and Western Geelong Growth Areas Framework Plan**
 - c) **Add a description to the Clever and Creative Corridor section in the North and Western Geelong Growth Areas Framework Plan to make it clear that the interim and ultimate configurations of the Clever and Creative Corridor as described and depicted in the North and Western Geelong Growth Areas Framework Plan are conceptual only and there will be variability in the abutting land uses and development as determined through the preparation of the Precinct Structure Plans**
 - d) **Add an annotation to the Framework Plan map to state that the alignments shown for the road network are indicative and may be subject to change following further analysis and assessment at the Precinct Structure Plan preparation stage, or words to that affect**
 - e) **Amend the description of the symbol shown on the North and Western Geelong Growth Areas Framework Plan map with respect to the Creamery Road upgrade to clarify that the upgrade will not include an interchange with the Geelong Ring Road**
 - f) **Retain the classification of Evans Road as an arterial road between the two growth areas on the North and Western Geelong Growth Areas Framework Plan**
 - g) **Review the references to Evans Road in the North and Western Geelong Growth Areas Framework Plan to clarify which parts of Evans Road will be duplicated rather than just upgraded.**
7. **Amend the North and Western Geelong Growth Areas Framework Plan in the Northern Geelong Growth Area to change the location of the subregional activity centre and split the neighbourhood centre into two centres as proposed by the Lovely Banks Development Group.**

- 8.** Make any subsequent necessary changes to North and Western Geelong Growth Areas Framework Plan background document arising from Recommendation 7.
- 9.** Add the following strategy to Clause 21.20-3:
 - *Undertake a detailed biodiversity assessment prior to any Precinct Structure Plan being approved, that ensures that Commonwealth, State and local protection of high value biodiversity assets is reflected in strategic and statutory planning.*
- 10.** Revise the text on Plan 12 to say:
 - *LEMMP (1,000 metre default buffer, subject to technical confirmation).*
- 11.** Revise the first bullet point under Action N.1.7.7 to say:
 - *A default buffer of 1,000 metres to the Lara Energetic Material Manufacturing Plant, subject to technical confirmation.*
- 12.** Revise the text under the Action N.1.7.7 to say:
 - *No additional sensitive land uses, including residential development and community facilities, will be permitted within these buffers. At the time of the preparation of the PSP the buffers should be reviewed to determine accurate, evidence-based buffers.*

Amendment documentation

- 13.** Revise the Northern and Western Geelong Growth Area Framework Plan, Settlement Strategy and Amendment documentation as relevant in accordance with:
 - a) The City of Greater Geelong changes as shown in Appendix D to this report; and
 - b) The revised planning scheme ordinance shown in documents 238 - 246 of the Hearing tabled documents; but
 - c) 13a) and 13b) above modified as relevant by the recommendations in this report.

Attachment 6 – List of post exhibition changes to Amendment, Settlement Strategy & Framework Plan

(Hearing Document 205 / Panel Report Appendix D)

No.	Modification to	Source	Date	Clause/ map/ page	Change
1	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06	On the drawing key on Housing and Settlement Framework Plan proposed in Clause 21.06, change “ BOUNDARY – INDICATIVE PERMANENT SETTLEMENT BOUNDARY ” to “ SETTLEMENT BOUNDARY – INDICATIVE LONG TERM BOUNDARY ”
2	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06	In addition to the single Housing and Settlement Framework Plan for the whole municipality, include several segment maps covering smaller areas for clearer interpretation
3	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	Under the heading Key issues and influences, change “Geelon’s” to “Geelong’s”.
4	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	In the first sentence under the heading Demographics, change “annual growth” to “average annual growth”.
5	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	In the first paragraph under the heading Housing, change “Inceasing” to “Increasing” and change “maintainence” to “maintenance”.
6	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-1	In the last paragraph under the heading “Settlement”, change “settlement” to “settlement”.
7	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06-2	Change the heading of proposed 21.06-2 from Spatial Distribution of Growth and Land Supply to Spatial distribution of growth and land supply
8	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-2	Replace the fourth strategy (commencing with “Confirm enduring ...”) with the following: “Deliver defensible long-term settlement boundaries via a consultative boundary review process”.
9	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-3	Delete the third strategy relating to One Planet Living principles.

No.	Modification to	Source	Date	Clause/ map/ page	Change
10	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-4	In the last strategy, change “facilities” to “facilities”.
11	ordinance	Submission 26	24 Sep 2019 - Council	21.06-8	In proposed 21.06-9 (Implementation), modify the proposed third Further Work item by changing the words “special local environmental or landscape values” to “environmental or landscape values of local, state or national importance”
12	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	Replace the fourth point under the heading Further work (commencing with “Establish a ...”) with the following: “Undertake a consultative settlement boundary review process.”
13	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	In the fifth point under the heading Further work, change “opportunities” to “opportunities”.
14	ordinance	Submission 14	24 Sep 2019 - Council	21.06-8	In proposed 21.06-8 (Implementation), modify the proposed fifth Further Work item by adding the words “and mixed use development” after “train station environs to future housing needs”
15	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	In the final paragraph under the heading Further work, change “residential” to “residential”.
16	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06-8	In the References, replace the date for the Settlement Strategy with “(XX, YY)”.
17	ordinance	Submission 25	24 Sep 2019 - Council	21.06 Housing and Framework Plan map	On the drawing key on Housing and Settlement Framework Plan proposed in Clause 21.06, change “SETTLEMENT BOUNDARY” to “ MUNICIPAL BOUNDARY ”
18	ordinance	Identified by Council officers	24 Sep 2019 - Council	21.06 Housing and Framework Plan map	Housing and Settlement Framework Plan: on the map, show the future growth areas as growth areas and delete “ FUTURE GROWTH AREAS ” from the drawing key
19	ordinance	Mark Woodland evidence	18 Nov 2019 - Part B	21.06 Housing and Framework	Modify the Housing and Settlement Framework Plan map at Clause 21.06-8 to remove the word 'permanent' from 'indicative permanent settlement boundary'

No.	Modification to	Source	Date	Clause/ map/ page	Change
			submission	work Plan map	
20	ordinance	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	21.06 Housing and Framework Plan map	In the Drawing Key for the Housing and Settlement Framework Plan map, change "INDICATIVE PERMANENT SETTLEMENT BOUNDARY" to "SETTLEMENT BOUNDARY".
21	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.06 Housing and Framework Plan map	In the Drawing Key for the Housing and Settlement Framework Plan map, under DISTRICT TOWNS, change "EXISTING SETTLEMENT BOUNDARIES" to "SETTLEMENT BOUNDARIES".
22	ordinance	Submission 55	28 Oct 2019 - Part A submission	21.08-3	In 21.08-3 (Strategies), modify the first proposed strategy by adding "expected" before "metropolitan-equivalent"
23	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.08-6	In the References, replace the date for the Settlement Strategy with "(XX, YY)".
24	ordinance	Submission 25	24 Sep 2019 - Council	21.11-1	1 st paragraph: change "54,000 persons and 22,000 dwellings" to "approximately 55,000 to 65,000 persons"
25	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.11-3	Add the following point under the heading Further Work: Implement any relevant findings of the logical inclusions process undertaken pursuant to Clause 21.06".
26	ordinance	Michael Barlow evidence	18 Nov 2019 - Part B submission	21.14-4	Update the proposed Further Work task "Work with the state government on the designation of the Bellarine Peninsula under the Distinctive Area and Landscapes Act 2018" to reflect the fact the declaration has been made and the next step is to finalise a Statement of Planning Policy
27	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.14-4	In the References, replace the date for the Settlement Strategy with "(XX, YY)".
28	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.16-3	In the References, replace the date for the Settlement Strategy with "(XX, YY)".

No.	Modification to	Source	Date	Clause/ map/ page	Change
29	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-2	In the second last objective, change “in the short to medium term” to “while it remains operational” and delate “in the long term”.
30	ordinance	Submission 26	24 Sep 2019 - Council	21.20-2	Add the following objective: “To retain and protect or appropriately offset valuable biodiversity assets, including grassland areas”
31	ordinance	Mark Woodland evidence Jason Black evidence	18 Nov 2019 - Part B submission 6 Feb 2020 - Gareth Smith approved	21.20-3	<p>Replace the first strategy with the following: “Prepare Precinct Structure Plans that:</p> <p>§ Are generally in accordance with the Northern and Western Geelong Growth Areas Framework Plan map at clause 21.20-5. § Consider, as relevant, the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, XX, YY).”</p> <p>[“have regard to” is an alternative to “consider, as relevant”]</p>
32	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-3	<p>Replace the second strategy with the following: “Prior to resolving to commence a Precinct Structure Plan, consider, as relevant:</p> <p>§ The City of Greater Geelong Settlement Strategy (XX, YY). § Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, XX, YY). § The need to maintain an adequate supply of urban land. § Third party funding agreements with land developers to undertake technical studies. § Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision. § Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development. § Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield. § The pattern of land ownership and the potential for multiple landowners to co-ordinate the planning and development of the precinct. § Whether a precinct’s development will support the effective and early development of public transport infrastructure, town centre and employment precincts.”</p> <p>[“have regard to” is an alternative to “consider, as relevant”]</p>

No.	Modification to	Source	Date	Clause/ map/ page	Change
33	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-3	In the fifth strategy, replace "effeicient" with "efficient".
34	ordinance	Mark Woodland evidence	18 Nov 2019 - Part B submission	21.20-3	Include an additional strategy in Clause 21.20-3: "Land use and development should have regard to the Northern and Western Geelong Growth Areas Framework Plan."
35	ordinance	Submissions 1, 37	11 Nov 2019 - Gareth Smith approved	21.20-3	Reword the second last strategy in Clause 21.20-3 to read: "Maintain an appropriate buffer around the Work Authority boundary of the Batesford Quarry to minimise the impacts of activities that may be carried out under the Work Authority."
36	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-4	In the References, replace the date for the Framework Plan with "(XX, YY)".
37	ordinance	Panel submission	6 Feb 2020 - Gareth Smith approved	21.20-5	Revise the Northern and Western Geelong Growth Areas Framework Plan map to reflect all modifications in this schedule to Plans 2, 3, 4 and 5 of the Framework Plan.
38	Maps	Submission 46	28 Oct 2019 - Part A submission	Maps 16, 17	Rezone land between the north-western boundary of the exhibited Urban Growth Zone and the high voltage transmission line easement from Farming Zone to Urban Growth Zone
39	Maps	Panel submission	6 Feb 2020 - Gareth Smith approved	Map 31	Rezone land outside of the current Work Authority for the Batesford Quarry from Special Use Zone Schedule 7 to Urban Growth Zone.
40	Maps	Submission 37	24 Sep 2019 - Council	Map 31	Rezone 80 Thoona Lane, Fyansford from Special Use Zone Schedule 7 to Urban Growth Zone
41	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	Various	Throughout the text of the Strategy, change "permanent settlement boundary" (or "... boundaries") to "long term boundary" (or "... boundaries").
42	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	12	In the Drawing Key, change "INDICATIVE PERMANENT SETTLEMENT BOUNDARY" to "SETTLEMENT BOUNDARY".
43	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	12	In the Drawing Key, under DISTRICT TOWNS, change "EXISTING SETTLEMENT BOUNDARIES" to "SETTLEMENT BOUNDARIES".

No.	Modification to	Source	Date	Clause/ map/ page	Change
44	Settlement Strategy	Submission 13	24 Sep 2019 - Council	12	Change the Barwon Heads settlement boundary on the Housing Framework Plan in the Settlement Strategy to match that in Clause 21.14-10 and that proposed in Clause 21.06
45	Settlement Strategy	Submission 25	24 Sep 2019 - Council	12	Change the non-urban breaks on the Housing Framework Plan in the Settlement Strategy to match those proposed on the Housing and Settlement Framework Plan in Clause 21.06
46	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	52	Table 11 caption: change "1 January 2017" to "1 November 2017".
47	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	59	In the second paragraph, change "The bulk of" to "The major share of".
48	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	59	In the first paragraph under the heading Land Supply, change "20" to "17".
49	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	63	In direction e. under the Principle "Provide clear strategic direction ...", add the words "upon completion of the Bellarine Peninsula Distinctive Area and Landscape process" after "process for townships".
50	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	63	Change direction b. under the Principle "Maintain an adequate supply ..." to "Continue to monitor and review land supply and respond accordingly."
51	Settlement Strategy	Submission 38	24 Sep 2019 - Council	69-70	Add reference to value capture opportunities in the Costs of Housing Growth section
52	Settlement Strategy	Submission 32	24 Sep 2019 - Council	70	Include reference to considering industry and infrastructure buffers in the Managing Future Growth section
53	Settlement Strategy	Submissions 1, 22	24 Sep 2019 - Council	71	Add this direction under the Principle "Manage the release of new growth areas ...": "Ensure infrastructure funding strategies recognise items that deliver high level infrastructure that benefits multiple precinct structure plan areas will require a contribution."
54	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	73	In the last paragraph, change "permanent settlement boundaries will undoubtedly" to "protected or long-term settlement boundaries may".
55	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth	75	In the last paragraph before the heading Urban growth boundaries, change "There are two options" to "There a number of options".

No.	Modification to	Source	Date	Clause/ map/ page	Change
			Smith approved		
56	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>Add the following heading and text after the heading and text for Urban growth boundaries: "Long term settlement boundaries"</p> <p>We already have nominated settlement boundaries for townships and urban areas of Geelong. The role and function of these boundaries could be strengthened through the introduction of the term 'long term' or 'enduring' within the Planning Policy Framework including the Municipal Framework Plan."</p>
57	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>Change the heading "Distinctive Areas and Landscapes Bill 2017" to "Distinctive Areas and Landscapes".</p>
58	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>Replace the text under the heading Distinctive Areas and Landscapes with the following, to reflect the current status of the project: "On 29 October 2019 the Bellarine Peninsula was declared a Distinctive Area and Landscape under the Planning and Environment Act 1987. This declaration triggers the requirement to prepare a Statement of Planning Policy by October 2020. The Statement of Planning Policy will include a 50-year vision and land use strategies to better protect the unique features of the Bellarine for current and future generations. It also provides the opportunity to designate long term settlement boundaries. The policy will be informed by strategic planning work already undertaken, relevant technical studies and outcomes from community engagement. The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine. If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to Statement of Planning Policy."</p>
59	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	<p>In the first paragraph under the heading Defining the Boundary, change "should be based" to "should be largely based".</p>
60	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth	75	<p>Delete the third last dot point (commencing "establishing the timing ...").</p>

No.	Modification to	Source	Date	Clause/ map/ page	Change
			Smith approved		
61	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	Add text after the list of dot points under the heading Defining the Boundary that reflects the principles set out in Council's Part B Panel Submission for considering land through the logical inclusions process.
62	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	75	Replace the second last paragraph under the heading Defining the Boundary with the following: "A long-term settlement boundary process should commence as soon as resources allow."
63	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	77	Townships on the Bellarine Peninsula, 2 nd last paragraph, last sentence: change "will impact" to "may impact".
64	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	77	Delete direction d. under the Principle "Contain growth within ..."
65	Settlement Strategy	Panel submission	6 Feb 2020 - Gareth Smith approved	77	Replace direction c. under the Principle "Maintain the unique ..." with the following: "Work with the state government on the Bellarine Peninsula Distinctive Areas and Landscapes process and the development of a Statement of Planning Policy for the Bellarine Peninsula."
66	Settlement Strategy	Submission 32	24 Sep 2019 - Council	78	Include reference to considering industry and infrastructure buffers in the Urban Consolidation section
67	Settlement Strategy	Submission 90	24 Sep 2019 - Council	80	Table 12, North Geelong station, Opportunity: revise to exclude land within Port Environs from investigation for expansion of Increased Housing Diversity Area or identification as Key Development Area
68	Settlement Strategy	Submission 90	24 Sep 2019 - Council	84	Under the Principle "Increase the role of urban consolidation as part of Geelong's overall housing supply", Direction c: change "Breakwater" to "Waurrn Ponds"
69	Settlement Strategy	Submission 14	24 Sep 2019 - Council	84	Under the Principle "Articulate the preferred location for increased housing densities", add the words "and mixed use development" after the words "train station environs to future housing needs"
70	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	85	In the Drawing Key, change "INDICATIVE PERMANENT SETTLEMENT BOUNDARY" to "SETTLEMENT BOUNDARY".
71	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth	85	In the Drawing Key, under DISTRICT TOWNS, change "EXISTING SETTLEMENT BOUNDARIES" to "SETTLEMENT BOUNDARIES".

No.	Modification to	Source	Date	Clause/ map/ page	Change
			Smith approved		
72	Settlement Strategy	Submission 13	24 Sep 2019 - Council	85	Change the Barwon Heads settlement boundary on the Overall Framework Plan in the Settlement Strategy to match that in Clause 21.14-10 and that proposed in Clause 21.06
73	Settlement Strategy	Submission 25	24 Sep 2019 - Council	85	Change the non-urban breaks on the Overall Framework Plan in the Settlement Strategy to match those proposed on the Housing and Settlement Framework Plan in Clause 21.06
74	Settlement Strategy	Submission 90	24 Sep 2019 - Council	85	Amend the extent of land identified on the Overall Framework Plan as "Investigate opportunities for higher density in the rail corridor" by excluding land within the Port Environs
75	Settlement Strategy	Identified by Council officers	24 Sep 2019 - Council	85	In addition to the single Housing and Settlement Framework Plan for the whole municipality, include several segment maps covering smaller areas for clearer interpretation
76	Settlement Strategy	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	88	At the end of the Monitoring and Review section, but before the Principles and Directions, add a heading and text as follows: "PLANNING FOR THE NEXT PHASE OF GROWTH If Council's regular demand and supply analysis make it clear that further land needs to be identified due to higher take-up or issues with delivering identified areas, consider the next phase of growth and update the strategy accordingly. Investigations should include consideration of the Boral Waurn Ponds site and amongst any other relevant factors have regard to substantial parcels contiguous with existing urban area, ability to integrate with existing and planned urban areas, excellent rail and road access, cost effective servicing, protection of productive farmland and significant landscapes, other land use needs and requirements for Geelong."
77	Framework Plan	Various submissions	12 Nov 2019 - Council opening submission	5	Include a new introductory section with a heading "Role of the framework plan" that reads in accordance with the wording in Paragraph 107.2 at Pages 26 and 27 of Council's Opening Submission
78	Framework Plan	Submissions 12, 58	24 Sep 2019 - Council	44	Plan 5 – Clever and Creative Corridor: Delete 400 metre catchment from land between the two growth areas
79	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B	44	Plan 5 – Clever and Creative Corridor: Identify the key destinations that the Clever and Creative Corridor is intended to link to,

No.	Modification to	Source	Date	Clause/ map/ page	Change
			submission		including the Geelong CBD and key train stations.
80	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	44 (and others)	Consider modifying the alignment of the Clever and Creative Corridor to accommodate revised Neighbourhood Activity Centre locations in the Northern Geelong Growth Area. If the alignment is modified, revise all relevant maps and text in the Framework Plan accordingly.
81	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	45	Include additional text in the Clever and Creative Corridor section to clarify how the land use framework along the Clever and Creative Corridor is expected to deliver an urban density and land use mix that can sustain the level of public transport service needed to support public transport patronage in this corridor.
82	Framework Plan	Submission 55	7 Nov 2019 - Gareth Smith approved	45-53	Revise the Clever and Creative Corridor section (pages 45 to 53) by removing reference to specific reservation widths, except for reference to the 14 metre median reserve, which is to be retained.
83	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	47, 49, 51, 53	Add the following text under the headings CLEVER AND CREATIVE CORRIDOR – INTERIM CONFIGURATION and CLEVER AND CREATIVE CORRIDOR – INTERIM CONFIGURATION: “Design features are subject to further investigation and detailed planning at Precinct Structure Plan stage. Further work may lead to variations in road profiles along the Clever and Creative Corridor pending ultimate resolution of abutting land uses.”
84	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	65	Action N1.2.9, 2 nd paragraph, 2 nd sentence: Change “may be considered” to “will be considered”.
85	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	67	Action N1.3.3: Change “Corridors will be located” to “Corridors may be located”.
86	Framework Plan	Submission 55	24 Sep 2019 - Council	68	Biodiversity – Northern Geelong Growth Area: Action N1.3.7, second paragraph: change “securing offsets within the growth area” to “securing offsets in accordance with the outcomes of the biodiversity conservation strategy”
87	Framework Plan	Submissions 4, 55	8 Nov 2019 - Gareth Smith approved	83	Environment - Northern Geelong Growth Area: Reword Action N1.6.8 to read: " Land uses within 570 metres of the gas pipeline easement must be planned carefully to minimise risk to community safety "

No.	Modification to	Source	Date	Clause/ map/ page	Change
					The siting of different land uses will have regard to the recommendations of a safety management strategy to be prepared as part of the relevant precinct structure plan process."
88	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	92 (and others)	Revise Plan 16 by adjusting the width of the Waterways designation on 30 Avonlea Road, Bell Post Hill to better reflect the underlying background report. Revise Plans 2, 4, 5, 17, 25, 26, 27, 30, 31, 35, 36, 37, 47, 48, 49, 50 and 51 accordingly.
89	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	95	Action W1.2.9, 2 nd paragraph, 2 nd sentence: Change "may be considered" to "will be considered".
90	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	98	Action W1.3.3: Change "Corridors will be located" to "Corridors may be located".
91	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	98	Action W1.3.3: Change "moment" to "movement".
92	Framework Plan	Submission 55	24 Sep 2019 - Council	99	Biodiversity – Western Geelong Growth Area: Action W1.3.8, second paragraph: change "securing offsets within the growth area" to "securing offsets in accordance with the outcomes of the biodiversity conservation strategy"
93	Framework Plan	Submission 16	6 Feb 2020 - Gareth Smith approved	102	Plan 18 Drawing Key: Change "EXISTING ARCHAEOLOGICAL SITE" to "REGISTERED ABORIGINAL PLACES – SITE EXTENTS"
94	Framework Plan	Submissions 1, 77	24 Sep 2019 - Council	106	Plan 19 – Post Contact Heritage – Western Geelong Growth Area: Delete HO 45 and most of HO 1740, in accordance with Amendment C376 (Pt 2)
95	Framework Plan	Submission 47	24 Sep 2019 - Council	110	Plan 20 – Built Environment – Western Geelong Growth Area: Include Idyll Wines Co. winery on map
96	Framework Plan	Submission 47	24 Sep 2019 - Council	111	Built Environment – Western Geelong Growth Area - Context: 3 rd last dot point: Change "a vineyard" to "a winery"
97	Framework Plan	Submission 60	24 Sep 2019 - Council	114	Plan 21 – Surrounding Areas – Western Geelong Growth Area: Change Plan 21 to show The Dog Rocks in the correct location, and the land currently shown as The Dog Rocks as Agricultural, not Recreation
98	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	123	Neighbourhood Design – Northern Geelong Growth Area: Action N2.1.7, 2 nd dot point:

No.	Modification to	Source	Date	Clause/ map/ page	Change
					change “halves of these catchments” to “half of this catchment”
99	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	128	Neighbourhood Sustainability – Northern Geelong Growth Area: Third paragraph under Context: change “Western Geelong Growth Area” to “Northern Geelong Growth Area”
100	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	135	Social Infrastructure – Northern Geelong Growth Area: 2nd sentence of 2nd paragraph under Context: change “Geelong’s new” to “Northern Geelong’s new”
101	Framework Plan	Submission 55	24 Sep 2019 - Council	135	Neighbourhood Amenity – Northern Geelong Growth Area: Change 3 rd dot point to “A mix of local, indigenous and exotic species”
102	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	141	Neighbourhood Design – Western Geelong Growth Area: Action W2.1.6, 2 nd dot point: change “halves of these catchments” to “half of this catchment”
103	Framework Plan	Submission 55	24 Sep 2019 - Council	144	Neighbourhood Amenity – Western Geelong Growth Area: Change 3 rd dot point to “A mix of local, indigenous and exotic species”
104	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	150	Housing – Western Geelong Growth Area: Action W2.4.4 – 2 nd paragraph: replace with explanatory text relating to the action
105	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	162 (and others)	Plan 28: Replace the north-eastern Neighbourhood Activity Centre with two Neighbourhood Activity Centres, in accordance with expert evidence provided for Lovely Banks Development Group. Revise Plans 2, 3, 5, 23, 24, 29, 32, 33, 34, 41, 42, 43, and 44, and any associated text accordingly.
106	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	163	Activity Centres - Northern Geelong Growth Area: Action N3.1.1: delete last dot point
107	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	167	Activity Centres – Northern Geelong Growth Area: Add an action relating to local activity centres for the Northern Geelong Growth Area
108	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	179	Employment – Western Geelong Growth Area: Renumber Actions W3.2.2 to W3.2.4 as Actions W3.2.1 to W3.2.3 respectively
109	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	194	Integrated Transport – Northern Geelong Growth Area: Action N4.3.2 – 2 nd last dot point: delete reference to the Batesford township
110	Framework Plan	Submission 90	24 Sep 2019 - Council	196	Plan 35 – Active Transport – Western Geelong Growth Area: Extend the shared path along Friend in Hand Road south to Hamilton Highway
111	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	201	Public Transport – Western Geelong Growth Area: Change two references to “Northern Geelong Growth Area” to “Western Geelong Growth Area”
112	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	201	Public Transport – Western Geelong Growth Area: Under context, 5 th dot point: change

No.	Modification to	Source	Date	Clause/ map/ page	Change
					"Creamery Road" to "Rollins Road and Braund Avenue"
113	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	203	Action W4.2.5: In the first paragraph (bold font), change " and Cowies Creek corridors and Batesford Quarry" to ", Barwon River and Cowies Creek corridors, Batesford Quarry and the Geelong Ring Road".
114	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	203	Action W4.2.5: In the second paragraph, change " and quarry" to ", quarry and Geelong Ring Road".
115	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	212	In the fifth paragraph (commencing "The Clever ...", change "short, medium and long term precincts" to "new growth areas".
116	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	215	Utilities and Infrastructure – Northern Geelong Growth Area: Include a statement of limitations explaining that the precinct concept plans at pages 222-229 are only intended to show the potential combination of land uses and infrastructure requirements that need to be addressed at the PSP stage, and that the plans do not represent a final or preferred urban structure for the precinct
117	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	215	Utilities and Infrastructure – Northern Geelong Growth Area: Include a statement of limitations explaining that the purpose of the Precinct Infrastructure Requirements at pages 222-229 is to identify the broad infrastructure needs for each precinct, but that these will be refined as each PSP is prepared
118	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	217	Utilities and Infrastructure – Northern Geelong Growth Area: Change Action N5.1.5 to reflect Action W5.1.5 and adjust N5.1.4 accordingly
119	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	220	Delivery - Northern Geelong Growth Area: Include the following additional factors in Action N5.2.1: * Whether the precinct will enable the staged extension of infrastructure networks in a way that minimizes the real cost of infrastructure provisions * Whether or not a precinct subject to major constraints or uncertainties that could delay development and are of a size and with a pattern of land ownership that is likely to result in a substantial and predictable yield of housing and/or industrial land * Whether a precinct's development will support the effective and early development of public transport infrastructure, town centres and employment precincts

No.	Modification to	Source	Date	Clause/ map/ page	Change
120	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	220, 236	In Actions N5.2.1 and W5.2.1, replace the dot points with the following: “ * The City of Greater Geelong Settlement Strategy. * Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan. * The need to maintain an adequate supply of urban land. * Third party funding agreements with land developers to undertake technical studies. * Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision. * Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development. * Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield. * The pattern of land ownership and the potential for multiple landowners to co-ordinate the planning and development of the precinct. * Whether a precinct’s development will support the effective and early development of public transport infrastructure, town centre and employment precincts.”
121	Framework Plan	Identified by Council officers	6 Feb 2020 - Gareth Smith approved	223, 223, 225, 227, 229, 239, 242, 243, 245, 247	Add the following additional note at the foot of each page after the note “* Infrastructure required to support multiple precincts”: “Infrastructure requirements will be refined as part of the Precinct Structure Plan process.”
122	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	226	Integrated Transport – Western Geelong Growth Area: Action W4.3.2, 6 th dot point: delete “and within the Batesford township”
123	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	227	Delivery – Heales Road West PSP: Change “One integrated children’s centres” to “One integrated children’s centre”; and change “One long day child care centres” to “one long day child care centre”
124	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	231	Utilities and Infrastructure – Western Geelong Growth Area: Include a statement of limitations explaining that the precinct concept plans at pages 238-248 are only intended to show the potential combination of land uses and infrastructure requirements that need to

No.	Modification to	Source	Date	Clause/ map/ page	Change
					be addressed at the PSP stage, and that the plans do not represent a final or preferred urban structure for the precinct
125	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	231	Utilities and Infrastructure – Western Geelong Growth Area: Include a statement of limitations explaining that the purpose of the Precinct Infrastructure Requirements at pages 238-248 is to identify the broad infrastructure needs for each precinct, but that these will be refined as each PSP is prepared
126	Framework Plan	Submission 60	7 Nov 2019 - Gareth Smith approved	234	Change the south-eastern boundary of the McCanns Lane precinct as shown on the attached plans.
127	Framework Plan	Mark Woodland evidence	18 Nov 2019 - Part B submission	236	Delivery - Western Geelong Growth Area: Include the following additional factors in Action W5.2.1: * Whether the precinct will enable the staged extension of infrastructure networks in a way that minimizes the real cost of infrastructure provisions * Whether or not a precinct subject to major constraints or uncertainties that could delay development and are of a size and with a pattern of land ownership that is likely to result in a substantial and predictable yield of housing and/or industrial land * Whether a precinct's development will support the effective and early development of public transport infrastructure, town centres and employment precincts
128	Framework Plan	Panel submission	6 Feb 2020 - Gareth Smith approved	239	Add the following point under Integrated transport infrastructure: "Upgrade the Creamery Road flyover of the Geelong Ring Road."
129	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	241	Delivery – Batesford North PSP: Change "One integrated children's centres" to "One integrated children's centre"
130	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	243	Delivery – McCanns Lane PSP: Change "One long day child care centres" to "one long day child care centre"
131	Framework Plan	Identified by Council officers	24 Sep 2019 - Council	247	Delivery – Batesford South PSP: Change "One integrated children's centres" to "One integrated children's centre"

Attachment 7 - Panel Recommendations and City Response

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
1	Adopt Greater Geelong Planning Scheme Amendment C395 as exhibited subject to the changes recommended in this report.	Agreed.	Refer to Attachment 8
2	<p>Revise the Settlement Strategy to clearly articulate that for the Bellarine Peninsula, the process to finalise an enduring boundary for Geelong will be:</p> <ul style="list-style-type: none"> • Secured by the DAL program; and • If not addressed by the DAL, through the proposed review of structure plans; or • Where no Structure Plan review is proposed in the near future, then the logical inclusions process as described in the Settlement Strategy. 	<p>Agreed.</p> <p>p.75 - The text under the heading Distinctive Areas and Landscapes has been replaced with the following, to reflect the current status of the project:</p> <p><i>“On 29 October 2019 the Bellarine Peninsula was declared a Distinctive Area and Landscape under the Planning and Environment Act 1987. This declaration triggers the requirement to prepare a Statement of Planning Policy by October 2020.</i></p> <p><i>The Statement of Planning Policy will include a 50-year vision and land use strategies to better protect the unique features of the Bellarine for current and future generations. It also provides the opportunity to designate long term settlement boundaries. The policy will be informed by strategic planning work already undertaken, relevant technical studies and outcomes from community engagement.</i></p> <p><i>The City considers the Distinctive Areas and Landscapes the most appropriate process to determine long term boundaries for the Bellarine. If long term boundaries are not resolved, the City will need to determine long term boundaries via a separate consultative process for the district towns with regard to Statement of Planning Policy.”</i></p>	Refer to revised Settlement Strategy on C395 website
3	Council consider revising the Settlement Strategy to identify the Boral land as an ‘Investigation Area’ for future urban development.	<p>Agreed.</p> <p>The following wording has been added to the Settlement Strategy:</p> <p><i>“PLANNING FOR THE NEXT PHASE OF GROWTH</i> <i>If Council’s regular demand and supply analysis make it clear that further land needs to be identified due to higher take-up or issues with delivering identified areas, consider the next phase of growth and update the strategy accordingly.</i></p>	Refer to revised Settlement Strategy on C395 website

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
		<p><i>Investigations should include consideration of the Boral Waurrn Ponds site and amongst any other relevant factors have regard to substantial parcels contiguous with existing urban area, ability to integrate with existing and planned urban areas, excellent rail and road access, cost effective servicing, protection of productive farmland and significant landscapes, other land use needs and requirements for Geelong."</i></p>	
4	<p>Add a preamble to the North and Western Geelong Growth Areas Framework Plan (March 2019) to:</p> <ul style="list-style-type: none"> • clearly state its purpose • provide flexibility in its interpretation in the next stages of the planning process • confirm that the Precinct Structure Plans included in the Framework Plan are concept plans only that will be subject to change through the process of preparing Precinct Structure Plans for the precincts in the Northern and Western Geelong Growth Areas. 	<p>Agreed.</p> <p>The following text has been inserted taken from p.26,27 of Council's opening submission with addition of 2 paragraphs highlighted grey to reflect the Panel rec.</p> <p><i>Role of the framework plan</i></p> <p><i>The Northern and Western Geelong Growth Areas Framework Plan is a high-level strategic document that describes considerations related to future urban development in the growth areas.</i></p> <p><i>The Framework Plan acts as a background document and should be interpreted in that light. It provides flexibility in its interpretation in the next stages of the planning process.</i></p> <p><i>The framework plan describes the existing site context of the growth areas and outlines a vision and set of urban development objectives and actions to inform the subsequent detailed preparation of precinct structure plans (PSPs).</i></p> <p><i>The framework plan proposes the sequential preparation of nine PSPs. Each PSP provides the basis for localised urban development and investment and will further consider and incorporate relevant directions outlined in this framework plan. Each PSP will elaborate on the framework plan by adding important land uses that support the local community such as local roads, schools, community facilities and open space not included at this preliminary level of planning.</i></p> <p><i>Preparation of each PSP will be the subject of further detailed technical investigations and reports specific to that precinct. A separate planning scheme amendment will facilitate the detailed future urban structure and infrastructure requirements of the precincts.</i></p>	<p>Refer to revised Framework Plan on C395 website</p>

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
		<p><i>The location and extent of some features (e.g. road network, waterways and activity centres) depicted in plan set of the framework plan are accordingly illustrative or enlarged with the intent that they will be refined or amended as part of the preparation of each PSP.</i></p> <p><i>The framework plan summarises existing technical investigations that provide a preliminary basis for the preparation of each PSP. It is important to ensure that the preparation of the PSP allows for the consideration and adoption of new technical information that may provide increased benefits to the future community.</i></p> <p><i>Concept Precinct Structure Plans at pages 226-233 and 242-252 of this Framework Plan are only concept plans and will be subject to change through the process of preparing Precinct Structure Plans for the precincts in the growth areas.</i></p>	
5	<p>Amend the exhibited Clause 21.20 by adopting the changes proposed by Council as set out in Document 245 to the Hearing with the deletion of the last dot point under Clause 21.20-3 Strategies.</p>	<p>Agreed.</p>	<p>Refer to Clause 21.20 Attachment 8</p>
6	<p>In relation to the transport network:</p> <p>a) Retain the 14 metre wide reservation for the Clever and Creative Corridor in the North and Western Geelong Growth Areas Framework Plan.</p> <p>b) Remove the measurement details for the Clever and Creative Corridor from the North and Western Geelong Growth Areas Framework Plan.</p> <p>c) Add a description to the Clever and Creative Corridor section in the North and Western Geelong Growth Areas Framework Plan to make it clear that the interim and ultimate configurations of the Clever and Creative Corridor as described and depicted in the North and Western Geelong Growth Areas Framework Plan are conceptual only and there will be variability in the abutting land</p>	<p>Agreed</p> <p>All the recommended changes have been addressed with changes made to the Framework Plan.</p> <p>In relation to 6 g) Evans Road has been reviewed but it is too early to clarify which sections will be duplicated rather than just upgraded, as a result no change has been made in response to this Recommendation.</p>	<p>Recs 6a)-6d) refer to revised Framework Plan on C395 website</p> <p>Rec 6e) change also made to Clause 21.20 map – see Attachment 8</p>

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
	<p>uses and development as determined through the preparation of the Precinct Structure Plans.</p> <p>d) Add an annotation to the Framework Plan map to state that the alignments shown for the road network are indicative and may be subject to change following further analysis and assessment at the Precinct Structure Plan preparation stage, or words to that affect.</p> <p>e) Amend the description of the symbol shown on the North and Western Geelong Growth Areas Framework Plan map with respect to the Creamery Road upgrade to clarify that the upgrade will not include an interchange with the Geelong Ring Road.</p> <p>f) Retain the classification of Evans Road as an arterial road between the two growth areas on the North and Western Geelong Growth Areas Framework Plan.</p> <p>g) Review the references to Evans Road in the North and Western Geelong Growth Areas Framework Plan to clarify which parts of Evans Road will be duplicated rather than just upgraded.</p>		
7	<p>Amend the North and Western Geelong Growth Areas Framework Plan in the Northern Geelong Growth Area to change the location of the subregional activity centre and split the neighbourhood centre into two centres as proposed by the Lovely Banks Development Group.</p>	<p>Agreed.</p>	<p>Refer to revised Framework Plan on C395 website & Clause 21.20 map in Attachment 8</p>
8	<p>Make any subsequent necessary changes to North and Western Geelong Growth Areas Framework Plan background document arising from Recommendation 7.</p>	<p>Agreed.</p>	<p>Refer to revised Framework Plan on C395 website</p>
9	<p>Add the following strategy to Clause 21.20-3:</p> <ul style="list-style-type: none"> • Undertake a detailed biodiversity assessment prior to any Precinct 	<p>Agreed.</p>	<p>Refer to Clause 21.20</p>

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C395	City Response	Reference
	Structure Plan being approved, that ensures that Commonwealth, State and local protection of high value biodiversity assets is reflected in strategic and statutory planning.		map in Attachment 8
10	Revise the text on Plan 12 to say: <ul style="list-style-type: none"> • LEMMP (1,000 metre default buffer, subject to technical confirmation). 	Agreed.	Refer to revised Framework Plan on C395 website
11	Revise the first bullet point under Action N.1.7.7 to say: <ul style="list-style-type: none"> • default buffer of 1,000 metres to the Lara Energetic Material Manufacturing Plant, subject to technical confirmation. 	Agreed.	Refer to revised Framework Plan on C395 website
12	Revise the text under the Action N.1.7.7 to say: <ul style="list-style-type: none"> • No additional sensitive land uses, including residential development and community facilities, will be permitted within these buffers. At the time of the preparation of the PSP the buffers should be reviewed to determine accurate, evidence-based buffers. 	Agreed.	Refer to revised Framework Plan on C395 website
13	Revise the Northern and Western Geelong Growth Area Framework Plan, Settlement Strategy and Amendment documentation as relevant in accordance with: a) The City of Greater Geelong changes as shown in Appendix D to this report; and b) The revised planning scheme ordinance shown in documents 238 - 246 of the Hearing tabled documents; but c) 13a) and 13b) above modified as relevant by the recommendations in this report.	Agreed.	Refer to Attachment 8 and the revised Settlement Strategy and Framework Plan on the C395 website

Attachment 8 - Amendment for Adoption

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C395ggee

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map Nos. 16, 17, 23, 24, 25, 31, 32, 36 and 47 in the manner shown on the nine attached maps marked "Greater Geelong Planning Scheme, Amendment C395".

Planning Scheme Ordinance


The Planning Scheme Ordinance is amended as follows:

2. In **Local Planning Policy Framework** – replace Clauses 21.03, 21.04, 21.06, 21.08, 21.11, 21.14 and 21.16 with new Clauses 21.03, 21.04, 21.06, 21.08, 21.11, 21.14 and 21.16 in the form of the attached documents.
3. In **Local Planning Policy Framework** - insert Clause 21.20 in the form of the attached document.
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

GREATER GEELONG PLANNING SCHEME

21.03 OBJECTIVES - STRATEGIES - IMPLEMENTATION

24/12/2019 - 1/1/2020
6407 ggee Proposed C395 ggee The MSS is divided into two parts, a **Municipal Planning Framework** and a **Place-based Planning Framework**. 

Municipal Planning Framework

The Municipal Planning Framework sets out the overarching objectives, strategies and implementation mechanisms that will guide land use and development across the municipality. The Municipal Planning Framework should be reviewed by all persons considering the use and development of land in the City of Greater Geelong, regardless of where that land is located.

The Municipal Planning Framework is structured around the four key land use themes identified in the State Planning Policy Framework (SPPF). A range of objectives, strategies and implementation mechanisms are grouped under each theme, as follows:

- **Natural Environment (Clause 21.05)**
 - Waterways
 - Biodiversity
 - Coastal environments
 - Climate change
 - Natural resource management
 - Flooding
 - Wildfire
- **Settlement and Housing (Clause 21.06)**
 - Urban growth
 - Urban consolidation
 - Neighbourhood character
 - Heritage and identity
- **Economic Development and Employment (Clause 21.07)**
 - Industry
 - Retail
 - Economic growth sectors
 - Rural areas
 - Tourism in rural areas
- **Development and Community Infrastructure (Clause 21.08)**
 - Transport
 - Development contributions
 - Open space
 - Accessibility

There is considerable overlap between each of these themes and none should be read in isolation.

GREATER GEELONG PLANNING SCHEME

Place-based Planning Framework

The Place-based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality and should be considered in conjunction with the Municipal Planning Framework.

The places and towns contained in the Place-based Planning Framework are:

- **Central Geelong (Clause 21.09)**
- **Geelong Western Wedge (Clause 21.10)**
- **Armstrong Creek Urban Growth Area (Clause 21.11)**
- **Geelong Port (Clause 21.12)**
- **Lara (Clause 21.13)**
- **The Bellarine Peninsula (Clause 21.14), including the following individual Bellarine townships:**
 - St. Leonards.
 - Portarlington.
 - Indented Head.
 - Ocean Grove.
 - Leopold.
 - Barwon Heads.
 - Drysdale / Clifton Springs, including the Jetty Road Urban Growth Area.
- **Wandana (Clause 21.15)**
- **Anakie (Clause 21.16)**
- **West Fyans - Fyans Street Precinct Structure Plan Area (Clause 21.17)**
- **Corio Norlane (Clause 21.18)**
- **Moolap-Point Henry- (Clause 21.19)**
- **Northern and Western Geelong Growth Areas (Clause 21.20)**
- **Activity Centres (Clause 21.21)**



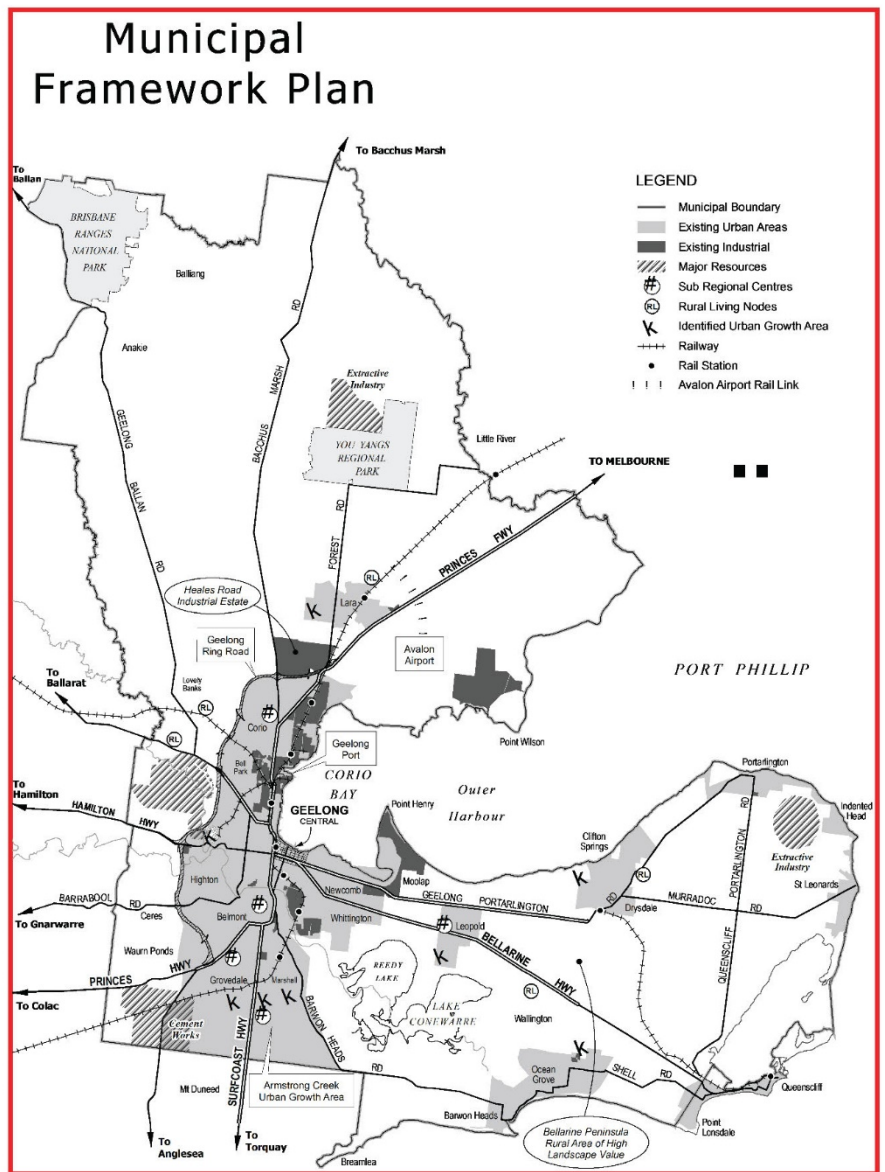
GREATER GEELONG PLANNING SCHEME

21.04 MUNICIPAL FRAMEWORK PLAN

02/07/2016
 Proposed C395ggee



GREATER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

21.06 SETTLEMENT AND HOUSING

08/12/2016
C346

21.06-1 Key issues and influences

~~19/11/2016~~
~~6300~~ Proposed C395ggee

Key issues and influences

Geelong is the best placed regional city to capitalise on Melbourne's strong growth given the strength of the economy and access to employment, an affordable and diverse housing market, transport links and lifestyle opportunities. While the City is keen to take advantage of Geelong's proximity to Melbourne it is important to the community that the unique identity and character of the municipality is retained.

Demographics

~~Between 2006 and 2031, it is estimated that the municipality will need to accommodate an additional 63,000 persons. This level of population growth will generate demand for approximately 41,000 new dwellings~~Geelong is expected to grow by an additional 152,000 people by 2036 based on an average annual growth rate of 2.5 percent. This growth will create demand for over 73,400 additional dwellings which can be met under the City's identified planned growth.-

~~The region's population is ageing rapidly through the in-migration of retiring persons and the ageing-in-place of existing residents. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula~~different roles and functions of the various towns and suburbs means some areas are more attractive to young families and some have strong retirement and holiday maker populations. It is important to maintain a range of services and facilities useful to all age groups to ensure diverse communities that can be sustained over the long term.-

~~Although the population is ageing, it is vitally important that the City continues to provide an environment that attracts and supports children, young people and families.~~

Housing

~~The majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. This trend will be driven by significant growth in smaller households (primarily singles, childless couples and sole parents), as well as emerging preferences for lower maintenance dwellings that are close to urban services~~Suburban detached family homes make up 85 percent of our current housing stock. Increasing the diversity of the City's housing stock overtime will help cater for the growing trend of smaller households, affordable housing, ageing in place, low maintenance housing and strong demand for housing in high amenity locations.-

~~The ageing of the population will contribute substantially to the increase in demand for low maintenance dwellings and retirement accommodation. This accommodation will need to be close to urban services.~~

In order to meet these demands, there is a need to provide for a range of housing typologies types including unit, townhouse, attached, multilevel and apartment dwellings in both established and developing communities.

~~There is a need to maintain competition and diversity in the housing market.~~

Settlement

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

~~There is an environmental, economic and social imperative to reduce urban sprawl and improve accessibility to urban services, principally by consolidating urban development around places of activity and public transport infrastructure~~The majority of greenfield housing supply will be

GREATER GEELONG PLANNING SCHEME

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

New infill development should be directed to well serviced areas and should be of a high design quality and respond to the locality. Outward urban growth needs to be carefully managed and directed to designated locations that offer the greatest net benefit to the Geelong community, can be appropriately serviced and which have the capacity to accommodate sustainable development. Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high density housing to be embraced by established communities it needs to deliver high quality design and achieve a high level of amenity for future residents while being appropriate for the site and neighbourhood.

All development should contribute positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community. The Bellarine Peninsula has been delivering around 27 percent of the City's new housing supply over the past few years. Continued housing development at this rate will have a detrimental impact on the character and values of this area.

Whilst rural living areas provide for greater consumer choice in the housing market, however they can be inefficient to service and are generally contrary to the objective of maintaining a farmed rural landscape in the City and supporting agricultural activities in rural areas. There is consequently a need to restrict rural living to specific locations and to ensure that consumers meet their equitable share of the cost of servicing such locations. Existing rural living nodes will continue to rely on established townships and urban Geelong for commercial and community facilities.

The municipality's rural living nodes will continue to rely on established townships and urban Geelong for commercial and community facilities.

Identity

The City of Greater Geelong is within the traditional territory of the Wathaurong Aboriginal clan groups.

Recognition, respect and protection of Greater Geelong's Indigenous and European cultural heritage is of critical importance to the City's identity moving forward. Key direction around housing and settlement can be found on the housing and settlement framework plan included in this clause.

21.06-2

20/01/2016 - 1/1/2016
6420 (Part 4) Proposed C395 ggee

Urban growth Spatial Distribution of Growth and Land Supply

Objectives

- Contain growth within identified locations across the municipality.
- To limit urban sprawl by directing urban growth to designated urban growth areas. Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas.
- To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock. Maintain the unique township, landscape, tourism, farming and environmental values of the Bellarine Peninsula.
- Maintain the unique identity of Greater Geelong and its townships.

Strategies

- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold. Direct the majority of future housing needs to urban Geelong (urban infill, Armstrong Creek and the Northern and Western Geelong Growth Areas).

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- ~~Maintain the non-urban break between Geelong and Werribee and, in particular, prevent further expansion of the Little River township boundary.~~
- ~~Maintain the Geelong Ring Road as the western boundary of urban Geelong.~~
- ~~Ensure that land use and development does not compromise the capacity or potential future development of areas designated for future urban growth, as shown on the relevant Structure Plan or Urban Growth Plan.~~
- ~~Require a minimum residential density of 15 dwellings per hectare in all new urban growth areas. Reduce the share of new housing development on the Bellarine Peninsula.~~
- Ensure development occurs within designated settlement boundaries.
- ~~Where possible use natural boundaries to define the edges of urban areas.~~ Deliver defendable long-term settlement boundaries via a consultative boundary review process.
- ~~Provide for infill urban growth in the Fyansford area.~~
- ~~Prevent further subdivision and medium density housing in Breamlea.~~
- Limit rural-living ~~development~~ developments to existing zoned land in ~~the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.~~ Waurn Ponds, Lovely Banks Batesford, Fyansford, Leopold, Newcomb, Moolap, Curlewis, Portarlinton and Ocean Grove.
- Maintain the extent of rural hamlets of Breamlea, Ceres and Anakie to current township zone limits.
- Maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.
- Protect the distinct landscape areas of the Bellarine Peninsula and You Yangs precinct from urban encroachment.
- ~~Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.~~ Adopt a population scenario approach to plan for future housing needs based on the regular monitoring and review of housing and population data and adjust as required.

21.06-3

~~Proposed C395ggee~~

Managing future growth

Objectives

- Ensure growth areas are well planned and deliver sustainable communities.
- Manage the release of new growth areas to make sure infrastructure, services and facilities are provided in a timely and efficient way.

Strategies

- Ensure new development is guided by a strategic framework plan that outlines the orderly and sequential preparation precinct structure plans.
- Limit the number of precinct structure plans that can be prepared simultaneously.

21.06-4

~~Proposed C395ggee~~

Housing diversity

Objectives

- Ensure housing diversity is achieved in established and growth area communities.
- Increase the level of affordable and social housing in Greater Geelong.

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Strategies

- Continue to implement and build upon the Housing Diversity Strategy to increase housing diversity in established areas.
- Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including the identification of locations appropriate for mixed use and high and medium density housing in strategically identified locations.
- Work with interested parties to deliver high quality clever and creative housing solutions, including social housing, to provide greater housing choice.
- Support social housing in areas with good access to services and facilities.

21.06-35 Urban consolidation

~~19/11/2014~~
6300 Proposed C396geee

Objectives

- ~~To provide for the consolidation of existing urban areas in a managed way~~ Facilitate infill development to increase its housing supply contribution to 50 per cent, by 2047.
- ~~To encourage an appropriate range of development~~ Nominate the preferred location for increased housing densities.
- ~~To improve accessibility to urban services~~ Manage the impact of increased housing densities on neighbourhoods.

Strategies

- Manage urban consolidation and housing change across the municipality, by:-
 - Accommodating medium and high density housing in Key Development Areas (as defined by the maps included in this clause).
 - Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating:
 - high density housing in the activity centres consistent with their primary commercial and retail role; and
 - medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
 - Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.
 - Providing for incremental change in the General Residential Zone (Schedule 2) areas.
 - Limiting change in the Neighbourhood Residential Zone areas.
- Encourage medium density housing in the Mixed Use Zone.
- Optimise the contribution the rail corridor can make to future housing needs.
- Increase the level of high quality residential development in Central Geelong.
- Review housing opportunities within established areas to determine if further localised housing intensification can be achieved.
- Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.

GREATER GEELONG PLANNING SCHEME

21.06-46 Neighbourhood character

13/11/2014 - / - / -
6399 Proposed C395ggee

Objectives

- To manage the impact of urban change on existing neighbourhoods.
~~To manage the impact of urban change on existing neighbourhoods.~~
- To ensure that new development responds to the existing neighbourhood character.
~~To ensure that new development responds to the existing neighbourhood character.~~
- To protect areas with a significant garden character.
~~To protect areas with a significant garden character.~~
- To protect areas with identified views to significant landscape features
~~To protect areas with views to significant landscape features.~~

Strategies

- Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.
~~Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.~~
- Ensure that development is responsive to the established character of the area.
~~Ensure that development is responsive to the established character of the area.~~
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.
~~Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas.~~
- Ensure that development in the transition areas of the Residential Growth Zones is responsive to and respectful of the neighbourhood character in any adjoining residential zones.
~~Ensure that development in the transition areas of the Residential Growth Zones is responsive to and respectful of the neighbourhood character in any adjoining residential zones.~~
- Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.
~~Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.~~
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.
~~Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.~~
- Avoid gated communities.
~~Avoid gated communities.~~
- Maintain the character of the Rural Living and Low Density Residential Zoned areas.
~~Maintain the character of the Rural Living and Low Density Residential Zoned areas.~~
- Ensure that dwellings and extensions to dwellings over 7.5 metres have regard to the design objectives and decision guidelines of Schedule 14 to the Design and Development Overlay.

21.06-57 Heritage and identity

20/01/2010 - / - / -
6129 (Part 1) Proposed C395ggee

Objectives

- To ensure that urban development enhances Geelong's sense of place and identity.

GREATER GEELONG PLANNING SCHEME

~~To ensure that urban development enhances Geelong's sense of place and identity.~~

- ~~To identify, conserve and enhance individual places and areas of pre and post contact cultural heritage significance.~~
~~To conserve and enhance individual places and areas of pre and post contact cultural heritage significance.~~

Strategies

- Protect places of Aboriginal cultural heritage significance in partnership with Traditional Owners.
~~Protect places of Aboriginal cultural heritage significance.~~
- Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory heritage significance.
~~Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.~~
- Ensure that the use and development of a heritage place respects its heritage significance and contributes to its longevity.
~~Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.~~
- Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings.
~~Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings~~

21.06-68 Implementation

08/12/2016 - 1/1/2017
6346 Proposed C395ggee

~~These strategies will be implemented by:~~

These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure all advertising signage complies with the City of Greater Geelong Advertising Sign Guidelines.

Use the Increased Housing Diversity Areas Policy at Clause 22.63.

Use the Heritage Policies at Clause 22.

Use the Discretionary Uses in Rural Living and Low Density Residential Areas at Clause 22.04.

Use the Discretionary Uses in Residential Areas at Clause 22.01.

Prevent residential development from occurring outside of the settlement boundaries set out in any Framework Plan, Structure Plan or Urban Growth Plan for an area.

Ensure new development in heritage areas is in accordance with the Incorporated Document City of Greater Geelong Heritage Design Guidelines.

Where appropriate, require the preparation of Conservation Management Plans for heritage places.

Applying zones and overlays

Apply an appropriate zone to identified Key Development Areas.

Further work

Review the residential areas around Central Geelong to determine Residential Growth Zone opportunities.

GREATER GEELONG PLANNING SCHEME

Prepare Precinct Structure Plans for the Northern and Western Geelong Growth Areas.

As a priority commence an investigation into the future residential and industrial land use needs for Geelong, as a basis for future growth area planning, that would include: Assess areas with environmental or landscape values of local, state or national importance and consider options to help preserve and manage these areas into the future.

- the assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong;
- the identification of a preferred growth area or areas; and
- the preparation of detailed growth area plans.

Undertake a consultative settlement boundary review process.

Work with the Director of Housing to progress and implement the Norlane Housing Regeneration Development Areas within the Norlane-Corio Urban Renewal Feasibility Study. Undertake a strategic planning program to increase the contribution of the train station environs to future housing needs and mixed use development and investigate other localised opportunities for increased housing densities.

Prepare a settlement strategy for the municipality. Review the application of residential zones as a result of planning scheme amendment VC110 to ensure the zone regime reflects local policy intent.

References

City of Greater Geelong Housing Strategy Background and Issues Report, Swinburne University, 2005.

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

■ *City of Greater Geelong Rural Land Use Strategy*, City of Greater Geelong, 2007.

■ *City Plan, 2007-2011*.

City of Greater Geelong Rural Land Use Strategy, City of Greater Geelong, 2007.

Aboriginal Cultural Heritage Management and Protection Development Planning Protocol—2000 City Plan, 2018-2022.

Geelong Verandah Study, Authentic Heritage Services P/L and Wendy Jacobs, 2006.

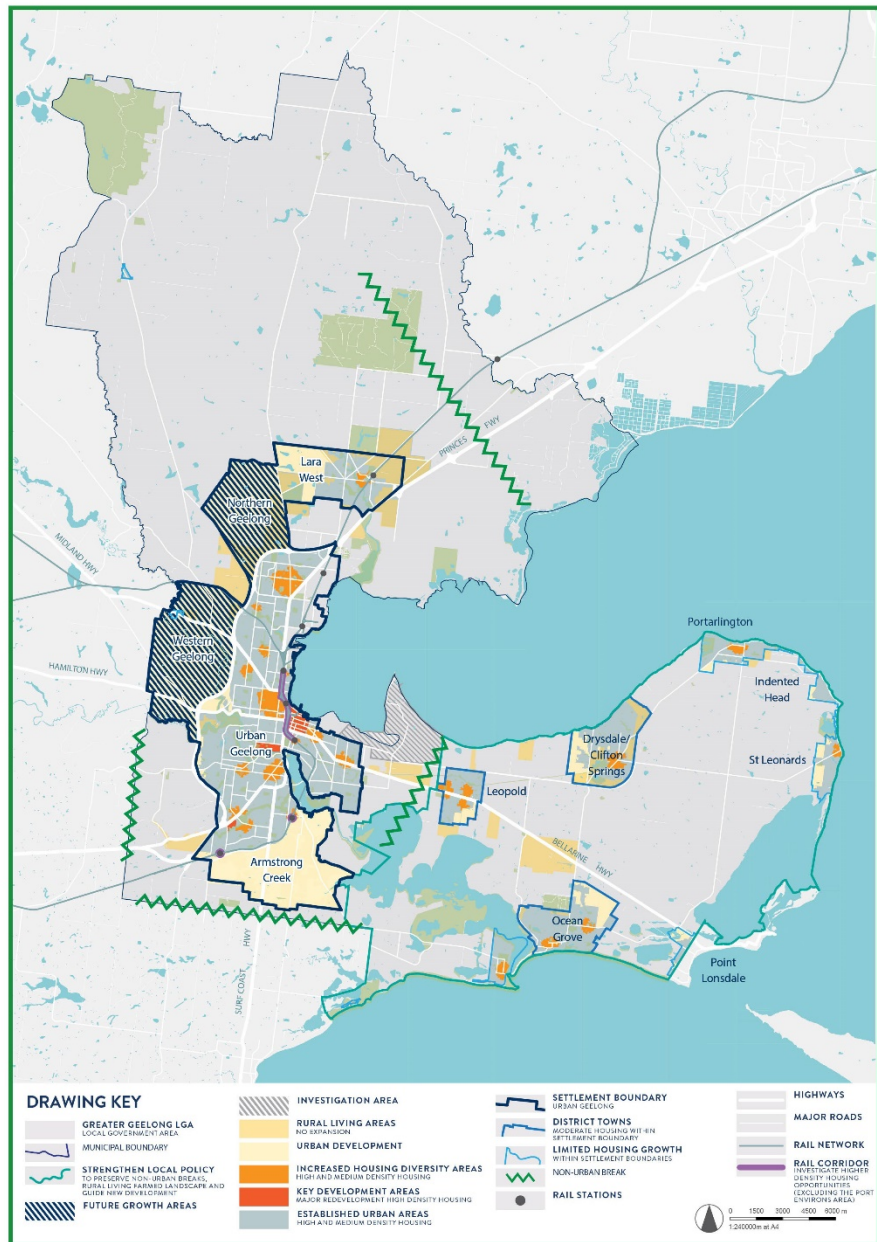
The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS, 1988.

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City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

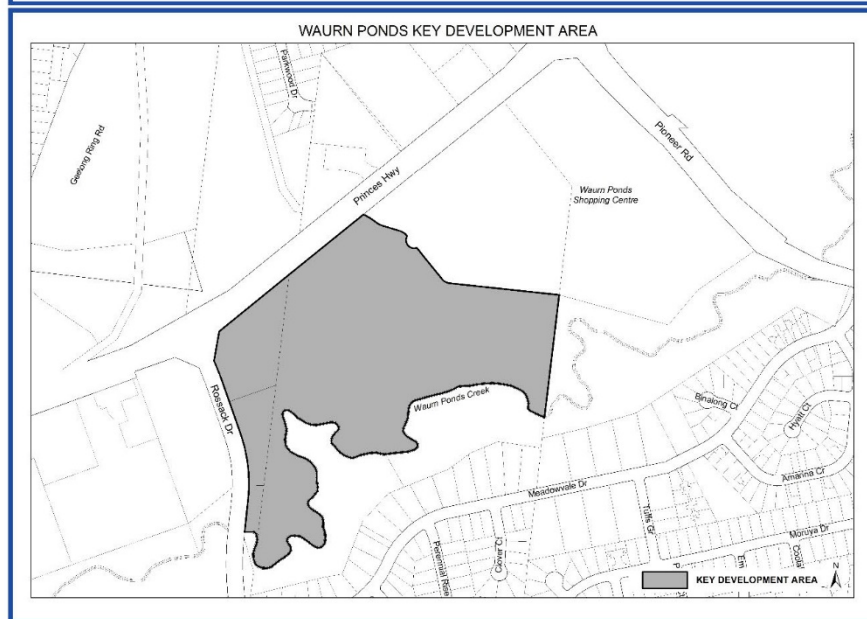
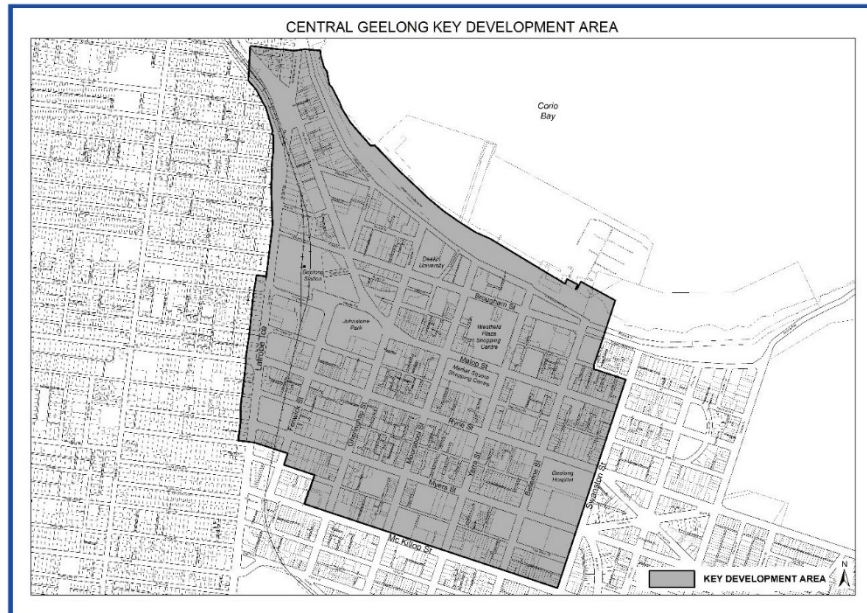
GREATER GEELONG PLANNING SCHEME

Housing and Settlement Framework Plan

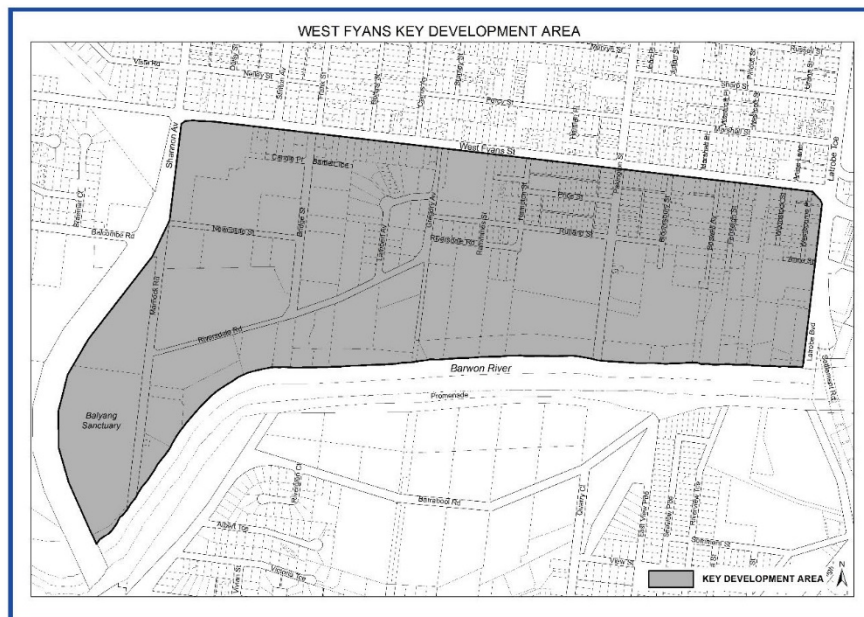


GREATER GEELONG PLANNING SCHEME

Key Development Area Maps



GREATER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

21.08

02/07/2015
C308

21.08-1

20/04/2020
GC112

DEVELOPMENT AND COMMUNITY INFRASTRUCTURE

Key issues and influences

The municipality is located on the state and interstate road and rail network, providing direct links to South Australia, south-western Victoria and Melbourne.

Barwon Water services the municipality with water and sewerage infrastructure. There is a need to conserve water resources and develop alternative water sources.

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

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

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

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

The design, management and delivery of infrastructure are key issues for Council. The Infrastructure Design Manual (IDM) prepared by the Local Government Infrastructure Design Association has been adopted by Council and includes guidelines for the design and construction of infrastructure within the municipality, including (among other things) roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection infrastructure. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

It is necessary to upgrade existing community infrastructure and to provide new community infrastructure to meet the needs of the current and future population.

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

There is a need for all development and infrastructure provision to enhance safety, accessibility and inclusion for all members of the community.

There is a need to provide social infrastructure that responds to Geelong's ageing population.

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

21.08-2

02/07/2015
C308 Proposed C395ggee

Transport

Objectives

- To develop a safe, accessible, equitable and efficient traffic, transport and freight network.
- To improve the appearance of transport routes at key entrances to townships and urban areas.
- To protect and enhance the role of Avalon Airport, including its expansion options and ongoing technical viability and operational requirements.

Strategies

- Facilitate the development of Geelong Railway Station as Geelong's principal public transport hub.
- Enhance key entrances to townships and urban areas through gateway urban design treatments and landscaping.
- Create and protect reservations for future transport corridors, planned arterial roads and arterial road widening.



GREATER GEELONG PLANNING SCHEME

- Improve transport links, particularly public transport links, between existing and new residential areas, employment nodes and activity centres.
- Promote the early provision of public transport infrastructure and services in all growth areas.
- Prioritise active and public transport modes over private vehicle use.
- Facilitate the development of key freight routes having regard to residential amenity and the natural environment.
- Enhance the industrial and business transport linkages between industrial areas and activity centres and road, rail and port infrastructure.
- Direct freight transport into industrial zones and freight roadways.
- Support the development of an inter-modal freight terminal in the northern area of the municipality.
- Protect Avalon Airport from encroachment of residential, rural living, noise sensitive and other inappropriate use and development.
- Protect the alignment and integrity of the Avalon Airport Rail Link from incompatible use and development.

21.08-3

Development contributions

2019/2019-2020
C129(Part 4) Proposed C395gg

Objectives

- ~~To provide development and community infrastructure in an efficient and timely manner.~~
To provide development and community infrastructure in an efficient and timely manner.
- To plan for and provide services, facilities and infrastructure that respond to the changing needs of the City's population.

Strategies

- Ensure that development levies applied in the growth areas adequately caters for local infrastructure to support the expected metropolitan-equivalent dwelling density and population yield.
- Identify state infrastructure to deliver sustainable new communities including transport infrastructure and health and education facilities.
- Explore opportunities to use private sector funding to assist with delivering infrastructure.
- Ensure that development and community infrastructure is provided in a sustainable and timely manner in all areas, with particular regard to the servicing of new communities in new urban growth areas and large urban infill areas.
- ~~Encourage development to proceed in a staged, contiguous~~ Ensure development proceeds in a logical, sequenced manner which maximises the efficient delivery and use of development and community infrastructure.
- Where development departs from a relevant staging plan or is out-of-sequence in terms of being serviced by council's current capital works program, require the proponent to meet or carry the full capital cost of providing the necessary development and community infrastructure to service the proposed development where appropriate.
- Prepare Infrastructure Contribution Plans and Development Contribution Plans in designated growth areas across the municipality.

GREATER GEELONG PLANNING SCHEME

21.08-4
28/01/2010
C129(Part 1)

Open space

Objective

- To develop a comprehensive, safe and accessible open space network.

Strategies

- Require land provided as open space to be usable for its intended recreational purpose.
- Ensure that encumbered land provided as open space adds to the recreational and environmental amenity and diversity of the locality.
- Encourage open space areas to be provided in a manner and location that allows for passive surveillance.
- Where practicable, provide passive and active open space areas which serve to protect ecosystems, flora and fauna.
- Where possible, provide linear open spaces which link between activity centres, schools, public transport hubs, parks and recreation areas.
- Where appropriate, require open space enhancements of the private and public realms when residential densities are increased.

21.08-5

Accessibility

28/04/2010 - / - / -
G129(Part 1) Proposed C395ggee

Objective

- To ensure safe and equal access to community and development infrastructure for all members of the community.

Strategies

- Where possible, ensure shared recreational, walking and cycling trails provide accessible links between activity centres, schools, public transport hubs, open space and recreation areas.
- Encourage passive surveillance of all recreational areas and trails.
- Require the provision of safe bicycle parking and storage facilities in activity centres, employment nodes, community facilities, recreation areas and public transport hubs.
- Ensure all development and community infrastructure provides safe accessibility for all members of the community.

21.08-6

Infrastructure Planning, Design and Construction

20/04/2020
GC112

Objective

To provide clear and consistent guidelines for the planning, design and construction of infrastructure.

- | | |
|--------------|---|
| Strategy 1.1 | Encourage a consistent approach to the design and construction of infrastructure across the municipality. |
| Strategy 1.2 | Encourage new subdivision and development that has regard to the objectives and requirements of the IDM or an approved Precinct Structure Plan. |

21.08-76

Implementation

28/04/2020 - / - / -
GC112 Proposed C395ggee

These strategies will be implemented by:

▪

Using policy and the exercise of discretion

Where appropriate, require the preparation of a Development Plan, Development Staging Plan and Development Contributions Plan as part of the re-zoning of an area for urban purposes.

GREATER GEELONG PLANNING SCHEME

Ensuring that land taken for open space through the subdivision process is well situated, of appropriate dimension and forms an integrated part of the existing and future community network of open spaces.

Collect equitable development contributions to the capital cost of pre-planned infrastructure that is necessary for community well being, health and safety, through the implementation of Development Contributions Plans.

Applying zones and overlays

Apply the Development Contributions Plan overlay to new growth areas as appropriate.

Further work

Prepare Development Staging Plans and Development Contributions Plans for the Armstrong Creek and Jetty Road Urban Growth Areas.

Investigate a new east-west link road between Portarlinton Road and the Geelong Ring Road.

Support VicRoads future planning for the Outer Metropolitan Ring Transport Corridor.

References

Geelong Transport Strategy, Victorian State Government and City of Greater Geelong, 2002.

Study of Open Space Networks, City of Greater Geelong, 2001.

City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

GREATER GEELONG PLANNING SCHEME

21.11 ARMSTRONG CREEK URBAN GROWTH AREA

09/03/2017
C301

21.11-1 Key Issues and Influences

~~20/04/2016
C129 (Part)~~

The Armstrong Creek Urban Growth Area (ACUGA) is ~~the primary~~ a key growth area for the G21 Region. At capacity, the ACUGA is expected to accommodate approximately ~~54,000 persons and 22,000 dwellings~~ 55,000 to 65,000 persons.

The ACUGA will be developed as a sustainable community, setting new benchmarks in best practice urban development.

Development in the ACUGA will provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres.

Areas of visual sensitivity along the Mount Duneed ridgeline and flood prone areas to the east of Barwon Heads Road will be protected from urban development.

The rural break between the ACUGA and Surf Coast Shire is to be maintained.

Rural land outside of the ACUGA will be maintained in productive agricultural parcels which provide an attractive rural setting.

Land for extractive industries to the west of Ghazeepore Road will be protected from incompatible development.

21.11-2 Objectives

23/10/2014
C267

- To provide a wide range of housing types and densities in an urban structure based on walkable neighbourhoods, public transport and mixed use activity centres.
- To establish a network of mixed use activity centres providing retail, community and educational facilities for the incoming Armstrong Creek community.
- To create an economic and employment structure that complements the broader Geelong region while providing employment areas, business opportunities and local jobs.
- To protect and enhance the natural environmental features and cultural heritage values of the Armstrong Creek area and provide a distinct urban character and green setting.
- To ensure the provision of a comprehensive and well connected network of open space and recreation facilities.
- To provide a sustainable movement and access network within the Armstrong Creek area.
- To provide utility services that meet current best practice standards and are environmentally sustainable.
- To ensure the orderly and controlled development of Armstrong Creek.
- To encourage sustainable design and development to minimise energy and resource use within Armstrong Creek, in particular the Armstrong Creek Town Centre Precinct.

Strategies

- Ensure land use and development in the Armstrong Creek Urban Growth Area proceeds generally in accordance with the Armstrong Creek Urban Growth - Framework Plan Incorporated Document.
- Require the preparation of Precinct Structure Plans providing for at least one 'walkable neighbourhood' of approximately 1.6 kilometres in diameter, prior to any application for land use and development in the Armstrong Creek Urban Growth Area.
- Ensure that Precinct Structure Plans in the ACUGA are generally in accordance with the Armstrong Creek Urban Growth Plan, Volume 1.
- Require planning permit applications for subdivision to demonstrate:

GREATER GEELONG PLANNING SCHEME

- that required infrastructure will be provided to the subdivision area in a timely manner.
- that the subdivision layout will achieve integration with existing or future subdivision layouts for surrounding landholdings; and
- that the subdivision will facilitate the orderly development of the precinct.

21.11-3 Implementation

~~63403/2016~~ Proposed C395ggee These strategies will be implemented by:



Applying Zones and overlays

Applying the Heritage Overlay to significant heritage sites.

Further Work

Prepare an Infrastructure Funding Model and Development Contributions Plan for the Urban Growth Area.

Coordinate the preparation of Precinct Structure Plans for development areas within the Urban Growth Area.

Coordinate the input of relevant State Government agencies and service providers to ensure the realisation of the development vision for the Armstrong Creek Urban Growth Area, particularly the provision of appropriate infrastructure and services.

Apply relevant Land Management Overlays (Floodway Overlay and Land Subject to Inundation Overlay) to areas prone to flooding / inundation once post development conditions are established based upon preparation of drainage schemes.

Investigate the opportunity for an integrated approach to the development of Cultural Heritage Management Plans for the entire ACUGA.

Investigate the establishment of a Cultural Heritage Interpretation Trail.

Implement any relevant findings of the logical inclusions process undertaken pursuant to Clause 21.06.

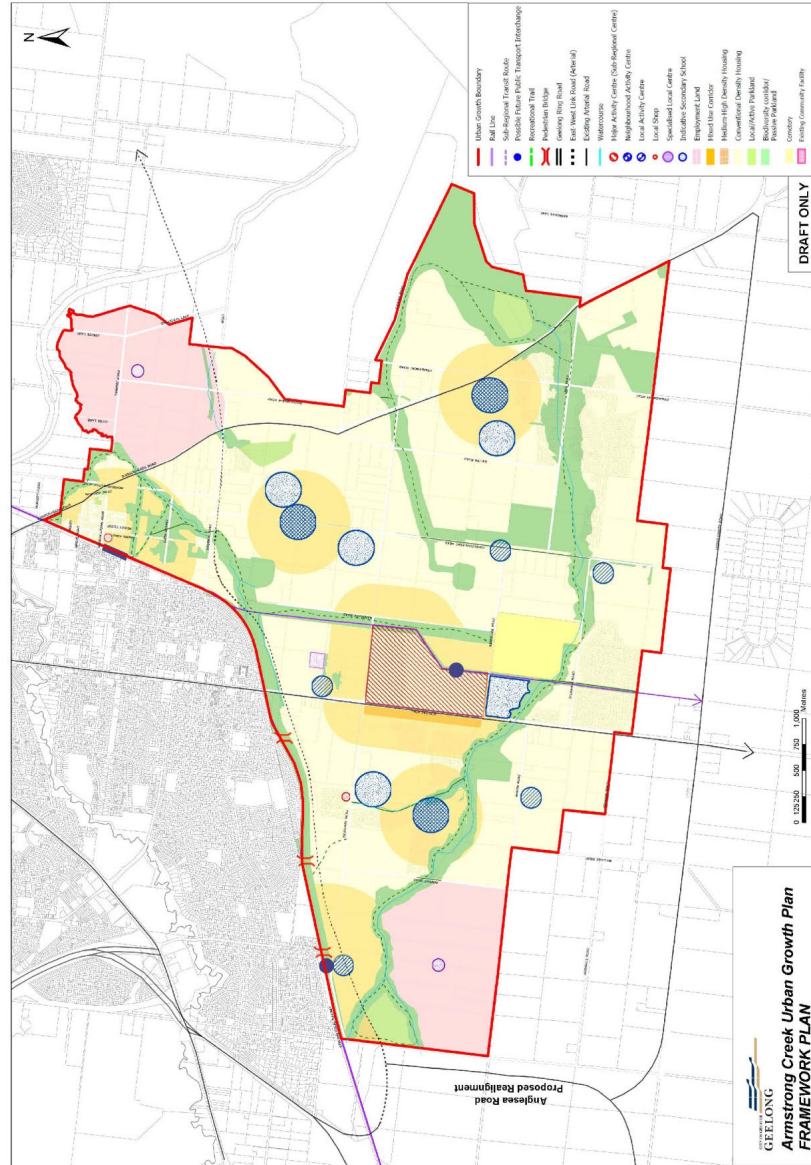
Reference Document

Armstrong Creek Urban Growth Plan, Volume 1, May 2010, Amended September 2012.

GREATER GEELONG PLANNING SCHEME

21.11-4
 09/03/2017
 C301

Armstrong Creek Urban Growth Plan - Framework Plan map



DRAFT ONLY
 Prepared by City of Greater Geelong - June 2015

GEELONG
 City of Greater Geelong
Armstrong Creek Urban Growth Plan
FRAMEWORK PLAN

GREATER GEELONG PLANNING SCHEME

21.14 THE BELLARINE PENINSULA

15/07/2019
C375ggee

21.14-1 Key issues and Influences

~~20/04/2016 - / / - -
C129 (Part 1) Proposed C395ggee~~

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

~~The rural and coastal areas on the Bellarine Peninsula form an important non-urban break between settlements. They are~~ It is also highly valued for their scenic attributes, tourism function, environmental function and lifestyle appealagriculture and environmental attributes.-

~~The Bellarine Peninsula is one of the fastest growing areas in the City of Greater Geelong. Population growth on the Bellarine Peninsula is being driven by the attractiveness of the peninsula as a relaxed lifestyle destination within close proximity to urban Geelong.~~

Appropriately managingManaging urban growth on the Bellarine Peninsula will be critical to retaining the peninsula'sits identity and attributes.

21.14-2 Objectives

~~07/06/2016 - / / - -
C349 Proposed C395ggee~~

To protect and enhance the rural and coastal environment and landscapes on the Bellarine Peninsula and maintain non-urban breaks between settlements.

▪ ~~To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all othersupport the different roles and functions of townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.~~

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

▪ ~~To preserve the individual character, identity and role of each Bellarine township.~~
To preserve the individual character, identity and role of each Bellarine township

21.14-3 Strategies

~~16/04/2020 - / / - -
C367 ggee Proposed C395ggee~~

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

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

▪ Ensure that development responds to the identity and preferred character of the individual township in which it is located.

▪ Protect rural and coastal environments from inappropriate urban encroachment.

▪ Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.

▪ Ensure that development outside of settlement boundaries (as shown in the Structure Plan maps included in this clause) does not compromise the rural, environmental and landscape values of the non-urban breaks.

▪ ~~Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps included in this clause.~~

▪ ~~Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps included in this clause.~~

GREATER GEELONG PLANNING SCHEME

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.
- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure Plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

Portarlington:

- Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Encourage development which respects the coastal landscape setting of Portarlington by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a Portarlington Community Hub.
- Support the redevelopment of the Country Fire Authority fire station.
- Support the integration of the Portarlington town centre and pier-foreshore area.
- Support the development of the development opportunity sites, as shown on the Structure Plan Map, including:
 - Development of a focal building at 22-34 Newcombe Street, Portarlington.
 - Redevelopment of the rear of 40-42 Newcomb Street in a manner that is sympathetic to and maintains the heritage context of the site.

GREATER GEELONG PLANNING SCHEME

- Redevelopment of the block behind Newcomb Street and Fenwick Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.
- Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.
- Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

Indented Head:

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

Ocean Grove:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
 - Providing reasonable sharing of views of the coast and foreshore
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant trees and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the continued development of the north-east growth area as shown on the Structure Plan map.
- Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other existing and proposed activity centres.
- Ensure development avoids impacts on environmental assets including the Coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.
- Ensure the Town Centre remains the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.
- Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from new development.
- Preserve The Terrace as the potential long-term arterial route through the Town Centre.
- Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.
- Support the development of the restricted retail and industrial precincts within the north-east growth area.
- Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services,

GREATER GEELONG PLANNING SCHEME

- Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.
- Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links.
- Provide for a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.
- Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.
- Where appropriate, encourage a range of appropriately scaled tourism related activities on the rural periphery of the town which are complementary to the environmental and rural setting.
- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.
- Support the provision of community and social infrastructure commensurate with population growth, including the investigation of a site for a new primary school in the north-east growth area.

Leopold:

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold's residents.
- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.
- Support the development of the Ash Road / Mollers Lane Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure that future urban form and subdivision integrates seamlessly across the Ash Road East and Mollers Lane Growth Area.
- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.
- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.
- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.
- Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.
- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.
- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.
- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.
- Ensure environmentally sensitive areas including Lake Connewarre and Reedy Lake are protected from localised development pressure.
- Investigate opportunities for public access to Port Phillip Bay.

GREATER GEELONG PLANNING SCHEME

Barwon Heads:

- Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure that new development complies with specified coastal character siting and design requirements.
- Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new retail development within the existing town centre and discourage the use of land for industry and warehouse uses.
- Support the appropriate development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides demonstrable net environmental benefit.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- Protect existing street trees and where possible informal landscaping in streets.
- Support development of appropriate tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.

Drysdale/Clifton Springs:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road
- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.
- Ensure new development opposite or in close proximity to the Drysdale Bypass road accords with the VicRoads Drysdale Bypass Access Management Strategy (October 2017) and minimises back fencing as viewed from the Bypass.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.
- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.

GREATER GEELONG PLANNING SCHEME

- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
- Provide for the creation of consolidated parking areas in the town centre.

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including:
 - Low scale forms
 - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
 - Contemporary design quality.
 - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
 - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.
- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-4

Implementation

16/01/2020 - J/L
C395 gge Proposed C395 gge These strategies will be implemented by:



Applying Zones and overlays

Ocean Grove

Apply the Commercial 1 Zone to the surplus park at 94 The Parade.

Apply the Commercial 1 Zone to the surplus road reserve from upgrade of the Hodgson Street/The Parade intersection.

Apply the Design and Development Overlay to the Town Centre to implement the findings of the Ocean Grove Town Centre Urban Design Framework.

Apply the Design and Development Overlay to the Commercial 1 and Commercial 2 Zone precincts in the north-east growth adjacent to Grubb Road.

Apply schedule 20 to the Design and Development Overlay to the Industrial 3 Zone in the north-east growth area.

Apply the Public Acquisition Overlay to The Terrace rear laneway.

Leopold

Apply the General Residential Zone Schedule 1 and the Development Plan Overlay or the Design and Development Overlay to land designated for future residential growth shown on the Leopold Structure Plan map included in this clause.

Apply a combination of commercial zones, a Design and Development Overlay and a Development Plan Overlay to facilitate the expansion of the Leopold Sub Regional Retail Activity Centre.

GREATER GEELONG PLANNING SCHEME

Drysdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.

Support the application of the General Residential Zone Schedule 1 to identified residential infill areas with appropriate Development Plan Overlay and Developer Contribution Plan controls.

Support a joint rezoning and development application at the Curlewis Golf Club to facilitate short term tourist accommodation.

Point Lonsdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay to the portion of the Lonsdale Golf Course shown for residential growth on the Point Lonsdale Structure Plan map subject to an amendment and EES process.

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.

Rezone the Commercial Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

St Leonards

Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.

Apply the Development Plan Overlay to Growth Area 2.

Apply the Development Contributions Plan Overlay (or an equivalent agreement with landowners) in conjunction with the rezoning of Growth Areas 1 and 2.

Further work

Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities housing opportunities within townships to determine if localised housing intensification can be provided.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed. Work with the state government on the development of a Statement of Planning Policy for the declared Bellarine Distinctive Area and Landscape.

Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes for as long as possible through adaptable housing design.

Point Lonsdale

Work with the Borough of Queenscliff to address climate change issues in Point Lonsdale and implement any relevant outcomes.

Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.

Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

Portarlington

Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.

Ocean Grove

Work with VicRoads to prepare a network operating plan (SmartRoads) for the town.

GREATER GEELONG PLANNING SCHEME

Review the Structure Plan including an assessment of long term growth options (both infill and settlement expansion) for Ocean Grove by no later than 2021. The assessment should include consideration of:

- land to the north, north-west and east of Ocean Grove.
- the role of Ocean Grove as a district town.
- other planned growth on the Bellarine Peninsula.
- development trends, lot supply and housing capacity within the settlement boundary.
- the desirability of providing a diversity of living options.
- physical and environmental constraints, including the importance of protecting the biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
- the protection of landscape values and implications for the character of approaches to Ocean Grove township along the Bellarine Highway, Grubb Road and Wallington Road.
- the implications for significant agricultural uses and their employment generating potential.
- whether any adjustments to the settlement boundary are required.

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Clause.

Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads

Undertake a study to identify significant vegetation and biodiversity values of public areas and roadsides within Barwon Heads.

Undertake a traffic and parking study that includes assessment of the changing traffic conditions in Barwon Heads as a result of regional growth.

Undertake a detailed study of Murtnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.

Ocean Grove Structure Plan, City of Greater Geelong, 2015 (amended September 2016).

Ocean Grove Urban Design Framework, City of Greater Geelong, 2014.

Portarlington Structure Plan, City of Greater Geelong, September 2016 (amended July 2017).

GREATER GEELONG PLANNING SCHEME

Indented Head Structure Plan, City of Greater Geelong, May 2016.
St Leonards Structure Plan, City of Greater Geelong, 2015.
Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).
Leopold Urban Design Framework, City of Greater Geelong, 2011.
Barwon Heads Structure Plan, City of Greater Geelong, 2017.
Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.
Jetty Road Urban Growth Plan, City of Greater Geelong, 2007 (amended September 2008).
City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study, Planisphere, 2006.
Point Lonsdale Structure Plan, Planisphere, 2009 (amended November 2011).
Drysdale Urban Design Framework, City of Greater Geelong, 2012.
Drysdale Bypass Access Management Strategy, VicRoads, October 2017.
City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

NOTE: Structure Plan maps from Clause 21.4 have been excluded from this Appendix as they are not being amended

GREATER GEELONG PLANNING SCHEME

21.16 ANAKIE

28/01/2010
C129(Part 1)

21.16-1 Key Issues and Influences

~~20/01/2010~~
~~C129(Part 1)~~

Proposed C395ggee Anakie is located 35 kilometres north west of Geelong on the Geelong-Ballan Road. It is a small rural township which fulfils a limited service role for the rural hinterland and visitors to the area.

Anakie is the gateway to a number of tourist destinations and facilities such as the Brisbane Ranges, Anakie Gorge, small art/craft outlets, Fairy Park and a number of wineries.

Anakie has largely developed in a ribbon form along the Geelong-Ballan Road. However, continued development in this form would create problems in efficiently providing utility services and access to community and commercial facilities. Continued ribbon development may also impact on the landscape qualities to the north of the town.

~~Development is possible to the west and east of the existing Township zone and south beyond Brownes/DeMotts Roads. This land is relatively flat, suffers few known environmental constraints and could be serviced with reticulated water.~~

A distinctive feature of Anakie is the relatively large allotments (usually 1,000-2,000m²). These are necessary to allow for the on-site disposal of sewage. Many of the lots are also used for growing vegetables or keeping a small number of livestock and home based industries. They consequently reinforce the rural atmosphere of the township.

Anakie is in a high risk area for wildfire.

21.16-2 Objectives

~~20/01/2010~~
~~C129(Part 1)~~

Proposed C395ggee To provide for new urban development which ensure development respects the rural character

- of Anakie and does not impact upon surrounding natural environments or agricultural land.
- To ensure that commercial services and facilities are conveniently located.
- To consolidate the location of community and recreation facilities.
- To minimise the risks and impact of wildfire.
- To increase tourism visitation to Anakie.

Strategies

Maintain the compact shape of the Anakie Township to achieve an efficient use of physical infrastructure extent of Anakie to the existing township zone limits.

~~Support expansion of the Township Zone in accordance with the Structure Plan Map accompanying this clause.~~

~~Discourage expansion of the town to the north or into environmentally significant areas.~~

Require lots for residential purposes to have a minimum lot size of 1,000m² in order to facilitate the on-site disposal of sewage and to preserve the rural atmosphere of the town.

Encourage new commercial development to locate on the Geelong-Ballan Road within the township.

Ensure that all service business/industrial developments are well buffered from existing residential lots.

Ensure that all service business and industrial developments are designed to respond to the rural character of the township.

Locate any future community facilities close to the primary school and community house.

Locate any future active recreational facilities adjoining the existing oval.

Ensure all land use and development is undertaken in accordance with CSIRO and CFA guidelines for construction in Bushfire Prone Areas.

GREATER GEELONG PLANNING SCHEME

Encourage new tourism businesses to establish in the area.

Improve the amenity of the Ballan Road streetscape and the entrances to the town.

21.16-3

Implementation

2019/2019-1-1-1
G120(Part 4) Proposed C395gg These strategies will be implemented by:

Using policy and the exercise of discretion

Applying Discretionary Uses in Rural Living and Low Density Residential Areas Policy at Clause 22.04.

Applying Agriculture, Rural Dwellings and Subdivision Policy at Clause 22.05.

Applying Tourism Development in Rural Areas Policy at Clause 22.06.

Applying Racing Dog Keeping and Racing Dog Training Policy at Clause 22.07.

Applying Zones and overlays

Apply the relevant zones and overlays.

References

Anakie Structure Plan, City of Greater Geelong, 1996.

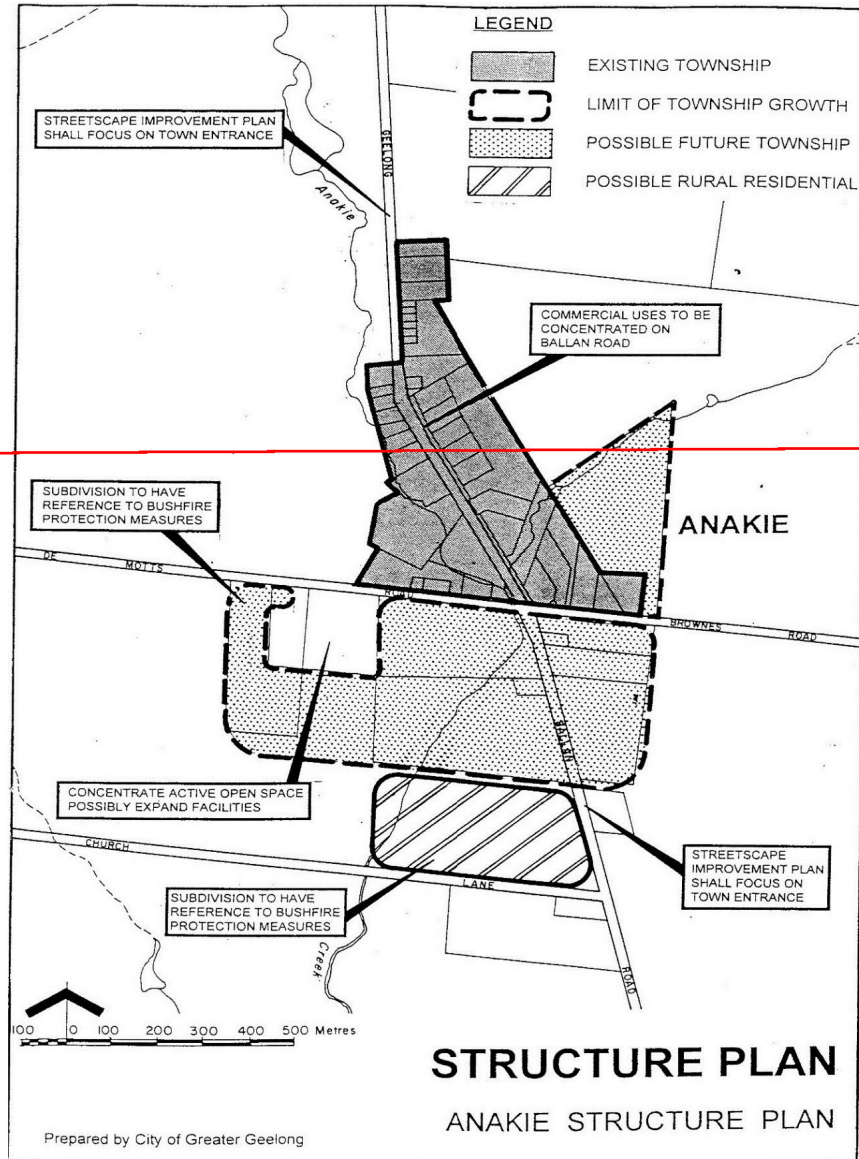
Building in Wildfire Management Overlay Areas, CFA 2002.

City of Greater Geelong Settlement Strategy, City of Greater Geelong, August 2020.

GREATER GEELONG PLANNING SCHEME

21.16-4
28/01/2010
C129(Part 1)

~~Anakie Structure Plan~~



GREATER GEELONG PLANNING SCHEME

21.20 NORTHERN AND WESTERN GEELONG GROWTH AREAS

~~1.1~~
Proposed C395ggee

21.20-1 Overview

~~1.1~~
Proposed C395ggee

This Policy applies to the Northern and Western Geelong Growth Areas, as delineated on the Northern and Western Geelong Growth Areas Framework Plan map.

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

21.20-2 Objectives

~~1.1~~
Proposed C395ggee

- To create neighbourhoods where residents can live locally and meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home.
- To provide a network of activity centres that support employment, retail, commercial, entertainment and community uses for local residents.
- To develop a Clever and Creative Corridor as a consistent and unifying design element of the growth areas to ensure development is sustainable, self-sufficient, distinctive and connected by active and public transport options.
- To deliver urban development that establishes carbon neutral neighbourhoods.
- To provide light industrial employment areas that minimise impacts on surrounding neighbourhood amenity and provide direct access to the external transport network.
- To promote mode shift from private vehicles to active and public transport throughout and between the growth areas and extending into the balance of urban Geelong.
- To maintain the landform of the Lovely Banks monocline escarpment as part of urban development.
- To protect the ongoing operations of the Batesford Quarry while it remains operational and achieve the transition of the Batesford Quarry to a recreational lake.
- To protect and enhance the Moorabool River, Barwon River and Cowies Creek corridors.
- To retain and protect or appropriately offset valuable biodiversity assets, including grassland areas.

21.20-3 Strategies

~~1.1~~
Proposed C395ggee

- Prepare Precinct Structure Plans that:
 - Are generally in accordance with the Northern and Western Geelong Growth Areas Framework Plan map at Clause 21.20-5.
 - Consider, as relevant, the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).
- Prior to resolving to commence a Precinct Structure Plan, consider, as relevant:
 - The City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020).
 - Development sequencing set out in the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).
 - The need to maintain an adequate supply of urban land.
 - Third party funding agreements with land developers to undertake technical studies.

GREATER GEELONG PLANNING SCHEME

- Whether the precinct will enable the staged extension of infrastructure networks in a way that minimises the real cost of infrastructure provision.
 - Whether or not a precinct is subject to major constraints or uncertainties that is likely to delay development.
 - Whether or not the precinct is of a size that is likely to result in a substantial and predictable development yield.
 - The pattern of land ownership and the potential for multiple land owners to co-ordinate the planning and development of the precinct.
 - Whether a precinct's development will support the effective and early development of public transport infrastructure, town centre and employment precincts.
- Ensure the number, location, size and function of activity centres within the growth areas provides for the needs of local residents within walkable catchments without adversely impacting on the broader Geelong activity centre network, particularly central Geelong, Lara, Corio and Waurn Ponds.
 - Develop the Clever and Creative Corridor as a tree-lined, boulevard style transit corridor that prioritises public transport, walking and cycling between activity centres and education, community and recreation facilities, and provides a focal point for the design of sustainable neighbourhoods that are interconnected and support housing diversity.
 - Identify an employment precinct in each growth area to provide for a wide range of industrial and commercial uses, supported by efficient transport connections to the freeway and regional highway network.
 - Design neighbourhoods and integrated transport networks that provide for comprehensive, safe and convenient active transport.
 - Prioritise public transport over private vehicles in the design of neighbourhoods and integrated transport networks.
 - Locate high and medium density housing within proximity of sub-regional activity centres, neighbourhood activity centres, the Clever and Creative Corridor and a potential new railway station on the Geelong-Ballarat railway adjacent to Geelong-Ballan Road.
 - Establish a buffer of lower density residential development to the north and east of the Batesford township and to proposed permanent settlement boundaries including municipal boundaries and non-urban interfaces.
 - Complete rehabilitation of the Batesford Quarry to an urban standard prior to urban development in its proximity. Complete detailed master planning of the transformation of the quarry to a recreational lake and detailed geotechnical and groundwater assessment prior to commencement of a precinct structure plan.
 - Avoid urban development in the precinct between Midland Highway and McCanns Lane in the short to medium term to ensure that ongoing transition of the Batesford Quarry is undertaken in a comprehensive and appropriate manner.
 - Maintain an appropriate buffer around the Work Authority boundary of the Batesford Quarry to minimise the impacts of activities that may be carried out under the Work Authority.
 - Undertake a detailed biodiversity assessment prior to any Precinct Structure Plan being approved, that ensures that Commonwealth, State and local protection of high value biodiversity assets is reflected in strategic and statutory planning.
 - Land use and development should have regard to the Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).

GREATER GEELONG PLANNING SCHEME

21.20-4 Implementation

~~1.1.1~~
Proposed C395ggee

These strategies will be implemented by:

APPLYING ZONES AND OVERLAYS

Apply the Urban Growth Zone to most land in the Northern and Western Geelong Growth Areas, but excluding:

- Batesford township and a surrounding buffer.
- Rural Conservation Zone applying to Dog Rocks Sanctuary and adjacent land.
- Further investigation areas.
- Existing rural living properties identified for Employment.
- Existing Special Use Zone applying to the Batesford Quarry and adjacent land.
- Other existing zones reflecting existing and intended ongoing land use.

FURTHER WORK

Include the Batesford Quarry and adjacent land in the Urban Growth Zone at a time when quarry operations have ceased and detailed geotechnical and groundwater investigations and monitoring have assessed the subject land and proven the viability of the proposed end use.

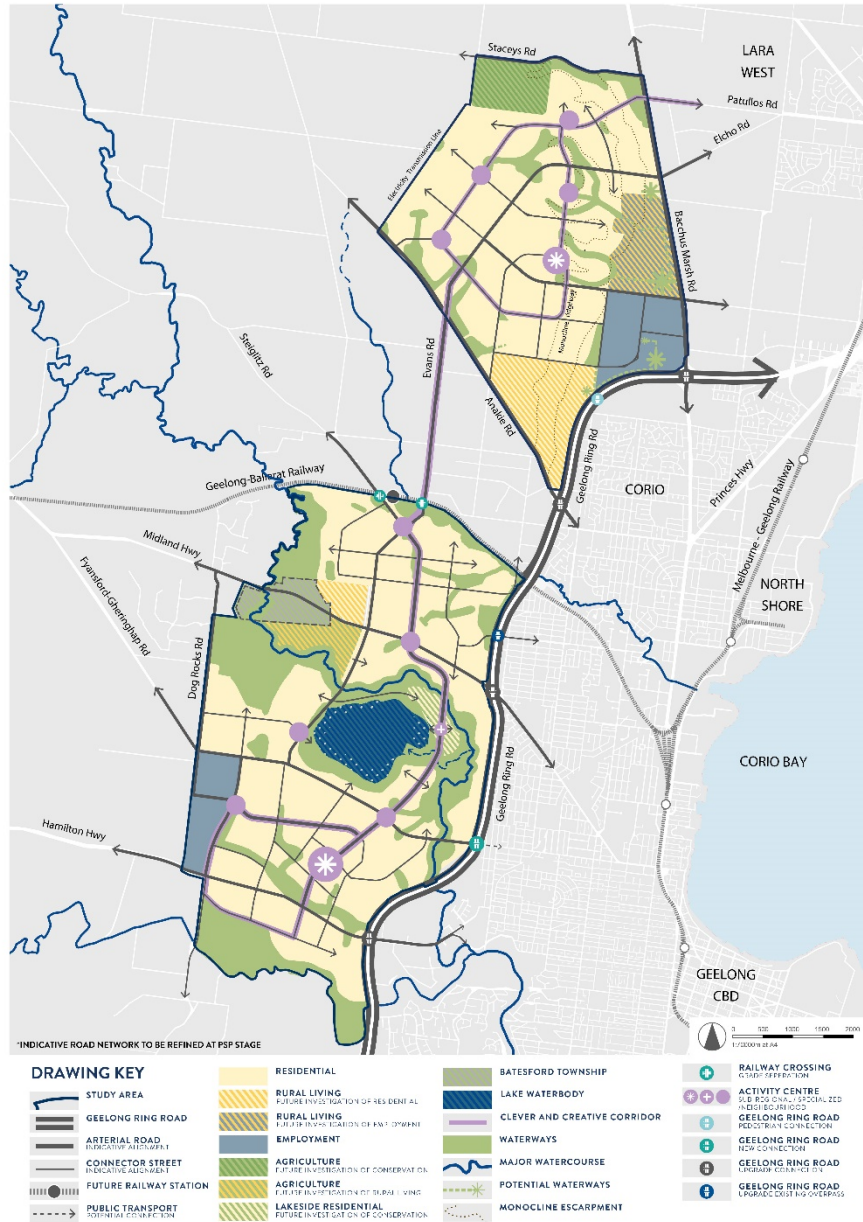
BACKGROUND DOCUMENT

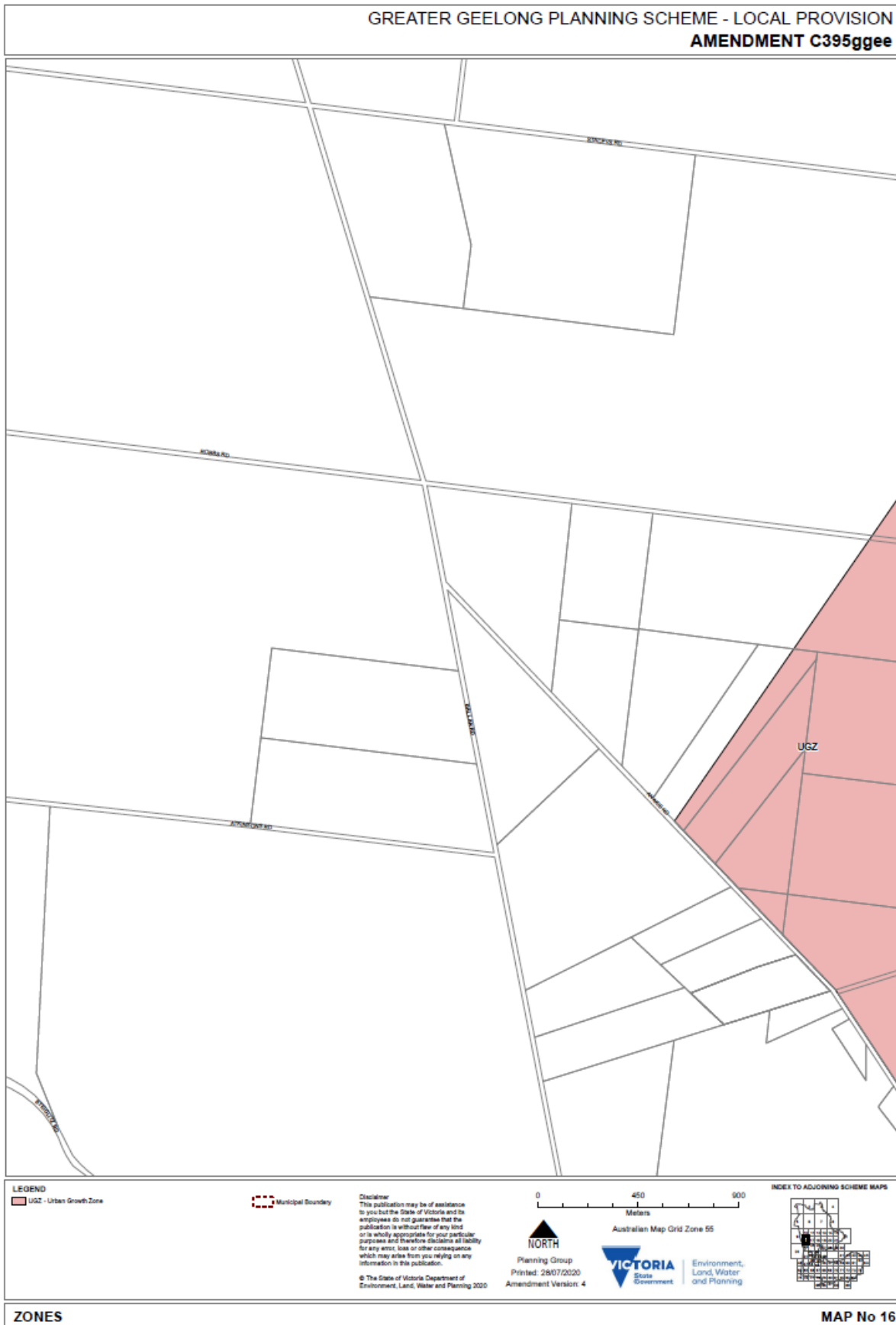
Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020).

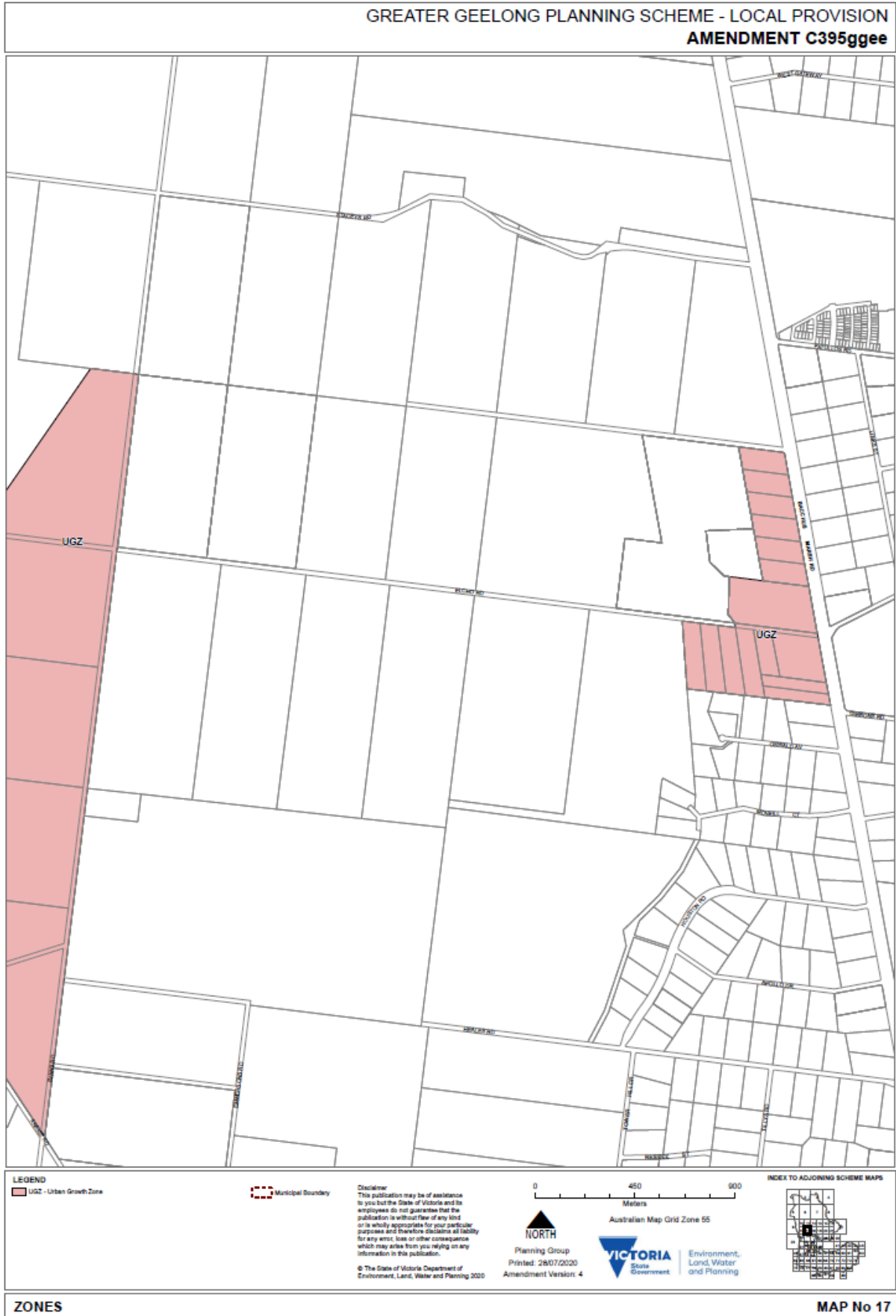
GREATER GEELONG PLANNING SCHEME

21.20-5 Northern and Western Geelong Growth Areas Framework Plan map

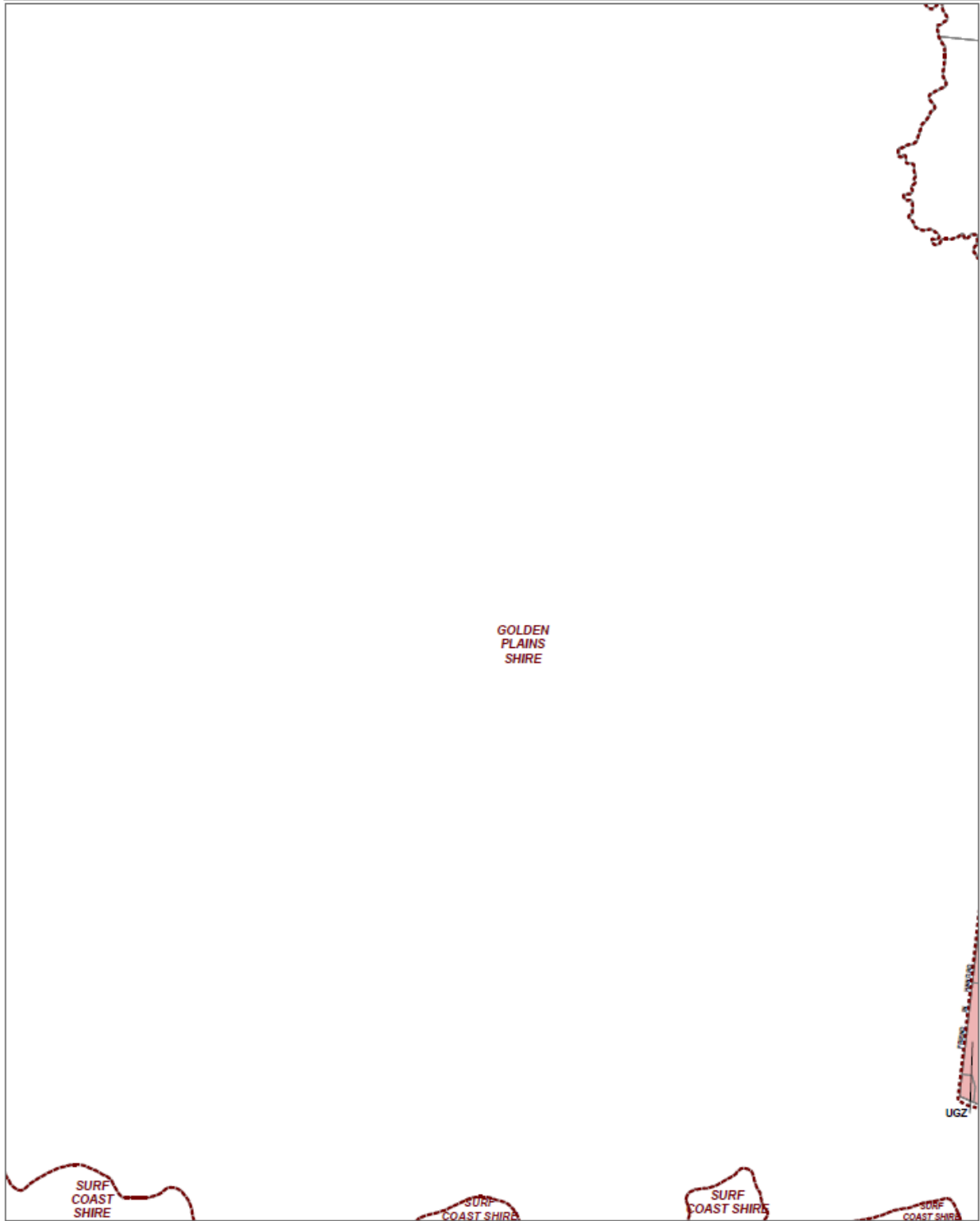
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**GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C395ggee**



LEGEND
UGZ - Urban Growth Zone
Municipal Boundary

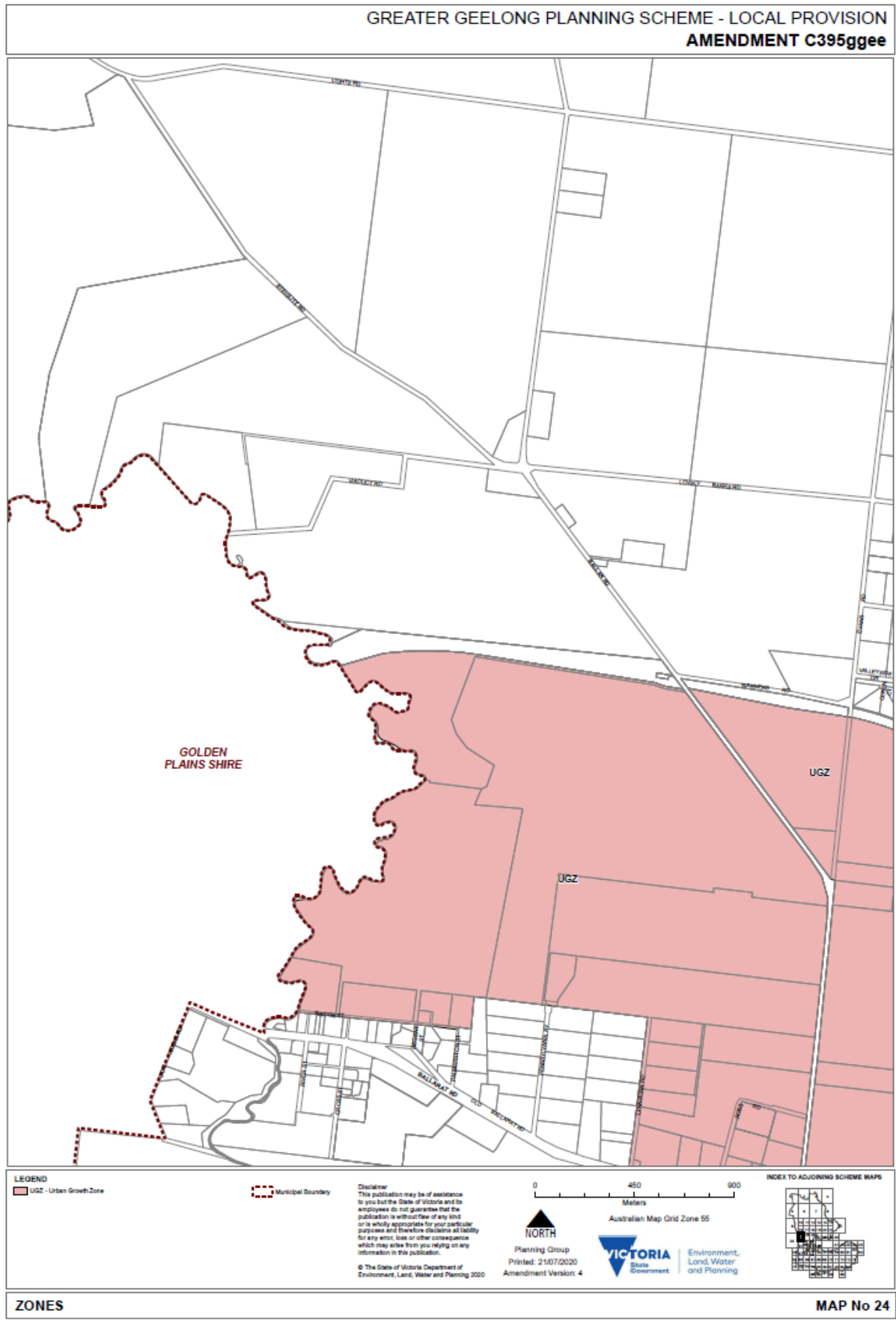
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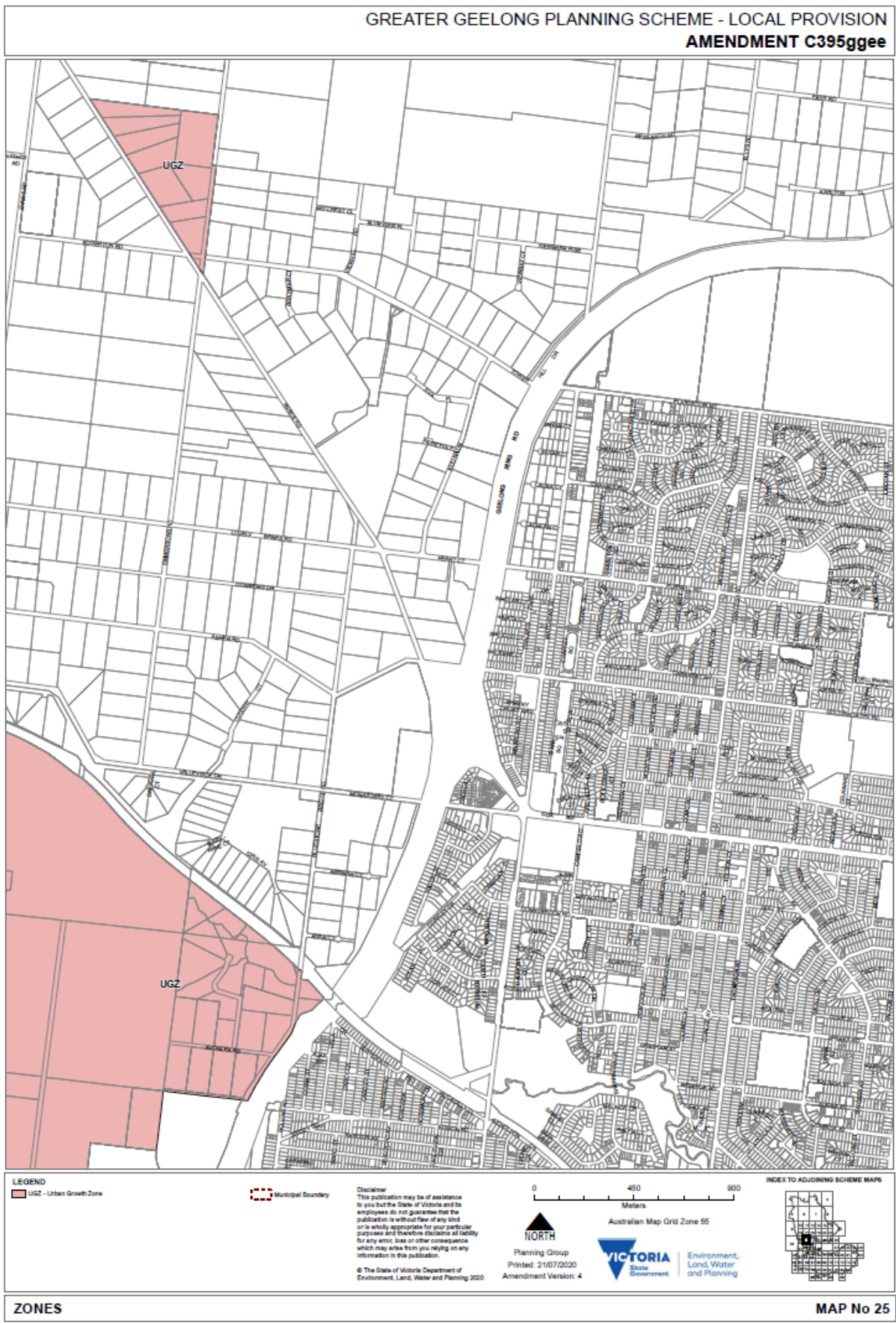
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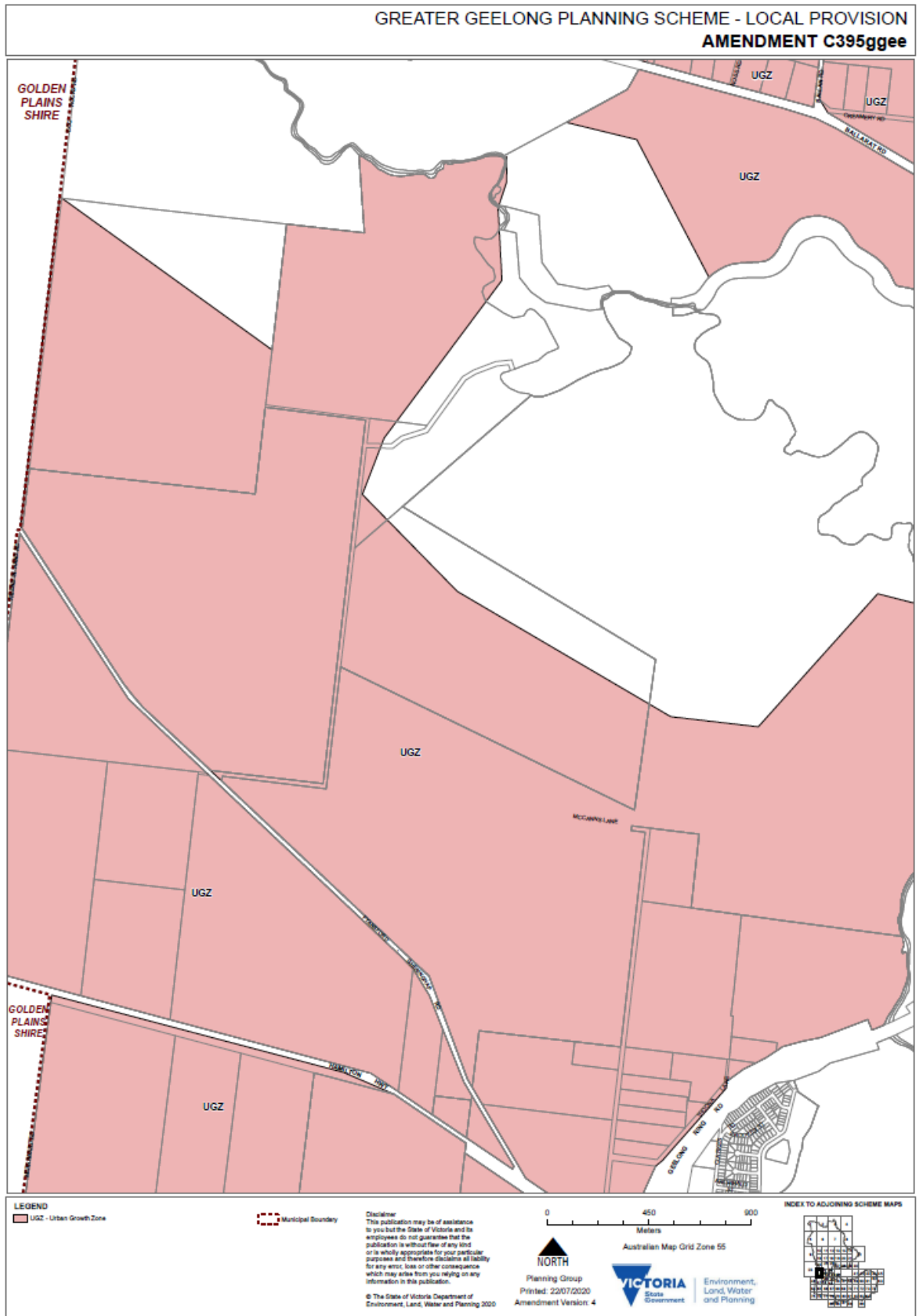
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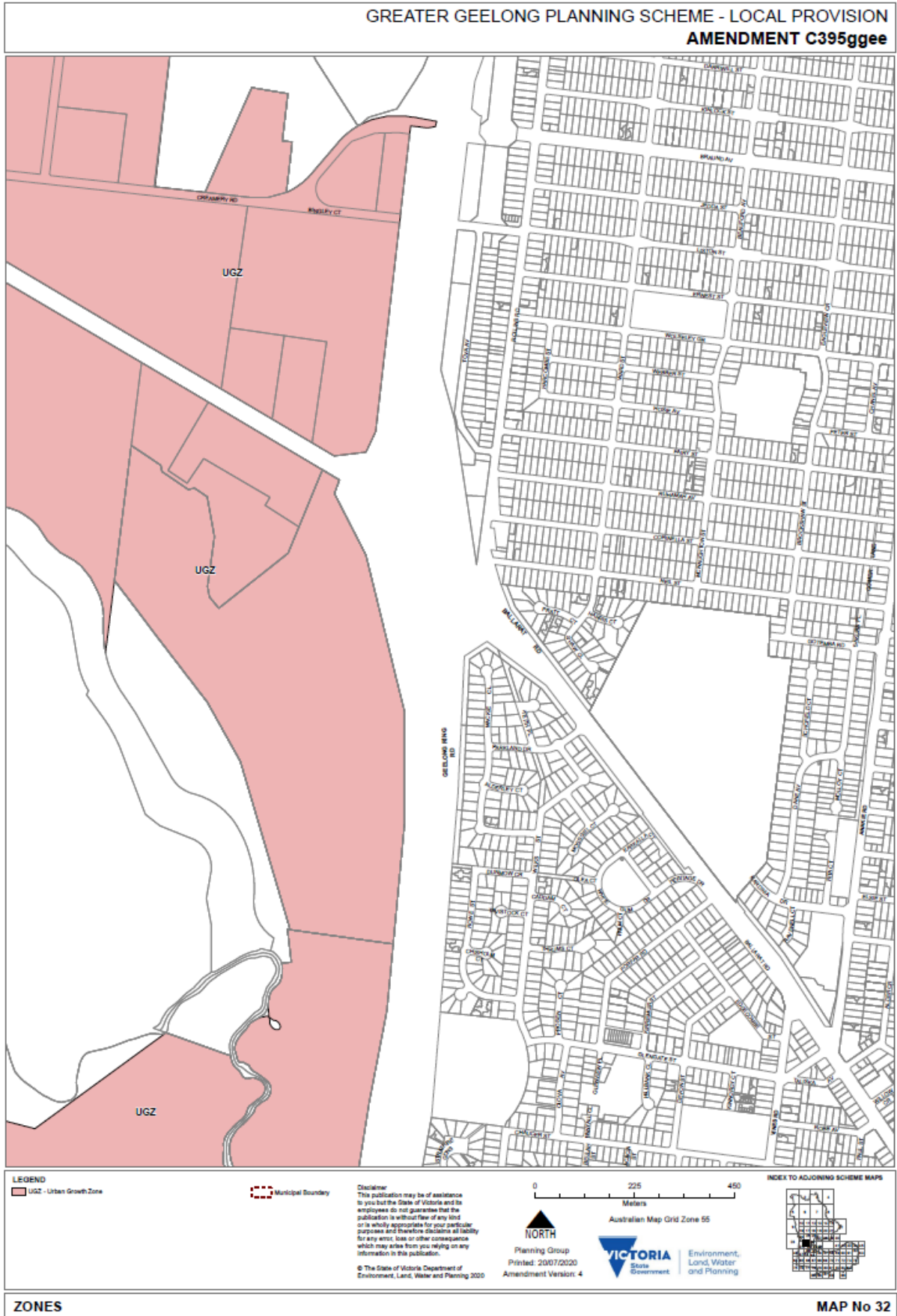
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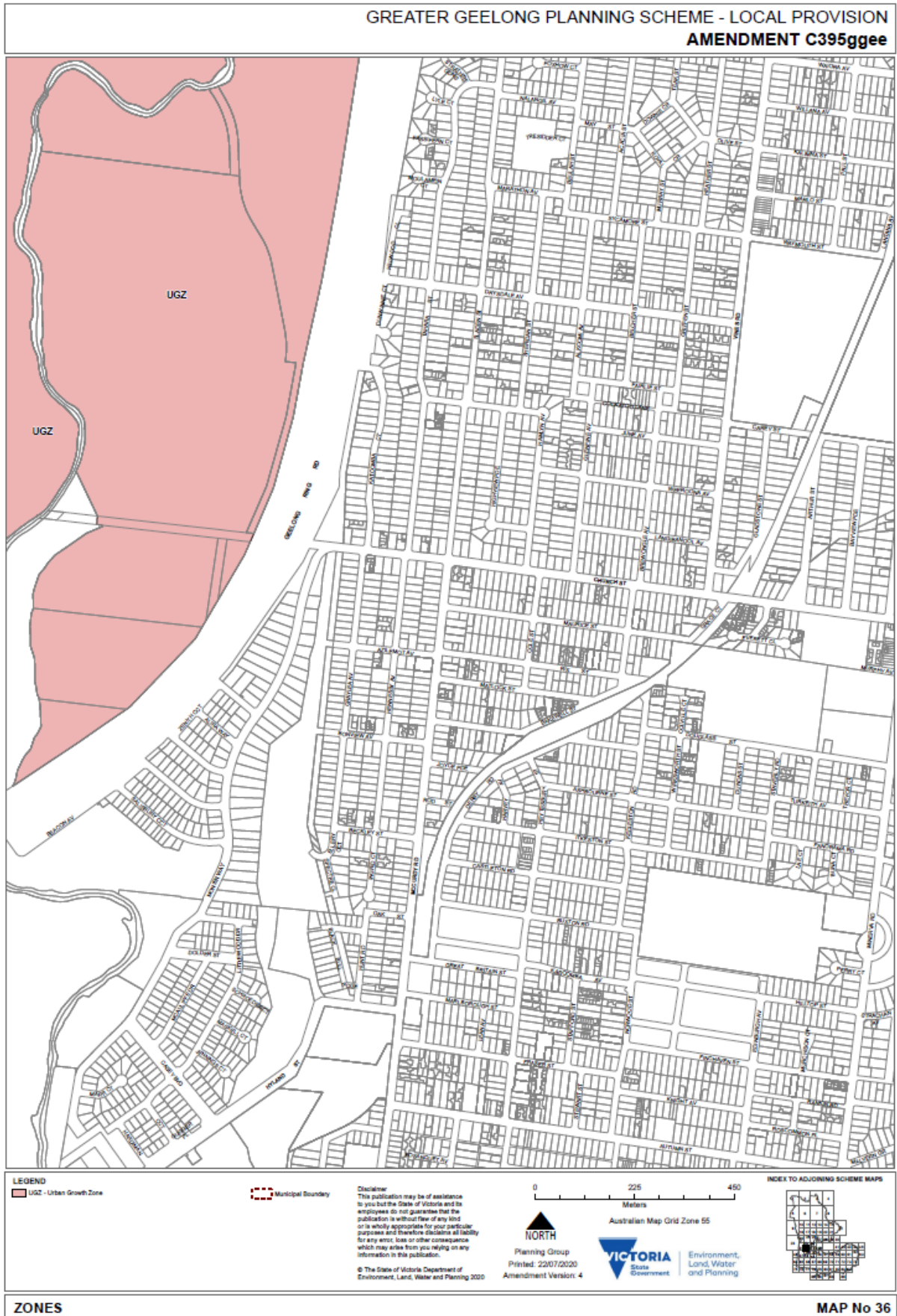
INDEX TO ADJOINING SCHEME MAPS

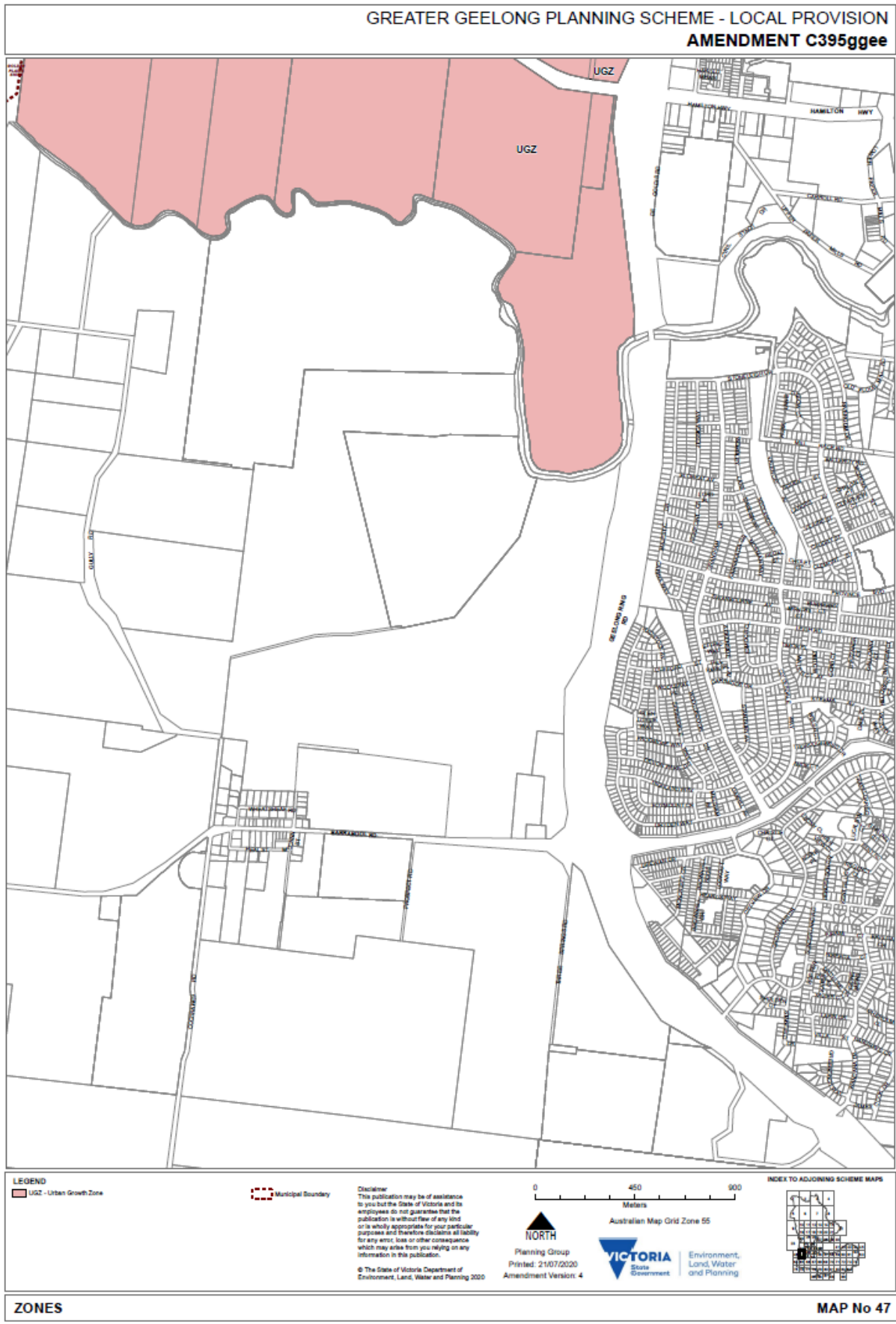












Cr Kontelj re-entered the meeting room at 7.29pm.

2. AMENDMENT C393GGEE RETAIL STRATEGY – CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT AND STRATEGY

Source: Planning, Design & Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Planning

Purpose

1. To consider the Amendment C393ggee Panel Report and adopt the Amendment; and
2. To adopt a revised version of the City of Greater Geelong Retail Strategy.

Background

3. Review of the 2006 Retail Strategy led to the adoption of *The City of Greater Geelong Retail Strategy 2016-2036* in November 2018. Council, acting as the Planning Authority, then initiated Amendment C393ggee (the Amendment) to implement the key elements of the 2018 Retail Strategy into the Greater Geelong Planning Scheme.
4. The Amendment applies to the entire municipality and changes activity centre and retail planning policy only. It does not rezone or apply overlay controls to any land.

Key Matters

5. Exhibition of the Amendment in April and May 2019 resulted in 14 written submissions. Submissions were received from a range of retail and land developer businesses with interests in the Geelong region. Many of the submissions supported some parts of the Amendment but not other parts of the Amendment.
6. The submissions were considered under delegation on 22 August 2019 where it was resolved to refer all the submissions to an Independent Panel appointed by the Minister for Planning.
7. Following several hearing days in late 2019 and January 2020, a Panel Report was received by Council officers dated 31 January 2020 and then released to the public. Under Section 27 of the *Planning and Environment Act* the Planning Authority must consider the Panel's report before deciding whether or not to adopt the Amendment.
8. The Panel recommends the Amendment be adopted subject to some minor policy changes. The Panel has supported the Amendment's continued application of a municipal hierarchy of retail centres and the use of floor space caps to manage growth area and sub-regional centres.
9. On individual centre contentious issues addressed in the report, the Panel:
 - 9.1 recommended an 11,000sqm cap be applied to the new Kingston Neighbourhood Activity Centre in Ocean Grove. This report accepts the recommendation;
 - 9.2 recommended the proposed boundary of the Kingston Neighbourhood Activity Centre be extended. This report does not accept the recommendation; and

- 9.3 concluded that an acceptable case has been made for a review of policy which supports the future direction of the Leopold Sub-Regional Activity Centre. This report accepts the conclusion in part. Supporting text is included in the Retail Strategy to review the centre's planning controls but within the confines of the existing Leopold settlement boundary.
10. At **Attachment 5** a response to each recommendation provides justification where officers prefer alternative wording to the Panel's recommended planning policy drafting. A response to all the Panel Report findings is provided in **Attachment 6**.
11. It is recommended that the Amendment be adopted and submitted to the Minister for Planning requesting approval.
12. Substantial revisions of the 2018 Retail Strategy have resulted from the panel hearing process. It is therefore also recommended that a new, retitled: *City of Greater Geelong Retail Strategy 2020-2036 (August 2020)* be adopted.

Cr Sullivan moved, Cr Mason seconded -

13. That Council:

- 13.1 Adopt Amendment C393ggee (Attachment 3 of this report);**
- 13.2 Submit the adopted Amendment and prescribed information to the Minister for Planning requesting approval; and**
- 13.3 Adopt the City of Greater Geelong Retail Strategy 2020-2036 (August 2020).**

Carried.

Attachment 1

Financial Implications

1. There are no financial implications to Council associated with adopting the Amendment.

Community Engagement

2. The Amendment was exhibited in accordance with Sections 17, 18 and 19 of the Planning and Environment Act.
3. Letters were sent to commercial zoned landowners and major retailers in the region. Notices were placed in the Geelong Independent and Geelong Advertiser newspapers. The documentation was available on the Geelong Australia website and at Council's Brougham Street Geelong offices. Submitters to the draft Strategy were also notified.
4. All persons and organisations who lodged a submission had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning. The Panel considered all submissions referred to it, not just submissions presented at the hearing.

Social Equity Considerations

5. The Amendment has appropriately considered social equity principles. The new policies will fairly and equally apply to all future retail planning permit applications and rezoning requests.

Policy/Legal/Statutory Implications

6. The Amendment C393 Explanatory Report outlines the relevant state, regional and local planning policies. This includes the proper use of the Victoria Planning Provisions and compliance with relevant Ministerial Directions.

Alignment to Council Plan

7. The Amendment supports the 'Growing our Economy' strategic direction of City Plan by supporting the role and function of existing activity centres and development of new centres consistent with the City's established Greater Geelong Retail Hierarchy.

Conflict of Interest

8. No Council officer involved in the preparation of this report has any direct or indirect interest, in accordance with Section 80(c) of the Local Government Act.

Risk Assessment

9. There are no notable risks associated with implementing the recommendations contained in this report.

Environmental Implications

10. The Amendment does not directly impact on land use and development. Any 'on the ground' effects would be considered during a rezoning or planning permit application process. At a policy level, the Amendment supports the established retail hierarchy, urban consolidation objectives and convenient and walkable access to centres.

Attachment 2

Background

1. The *City of Greater Geelong Retail Strategy 2016-2036* (the **Strategy**) replaces the 2006 Retail Strategy. The Strategy was prepared in partnership with SGS Economics and Planning.
2. A draft of the Strategy was made available for informal public comment in 2017 and after considering 12 submissions, the Strategy was adopted on 27 November 2018. The Council Minutes containing the adoption report is available [here](#).
3. In addition to adopting the Strategy, Council resolved to prepare and exhibit a planning scheme amendment to include the necessary elements of the Strategy in the Greater Geelong Planning Scheme, subject to authorisation by the Minister for Planning.
4. Council, acting as the Planning Authority, then initiated Amendment C393 in early 2019.
5. The Amendment was authorised for exhibition with conditions by the Minister's delegate on 22 March 2019.
6. What the Amendment does is detailed in the 'Instruction Sheet' at Attachment 3. The Amendment introduces a new retail planning policy framework: new objectives and strategies; an updated retail hierarchy; application of floor space caps to sub-regional centres and centres in growth locations; and an updated local policy requiring an economic impact assessment if a cap is exceeded.
7. The Amendment does not rezone or apply overlay controls to any land.
8. The Amendment was exhibited between 10 April and 20 May 2019. Fourteen submissions were received from the following persons/organisations:
 - 8.1 ALDI Stores;
 - 8.2 Algo Properties, owners of land in the Jetty Road Neighbourhood Activity Centre;
 - 8.3 APD Projects, part owners and development managers of the Warrally Neighbourhood Activity Centre;
 - 8.4 Geelong Warehouse Traders, 370 Thompson Road, North Geelong;
 - 8.5 Merost Pty Ltd, owner of Bell Park Plaza;
 - 8.6 Kaufland Australia;
 - 8.7 Lascorp Development Group, with interests in the Leopold Sub-Regional Activity Centre and the Kingston Downs Neighbourhood Activity Centre, Ocean Grove;
 - 8.8 Lovely Banks Development Group;
 - 8.9 Morgan & Griffin, owners and developers of Oakdene Estate, Ocean Grove;
 - 8.10 Ramsey Property Group, part of the land consortium for the Western Geelong Growth Area;
 - 8.11 Shell Road Developments, landowner and developer of the Kingston Downs estate and activity centre, Ocean Grove;
 - 8.12 Westfield Geelong;
 - 8.13 Landowners of 92 Melaluka Rd Leopold, which is the land designated as Stage 2 of the Leopold Sub-Regional Activity Centre (Perez Family); and
 - 8.14 McCann Family, landowner within the Western Geelong Growth Area.

9. Key issues raised in the submissions related to the application of floor space caps for 'Shop' in sub-regional and planned neighbourhood activity centres, deficiencies in the economic modelling, the location of centres and drafting of the new policy provisions.
10. A [Delegated Authority Report](#) dated 22 August 2019 both summarised all the submissions and provided an officer response to the issues raised. Council agreed with some of the requested changes to the Amendment.
11. In the report of 22 August, Council's delegate also resolved to refer all the submissions to an Independent Panel appointed by the Minister for Planning under Sections 23(1) & (2) of the *Planning and Environment Act*.

Discussion

12. The Minister appointed a two-person Panel consisting of Kathy Mitchell, Chief Panel Member of Planning Panels Victoria and Rodger Eade, Senior Sessional Member.
13. A Directions Hearing was convened on 18 September 2019 and the main hearing on 28-31 October, with additional days on 7 November and 10 December 2019, and 21 January 2020. The venue for all hearings was 1 Spring Street, Melbourne.
14. Council was represented at the hearings by Kate Morris, Principal Lawyer, Harwood Andrews, and called expert retail economics evidence from Julian Szafraniec of SGS Economics and Planning.
15. Other parties to the hearing were Kaufland Australia, Shell Road Developments, Lascorp Development Group, Morgan & Griffin, Lovely Banks Development Group and the Perez family. All were represented by planning lawyers or consultants and Shell Road Developments and Lascorp called evidence in economics and town planning.
16. Submissions from ALDI Stores, Ramsey Property Group and the McCann Family were withdrawn prior to the Panel Hearing. These parties were satisfied with Council's proposed changes to the Amendment.
17. The Panel provided its [report](#) to Council on 31 January 2020 and recommended that Amendment C393 be adopted with some changes. **Attachment 4** is the Executive Summary of the Panel Report and contains the consolidated panel recommendations (i.e. recommended changes to the Greater Geelong Planning Scheme and Strategy).
18. The delay in considering the report is due to implications of findings of the Amendment C395 Panel Report (dated 14 May 2020). The C395 Panel Report is relevant to the consideration of the boundary location for the Leopold Sub-Regional Activity Centre and the number and location of centres in the Northern and Western Geelong Growth Areas.

Officer response to Panel Report Executive Summary

19. The Panel considered all written submissions, undertook site visits and read a large volume of supporting documents. At the Hearing, the Panel had the benefit of expert evidence in the fields of town planning, retail economics and hydrology.
20. The Panel observed that since the current Retail Strategy (referenced in the planning scheme) was prepared in 2006, the population of Greater Geelong has grown substantially and is expected to continue growing strongly over the coming decades. Clearly the 2006 Retail Strategy is out of date as noted by the Panel.
21. The Panel ultimately supported the Amendment subject to some changes. In its discussion and conclusions at Chapter 2 *Planning context*, the Panel said that planning policy matters were not really contested. The Panel concluded that the Amendment is sufficiently founded and strategically justified.

22. The Panel Report confirms the importance of Geelong's activity centre hierarchy policy in planning for retail growth and supporting existing centres. The report also vindicates the substantial time and resources committed by the City in preparing the Retail Strategy.
23. The focus of the Hearing was on contested centres at:
 - 23.1 Leopold (Leopold Sub-Regional Activity Centre);
 - 23.2 Waurm Ponds (Waurm Ponds Sub-Regional Activity Centre); and
 - 23.3 Ocean Grove (Kingston Neighbourhood Activity Centre, Grubb Road).
24. Five of the six recommendations listed in the Executive Summary are supported (see **Attachment 5**). Recommendation No. 2, regarding the southern boundary of the Kingston Neighbourhood Activity Centre, is not supported, and reasons are given in **Attachment 6**.
25. The Panel made no Leopold Sub-Regional Activity Centre recommendations. However, the Panel did conclude that an acceptable case has been made for a review of policy which supports the future direction of the Leopold Sub-Regional Activity Centre. Officers support the conclusion in part and reasons are also provided in **Attachment 6**.
26. The Panel supported Council's proposed boundary location and floorspace cap of 47,000 square metres for the Waurm Ponds Sub-Regional Activity Centre.
27. Recommendations 3, 4 and 5 reflect the substantial critique and review of the Strategy over the course of the Hearing. This has led to the preparation of a revised Strategy retitled: *City of Greater Geelong Retail Strategy 2020-2036 (August 2020)* (**2020 Retail Strategy**). The 2020 Retail Strategy is recommended for adoption in this report and the 2020 Retail Strategy will appear as a Background Document in the planning scheme. A copy of the updated report is available for viewing on the [C393 website](#).

Officer response to Panel Report

28. The Panel Report provided discussion and a series of conclusions and recommendations under the following themes:
 - 28.1 Chapter 3 Key strategic issues;
 - 28.2 Chapter 4 Leopold sub-regional centre;
 - 28.3 Chapter 5 Kingston Downs Neighbourhood Activity Centre;
 - 28.4 Chapter 6 Waurm Ponds sub-regional centre;
 - 28.5 Chapter 7 Other issues; and
 - 28.6 Chapter 8 Statutory issues.
29. An officer summary and response to each theme is provided in **Attachment 6**.
30. It is noted that any reference in this report to 'Clause 21.19' is now adopted as 'Clause 21.21'. This is in recognition of intervening policies introduced to the planning scheme at Clause 21.19 *Moolap – Point Henry* and 21.20 *Northern and Western Geelong Growth Areas*.

Attachment 3

Amendment C393ggee Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C393

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – amend Clause 21.03 in the form of the attached document.
2. In Local Planning Policy Framework – amend Clause 21.07 in the form of the attached document.
3. In Local Planning Policy Framework – insert a new Clause 21.21 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 22.03 with a new Clause 22.03 in the form of the attached document.
5. In Zones – Clause 34.01, amend the Schedule in the form of the attached document.
6. In Operational Provisions – Clause 72.08, amend the Schedule in the form of the attached document.

End of document

GREATER GEELONG PLANNING SCHEME

21.03 OBJECTIVES - STRATEGIES - IMPLEMENTATION

~~24122019~~
~~C407ggee~~ Proposed C393ggee

The MSS is divided into two parts, a **Municipal Planning Framework** and a **Place-based Planning Framework**. |

Municipal Planning Framework

The Municipal Planning Framework sets out the overarching objectives, strategies and implementation mechanisms that will guide land use and development across the municipality. The Municipal Planning Framework should be reviewed by all persons considering the use and development of land in the City of Greater Geelong, regardless of where that land is located.

The Municipal Planning Framework is structured around the four key land use themes identified in the State Planning Policy Framework (SPPF). A range of objectives, strategies and implementation mechanisms are grouped under each theme, as follows:

- **Natural Environment (Clause 21.05)**
 - Waterways
 - Biodiversity
 - Coastal environments
 - Climate change
 - Natural resource management
 - Flooding
 - Wildfire
- **Settlement and Housing (Clause 21.06)**
 - Urban growth
 - Urban consolidation
 - Neighbourhood character
 - Heritage and identity
- **Economic Development and Employment (Clause 21.07)**
 - Industry
 - ~~Retail~~ |
 - Economic growth sectors
 - Rural areas
 - Tourism in rural areas
- **Development and Community Infrastructure (Clause 21.08)**
 - Transport
 - Development contributions
 - Open space
 - Accessibility

There is considerable overlap between each of these themes and none should be read in isolation.

GREATER GEELONG PLANNING SCHEME

Place-based Planning Framework

The Place-based Planning Framework sets out objectives and strategies that provide more detailed planning direction for specific places and towns within the municipality and should be considered in conjunction with the Municipal Planning Framework.

The places and towns contained in the Place-based Planning Framework are:

- **Central Geelong (Clause 21.09)**
- **Geelong Western Wedge (Clause 21.10)**
- **Armstrong Creek Urban Growth Area (Clause 21.11)**
- **Geelong Port (Clause 21.12)**
- **Lara (Clause 21.13)**
- **The Bellarine Peninsula (Clause 21.14), including the following individual Bellarine townships:**
 - St. Leonards.
 - Portarlington.
 - Indented Head.
 - Ocean Grove.
 - Leopold.
 - Barwon Heads.
 - Drysdale / Clifton Springs, including the Jetty Road Urban Growth Area.
- ~~Wandana (Clause 21.15)~~
- **Anakie (Clause 21.16)**
- **West Fyans - Fyans Street Precinct Structure Plan Area (Clause 21.17)**
- **Moolap-Point Henry (Clause 21.19)**
- **Activity Centres (Clause 21.21)**

GREATER GEELONG PLANNING SCHEME

21.07 ECONOMIC DEVELOPMENT AND EMPLOYMENT

12/01/2017
C347

21.07-1 Key issues and influences

~~4440/2010~~
C168 Proposed C393ggee

Economic Role and Function

Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance.

The City's infrastructure base includes Avalon Airport, the Geelong Port and major road and rail connections to Metropolitan Melbourne and Victoria's western regions.

The provision of high quality living, working and recreational environments is critical to attracting and retaining highly skilled people and the businesses in which they work.

Industry

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

There is a need to provide a diverse range of appropriately located, well serviced industrial land which meets the needs of a range of industry types and minimises land use conflicts.

Traditional manufacturing industries will continue to be key economic and employment drivers in the municipality, however at the same time the City's economy will need to focus on emerging industry sectors that underpin economic development, prosperity and employment growth in the new economy.

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

There is a need to support industry through the maintenance and improvement of infrastructure including the road, rail, Avalon Airport, deep water port and associated facilities.

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

~~**Retail**~~

~~The City of Greater Geelong Retail Activity Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes.~~

~~The retail hierarchy supports the primacy of Central Geelong as the focus of retail activity in the region.~~

~~There is a need to ensure a mix of commercial uses in activity centres.~~

~~The retail hierarchy will be enhanced through high quality urban design and improved pedestrian and public transport accessibility.~~

~~There is increasing development pressure for sites located away from activity centres, particularly for bulky goods and other large format retail development types that seek large sites with the capacity for significant car parking.~~

~~Greater Geelong exhibits a number of factors that contribute to an increased vulnerability to problem gambling which requires sensitive consideration of their location.~~

Rural

Agricultural production is modest, but locally important and economically significant for landowners.

There is potential for growth in agricultural production, particularly aquaculture.

Farming activity and the rural landscape are very significant elements to the identity, image and liveability of the City of Greater Geelong.

GREATER GEELONG PLANNING SCHEME

Farming and rural landscapes form non urban breaks and are a critical element to the settlement strategy, tourism function and lifestyle of the region.

Farming and agriculture are important and valued activities in the northern area of the municipality, particularly in the Anakie area.

Rural land in a number of urban fringe areas accommodates a range of uses and developments which require buffers from residential areas.

The City's rural areas contain important environmental assets.

Tourism

Tourism is a key part of the economy of the Geelong region. The region includes major tourism destinations such as the Bellarine Peninsula and the coast.

Tourism activities in rural and coastal areas must be carefully managed so as not to compromise the natural environment and/or agricultural activities.

21.07-2
19/07/2012
C187

Industry

Objectives

- To provide an adequate supply of appropriately located industrial land that meets the needs of different industries.
- To direct different types of industrial development to appropriate locations.
- To facilitate well designed and serviced industrial development that provides a high level of amenity for workers and visitors.
- To minimise land use conflicts.

Strategies

- Focus new industrial development around major transport routes and infrastructure assets.
- Protect existing and designated future industrial areas from encroachment by incompatible land uses.
- Support the development of a technology/business park in the South Western Armstrong Creek Employment Area.
- Encourage regional and national scale industrial businesses to locate in the southern part of the Geelong Ring Road Employment Precinct, and in appropriate locations in the future South Western Armstrong Creek Employment Area.
- Direct industries which require substantial buffer zones from sensitive land uses to the core of the Industrial 2 Zone in the Geelong Ring Road Employment Precinct.
- Ensure all industrial development incorporates best practice water sensitive urban design and waste management practices.
- Ensure all industrial development is appropriately serviced by road, drainage, water, sewerage and telecommunications infrastructure.
- Ensure all industrial development provides high quality urban design and landscaping.
- Ensure new development in the Geelong Ring Road Employment Precinct is configured to minimise the individual and societal risk levels attached to the Shell LPG Storage Facility.
- Protect identified stone resources for future extraction and potential extraction industry operations from the encroachment of incompatible land uses.
- Direct materials recycling industries to locations that minimise land use conflicts and impacts on the amenity of surrounding areas.

GREATER GEELONG PLANNING SCHEME

- Support the establishment of infrastructure that reduces costs for business and industry.
- Support an integrated Geelong Transport Strategy, ensuring that industrial areas are well connected to each other and the rail/freeway network.
- Provide sufficient industrial land to meet a range of industrial needs in Geelong, including small to medium sized industry.
- Develop the North East Industrial Precinct as a vibrant, new generation, master planned industry and business park that will attract a wide range of users and respond to the changing needs of industry sectors over time, as a key business address in the region and Victoria.

21.07-3

~~-14/10/2010
C468~~

Retail

~~**Objectives**~~

- ~~▪ To facilitate the development of vibrant and viable retail activity centres in accordance with the Geelong Retail Activity Centre Hierarchy included at Clause 21.07-8.~~
- ~~▪ To ensure all major retail developments, and out-of centre developments, provide a clear net community benefit.~~
- ~~▪ To avoid the risk of exacerbating problem gambling.~~

~~**Strategies**~~

- ~~▪ Ensure that new retail development is directed to activity centres and is consistent with the role and function described in the Retail Activity Centre Hierarchy included at Clause 21.07-8.~~
- ~~▪ Ensure Central Geelong remains the primary retail activity centre in the G21 Region and the focus of retail activity in the G21 region.~~
- ~~▪ Direct restricted retail (bulky goods) use and development to Central Geelong, the nominated homemaker precinct at Waurn Ponds, the Corio homemaker precinct subject to appropriate re-zoning and other homemaker precincts and activity centres as detailed in Clause 21.07-8.~~
- ~~▪ Discourage restricted retail (bulky goods) development in industrial areas.~~
- ~~▪ Encourage a mix of retail, office, cafes, entertainment, housing, education and community facilities to locate within activity centres.~~
- ~~▪ Support accommodation uses above ground level floor space in activity centres subject to appropriate provision of parking and access requirements.~~
- ~~▪ Require that applications for new centres establish the retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy.~~
- ~~▪ Direct the location of gaming machines to venues that makes gaming accessible but not convenient as detailed in Clause 22.57.~~

21.07-43

~~-28/04/2010
C429(Part 1) Proposed C393ggee~~

Economic growth sectors

Objective

- To facilitate development in the City's strategic economic growth sectors.

Strategies

- Support industry development in the following strategic growth sectors:
 - Knowledge, Innovation and Research.
 - Advanced Manufacturing.
 - Health.

GREATER GEELONG PLANNING SCHEME

- Tourism.
- Small, Micro and Home Based Business.
- Food and Horticulture.
- Support the development of the Geelong Technology Precinct located at the Deakin University Waurn Ponds campus, particularly biotechnology industry.
- Support the development of seafood and aquaculture industries in appropriate locations, particularly in North Geelong, Portarlington and Avalon.
- Support the development of health and medical industries, particularly in the Medical Health Cluster in central Geelong (as identified on the Central Geelong Structure Plan Map at Clause 21.09), and around the Deakin University campus at Waurn Ponds.
- Support the development of food, horticulture and viticulture industries in appropriate locations, particularly on the Bellarine Peninsula.
- Support the development of aerospace industries within the confines of the Avalon Airport site.

21.07-54 Rural Areas

42/04/2017 - / - / -
C347 Proposed C393ggee

Objectives

- To support the use of the northern, western and southern rural areas for productive agriculture.
- To ensure that rural areas provide an attractive setting through the preservation of the rural landscape character.
- To protect and enhance the Bellarine Peninsula as a productive rural area with highly significant landscapes based on farming and environmental features.

Strategies

- Maintain rural land in large and productive parcels, in accordance with the schedules to the farming zones.
- Minimise non agricultural land uses in rural areas.
- Ensure that any non agricultural land uses will not compromise farming activity in the area.
- Ensure development in rural areas respects the rural landscape character, particularly significant landscapes identified through the Coastal Spaces Landscape Assessment Study.
- Ensure that new dwellings do not compromise the productive agricultural capacity of land and are associated with the productive agricultural use of the land.
- Encourage agricultural development with export potential and specifically encourage aquaculture and horticulture activities in the rural areas around Avalon Airport.

21.07-65 Tourism in rural areas

42/04/2017 - / - / -
C347 Proposed C393ggee

Objectives

- To support tourism development in rural areas that respects the open rural landscape character of the area, and contributes to the economy.

Strategies

- Within rural areas, support appropriately scaled, high quality, landscape responsive tourism uses that are complementary to their rural landscape character and environmental setting and are associated with agricultural activity on the land.

GREATER GEELONG PLANNING SCHEME

- Support a limited number of larger scale rural based tourism development within rural areas that require rezoning.
- Direct major accommodation facilities to urban areas.

21.07-76 Implementation

~~12/04/2017~~
~~C247~~Proposed C393ggee These strategies will be implemented by:

Using policy and the exercise of discretion

Where appropriate, referring applications for the development of land in the Geelong Ring Road Employment Precinct to ~~Worksafe~~.

Using the Discretionary Uses in Residential Areas Policy at Clause 22.01.

Using the Sexually Explicit Adult Entertainment Venues, Adult Sex Bookshops and Adult Cinemas Policy at Clause 22.02.

~~Using the Assessment Criteria for Retail Planning Applications Policy at Clause 22.03.~~

Using the Agriculture, Rural Dwellings and Subdivision Policy at Clause 22.05.

Using the Tourism, Accommodation and Function Centre Development in Rural Areas Policy at Clause 22.06.

Using the Racing Dog Keeping and Training Policy at Clause 22.07.

Using the Materials Recycling Policy at Clause 22.08.

~~Using the Gaming Policy at Clause 22.57.~~

Applying zones and overlays

Applying the Rural Activity Zone to major tourism proposals in accordance with Clause 22.06 – Tourism Development in Rural Areas.

Further work

Support the development of a masterplan for the Avalon Airport site.

As a priority, commence an investigation into the future residential and industrial land use needs for Geelong, as a basis for future growth area planning that would include:

- assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong,
- identification of a preferred growth area or areas, and
- preparation of detailed growth area plans.

References

Heales Road Industrial Estate Framework Plan, ~~MacroPlan~~ Australia and the City of Greater Geelong, 2007.

Armstrong Creek Urban Growth Plan, City of Greater Geelong, 2006.

~~*City of Greater Geelong Retail Strategy, Essential Economics and Hansen Partnership, 2006.*~~

City of Greater Geelong Economic Development Strategy, City of Greater Geelong, 2005.

Geelong Seafood Industry Strategy, City of Greater Geelong, 2003 .

City of Greater Geelong Rural Land Use Strategy, City of Greater Geelong, 2007.

Coastal Spaces Landscape Assessment Study, Department of Sustainability and Environment, 2006.

GREATER GEELONG PLANNING SCHEME

North East Industrial Precinct, Precinct Structure Plan, May 2010.

North East Industrial Precinct, Development Contributions Plan, May 2010

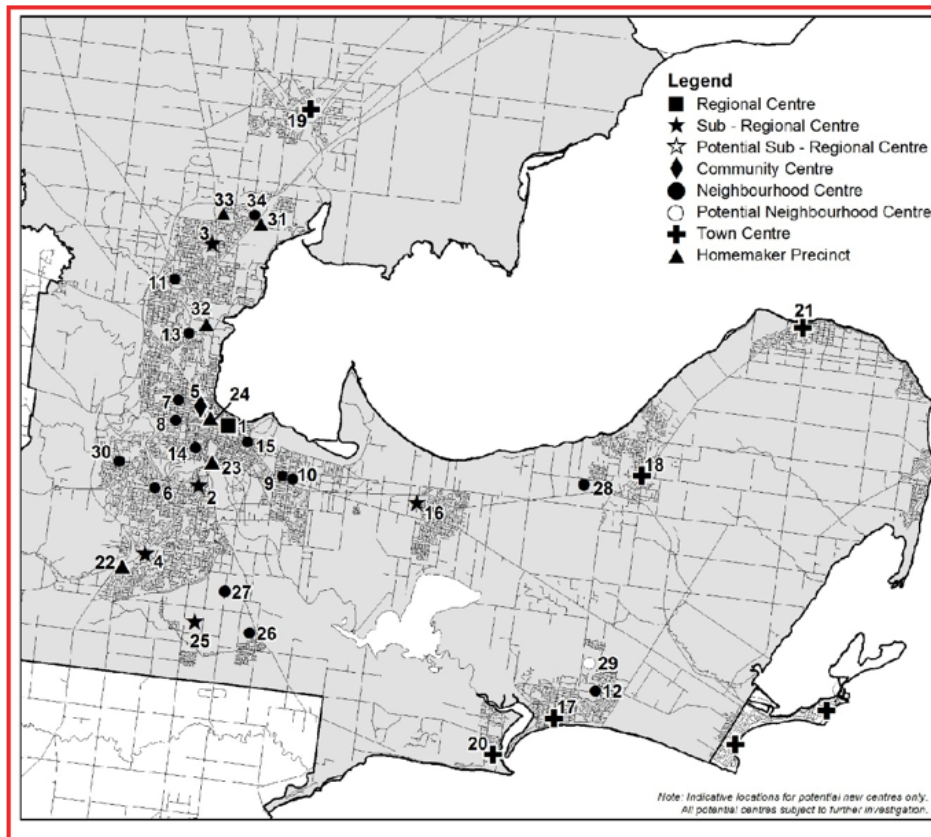
Greater Geelong Gaming Policy Framework, City of Greater Geelong, 2007.

Armstrong Creek Town Centre, Precinct Structure Plan, March 2014

21.07-8

-19/02/2016
 G323

City of Greater Geelong Retail Activity Centre Hierarchy



City of Greater Geelong Retail Activity Centre Hierarchy		
Level in Hierarchy	Identified Centres	Indicative floorspace and example key tenants
Regional Centre	Central Geelong (1)	More than 100,000 sqm Department store, discount store(s), mini-major(s), supermarkets(s) and extensive range of specialities
Sub-regional Centres	Belmont (2), Corio Village (3), Waurn Ponds (4), Leopold (16)	15,000 sqm to 35,000 sqm Discount department store(s), mini-major(s) supermarket(s) and specialities
	Armstrong Creek Town Centre (25)	40,000 sqm

GREATER GEELONG PLANNING SCHEME

City of Greater Geelong Retail Activity Centre Hierarchy		
Level in Hierarchy	Identified Centres	Indicative floorspace and example key tenants
		Discount department store(s), mini major(s), supermarket(s) and specialities
Community Centre	Pakington Street (Geelong West) (5)	10,000 sqm to 25,000sqm Supermarket(s), mini major(s) and specialities
Neighbourhood Centres	Highton (6), Shannon Avenue (Geelong West) (7), Shannon Avenue (Newtown)(8), Bellarine Village (9), Newcomb Central (10), Bell Post (11), Ocean Grove marketplace (12), Separation Street (13), Pakington Street (Newtown) (14), Geelong East (15), Barrabool Hills Neighbourhood Shopping Centre (30), Rosewall (34), Armstrong Creek East (26), Armstrong Creek Horseshoe Bend Road (27), Jetty Road Growth Area (28)	2,500 sqm to 25,000 sqm Supermarket (small or full line), primarily convenience-oriented specialities
Town Centres	Ocean Grove (Town Centre) (17), Drysdale (18), Lara (19), Barwon Heads (20), Portarlington (21)	1,500 sqm to 15,000 sqm Supermarket, mini major(s), specialities
Homemaker Precincts	Waurn Ponds (22), Moorabool/Fyans (23), Geelong West (24), Princes Highway (Corio) (31), North Geelong (32), Bacchus Marsh Road (Corio) (33)	5,000 sqm to 50,000 sqm Large restricted retail type tenants
Potential Neighbourhood Centres	Ocean Grove north east growth corridor (29)	

GREATER GEELONG PLANNING SCHEME

21.07-98

Geelong Ring Road Employment Precinct Framework Plan map

48497/2042
 C487/Proposed C393ggee



GREATER GEELONG PLANNING SCHEME

21.21 ACTIVITY CENTRES

Proposed C393ggee

21.21-1 Key Issues and Influences

Proposed C393ggee

The established City of Greater Geelong retail hierarchy is a key influence in activity centre planning for Greater Geelong.

Key issues in relation to activity centres include:

- . Revitalising and protecting the primacy of Central Geelong.
- . Protecting the role and function of existing centres in the Retail Centre Hierarchy.
- . Ensuring retail and other services are easily accessible and conveniently located to reduce the need for, and length of, car trips.
- . Ensuring the transition of retail centres to activity centres with a diverse range of uses.
- . Accommodating future demand for new and expanded retail services as a result of forecast population growth within existing and planned centres.
- . Ensuring retail uses contribute to the vibrancy and attractiveness of suburbs and townships.
- . The establishment of major retail uses in out of centre locations.
- . Facilitating increased residential densities in increased housing diversity areas.
- . Improving pedestrian and public transport accessibility.

The boundary of all retail centres included within the Geelong Retail Centre Hierarchy at Clause 21.21-5 is as delineated in the City of Greater Geelong Retail Strategy 2020-2036, August 2020 (Appendix 2).

Council has planned for the establishment of new activity centres within identified growth locations to meet the needs of future residents.

Greater Geelong exhibits a number of factors that contribute to an increased vulnerability to problem gambling which requires sensitive consideration of their location.

21.21-2 Objectives

Proposed C393ggee

- . To consolidate and strengthen the established Geelong Retail Centre Hierarchy.
- . To facilitate the development of vibrant and viable retail centres.
- . To ensure that Central Geelong remains the primary activity centre in the municipality.
- . To ensure that new retail development is consistent with the Geelong Retail Centre Hierarchy included at Clause 21.21-5.
- . To encourage a competitive supply of goods and services.
- . To encourage walkable access to retail and activity centres from residential areas.
- . To locate restricted retail activity across the retail hierarchy.
- . To ensure there is a diversity of uses in all centres, particularly in Central Geelong, Town and Sub-regional Centres.
- . To support continued diversification of retail centres over time.
- . To support the expansion of existing centres.
- . To ensure new retail centres have direct access to a major road and good access to public transport.
- . To limit retail uses in industrial zones.
- . To provide forward land supply for retail and activity centre development to meet the current and anticipated demand in greenfield locations. |

GREATER GEELONG PLANNING SCHEME

- . To avoid the risk of exacerbating problem gambling.
- . To demonstrate net community benefit.

21.21-3 Strategies

Proposed C393ggee

GENERAL

- . Encourage a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly Central Geelong, Sub-regional and Town Centres.
- . Support accommodation uses above ground level floor space in retail and activity centres subject to appropriate provision of parking and access requirements.
- . Direct entertainment and cultural activities to Central Geelong and support local events in other centres.

GAMING

- . Direct the location of gaming machines to venues that makes gaming accessible but not convenient as detailed in Clause 22.57.

RETAIL HIERARCHY

- . Direct new retail development to existing centres, consistent with the role and function described in the Geelong Retail Centre Hierarchy included at Clause 21.21-5.
- . Out of centre development must meet the requirements of Clause 22.03.
- . Direct the location of discount department stores to Central Geelong and sub-regional centres.

PLANNED CENTRES IN GROWTH AREAS

- . Ensure planned centres are consistent with the role, function, size and type of centre as set out in the Geelong Retail Centre Hierarchy in Clause 21.21-5.
- . Ensure that the use and development of any planned centre is consistent with an approved Development Plan or Precinct Structure Plan.

USES

- . Encourage diversity and competition between supermarkets in sub-regional centres and neighbourhood activity centres.
- . Encourage development that supports a diversity of retail forms across the hierarchy.

RESIDENTIAL GROWTH ZONE LAND

- . Ensure that retail use and development on residential growth zoned land:
 - . has a functional relationship with an existing activity centre; and
 - . is designed and sited to operate without amenity impacts to neighbouring residents.

COMMERCIAL AND INDUSTRIAL LAND

- . Encourage retail use and development in industrial areas only if associated with an industrial use occurring on the land or it can be demonstrated that it will meet the needs of people employed in the area.
- . Encourage proposals that will provide for strategic employment land.
- . Ensure that where a planning application for use is required for a new or expanded supermarket based centre within the Commercial 2 Zone and Industrial 3 Zone:

GREATER GEELONG PLANNING SCHEME

- . the development does not have a significant economic impact on a nearby centre(s) identified within the Geelong Retail Centre Hierarchy and
- . the centre provides a net community benefit.

RESTRICTED RETAIL USES

- . Direct restricted retail use and development to nominated restricted retail precincts as identified in the Geelong Retail Centre Hierarchy.
- . Support the development of smaller scale, higher density restricted retail uses such as homewares within retail centres.

DESIGN AND LAYOUT

- . Encourage the redevelopment of car parking areas for commercial and residential uses where adequate car parking requirements for existing and future development can be achieved.
- . Support increased intensity and vertical growth of centres to encourage expansion and to reduce the need to develop new centres.

21.21-4 Implementation

Proposed C393ggee

These strategies will be implemented by:

USING POLICY AND THE EXERCISE OF DISCRETION

Using the Assessment Criteria for Retail Planning Applications Policy at Clause 22.03.

Using the Gaming Policy at Clause 22.57.

FURTHER WORK

- . Prepare Structure Plans or Urban Design Frameworks for Belmont (High Street) and Waurn Ponds Sub-Regional Centres to guide the ongoing development of these centres.
- . Prepare a Structure Plan for Pakington Street Specialised Activity Centre, Geelong West and Gordon Avenue Dispersed Retail Area, Geelong West. The plans should consider rezoning opportunities and review the role of the Gordon Avenue Dispersed Retail Area.
- . Prepare Structure Plans or Urban Design Frameworks for Separation Street, North Geelong and Shannon Avenue, Geelong West neighbourhood activity centres to facilitate growth of these centres and streetscape improvements.

References

Greater Geelong Gaming Policy Framework, City of Greater Geelong, 2007

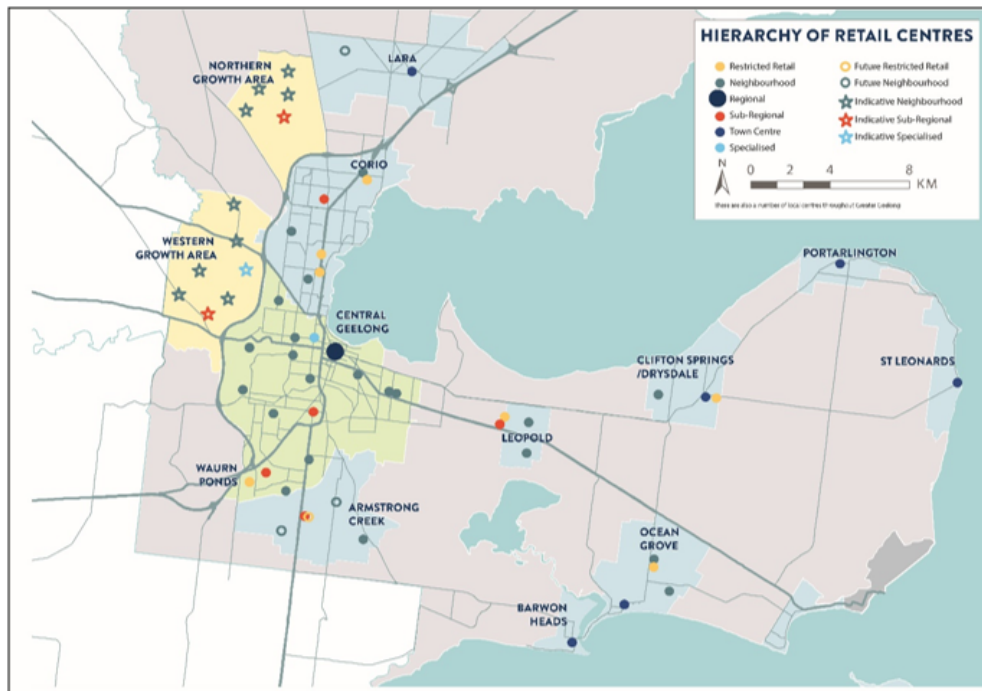
Armstrong Creek Town Centre, Precinct Structure Plan, March 2014

City of Greater Geelong Retail Strategy 2020-2036 (August 2020)

21.21-5 Geelong Retail Centre Hierarchy

Proposed C393ggee

GREATER GEELONG PLANNING SCHEME



Level in Hierarchy	Type of Centre (Role and Function)	Indicative retail floorspace range	Centres
Regional	<p>A major retail centre that serves a wide catchment and is anchored by one or more department stores, discount department store(s), supermarket(s), mini major(s) and specialty stores.</p> <p>Often associated with bulky goods adjacent to or near the core retail centre.</p> <p>Provides a full range of retail needs and more successful when associated with entertainment and leisure activities such as cinemas and restaurants or niche retail precincts.</p>	More than 100,000 sqm	Central Geelong

GREATER GEELONG PLANNING SCHEME

Level in Hierarchy	Type of Centre (Role and Function)	Indicative retail floorspace range	Centres
Sub-Regional	<p>A major retail centre that serves a wide catchment (but smaller than a regional centre) and is anchored by one or more discount department stores, supermarket(s), mini major(s) and specialty stores.</p> <p>Because of their smaller size, they have less provision for higher-order activities including full-line department stores, and the range of specialty shopping is less extensive.</p>	15,000 to 60,000 sqm	<p>High Street, Belmont</p> <p>Waurm Ponds, Pioneer Rd, Grovedale</p> <p>Corio Village, Bacchus Marsh Rd, Corio</p> <p>Leopold Gateway Plaza, Bellarine Hwy, Leopold</p> <p>Armstrong Creek Town Centre, Surf Coast Hwy, Armstrong Creek</p>
Specialised	<p>More traditional major centres that have grown from strip shopping centres and which are typically located along main arterial routes and/or public transport nodes.</p> <p>Tend to capture niche trade from wider catchments in addition to having an important community role as the focus for retail, civic, and community uses.</p>	15,000 to 60,000 sqm	<p>Pakington Street (Geelong West)</p>

GREATER GEELONG PLANNING SCHEME

Level in Hierarchy	Type of Centre (Role and Function)	Indicative retail floorspace range	Centres
Town Centre	Major community shopping locations providing weekly grocery shopping for the local township in combination with specialty store shopping that also services visitors to the region.	2,000 to 20,000 sqm	Ocean Grove, Drysdale, Lara, Barwon Heads, Portarlington, St Leonards
Neighbourhood	A retail centre that serves a neighbourhood catchment and is anchored by one or more supermarkets plus specialty stores.	2,000 to 15,000 sqm	Shannon Ave, Geelong West Separation St, North Geelong Pakington St, Newtown Barrabool Rd, Highton Newcomb Central, Bellarine Hwy, Newcomb Ormond Rd, East Geelong Bellarine Village, Bellarine Hwy, Newcomb Bell Post, Anakie Rd, Norlane Barrabool Hills, Provence Bvd, Highton Shannon Ave, Newtown Marketplace, Shell Rd, Ocean Grove Vines Rd, Hamlyn Heights Hyland St, Fyansford Grovedale Central, Heyers Rd, Grovedale Dorothy St, Leopold Ash Rd, Leopold Rosewall, Broderick Rd, Corio Jetty Rd, Centennial Bvd, Curiewis Warralily Village, Barwon Heads Rd, Armstrong Creek Lara West, Lara Armstrong Creek West, Mt Duneed Horseshoe Bend North East, Charlemont Kingston Village, Grubb Rd, Ocean Grove Surf Coast Hwy, Grovedale
Local	Small groups of shops serving a limited catchment, and typically providing for the daily convenience needs of residents in the surrounding area	Up to 5,000 sqm	Dispersed locations across the municipality

GREATER GEELONG PLANNING SCHEME

Restricted Retail	A collection of bulky goods stores, generally comprising furniture, white goods, electrical, floor and window coverings, lighting, hardware and related retail operations. Can be adjacent to core retail centres or in stand-alone precincts.	50,000+	Murradoc Rd, Drysdale Geelong Gateway, Princes Hwy, Corio Colac Rd, Waurn Ponds Melbourne Rd, Norlane Melbourne Rd, North Geelong Sinclair St, Ocean Grove Leopold Gateway Plaza, Bellarine Hwy, Leopold Armstrong Creek Town Centre Surf Coast Hwy, Armstrong Creek
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GREATER GEELONG PLANNING SCHEME

22.03

~~28/04/2010
C429(Part 4)~~

ASSESSMENT CRITERIA FOR RETAIL PLANNING APPLICATIONS

~~This policy applies where a planning scheme amendment or planning permit application is required for new or expanded provision of retail floorspace.~~

~~**Policy Basis**~~

~~This policy sets out retail assessment criteria which are to be used as a basis for considering applications for new or expanded retail floorspace.~~

~~The criteria consists of the following:~~

- ~~■ Information required to be submitted with an application.~~
- ~~■ Issues to be considered in the preparation and consideration of an economic impact assessment and contribution to net community benefit.~~
- ~~■ Issues to be considered in the preparation and consideration of an out-of-centre retail proposal.~~

~~**Objectives**~~

- ~~■ To ensure that applications for new centres establish the retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy.~~
- ~~■ To ensure that applications involving a planning scheme amendment in or adjoining existing activity centres clearly establish a retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy.~~
- ~~■ To ensure all major retail use and development provide clear net community benefit.~~
- ~~■ To allow/guide consideration of applications involving an increase in an identified floor space cap, in order to accommodate the changing retail trends and retail demands.~~

~~**Policy**~~

~~**Exercising discretion**~~

~~Where a permit or planning scheme amendment is required to increase the leasable retail floor area, it is policy to require the following information and address the following issues as appropriate:~~

~~**Economic Impact Assessment**~~

~~An economic impact assessment should be provided for:~~

- ~~■ New major retail development involving 2,000m² or more in gross leasable floor area.~~
- ~~■ Proposals involving a key major tenant such as a supermarket.~~
- ~~■ Out-of-centre proposals.~~
- ~~■ Applications relating to an increase in an existing floor space cap.~~

~~The responsible authority may waive a requirement to prepare an economic impact assessment.~~

~~The following issues and information are required to be addressed as part of an economic impact assessment. The level of information required will depend on the size of the retail floorspace and will be at the discretion of the responsible authority:~~

- ~~■ General
 - ~~- Amount of retail floorspace (in m²).~~
 - ~~- Number of retail tenancies and sizes.~~
 - ~~- Type of retail floorspace (e.g., supermarket, discount department store, etc).~~
 - ~~- Other non-retail components where applicable.~~~~

GREATER GEELONG PLANNING SCHEME

- - Assessment of the proposals compliance with the recommendations of the City of Greater Geelong Retail Strategy 2006, including any specific recommendations for the centre.
- Supporting evidence of retail demand:
- Assessment of any likely impact on existing or planned (i.e. approved) retail facilities.
- Description of anticipated benefits to community (measurable and non-measurable):
- Estimated contribution to employment (in both construction and retail operation), and noting the flow-on effects (although these generally accrue to a wider area, including the State and national economies):
- Overall contribution to net community benefit.
- **Retail Demand:**
 - The need or demand for new or expanded retail floorspace provision to serve the identified catchment.
 - The current catchment population level, and the forecast population and retail spending growth rate for the next 5 and 10 years.
 - The extent to which the proposal will draw trade from beyond the catchment, and from passing trade.
 - Whether the proposed or expanded retail provision would mean an expansion in the size of the catchment of that centre.
- **Retail Supply:**
 - The existing supply of retail floorspace serving the catchment, by type.
 - Details of any other proposals for new or expanded retail development in the catchment or beyond, which could have an effect on the viability of the proposal.
 - The main features of the existing hierarchy of retail centres which serve the catchment, and show where the proposed retail floorspace would fit into the Greater Geelong retail activity centre hierarchy as detailed in Clause 21.07-8 of the Municipal Strategic Statement.
 - Evidence as to the extent to which the existing supply of retail floorspace is adequate to meet existing and foreseeable demand levels over the next 5 and 10 years.
 - Whether there are any existing retail gaps in merchandise/services which the proposal will fill.
 - Details, where required by the responsible authority, on any relevant alternative sites to the proposed site, and demonstrate why the proposed site is the preferred site for the proposal.
- **Escape Spending:**
 - Estimates of existing levels of escape spending from the catchment and indicate how the proposal will address this issue.
 - Estimates on the share of this escape spending that could reasonably be retained by the proposal.
- **Impact On Existing Retail Facilities**
 - Assessment of the expected trading effect on existing retail facilities if the proposal was approved.
 - Demonstration of the extent to which the proposal is expected to lead to an overall improvement in the provision of retail facilities to the catchment population, and highlight the potential for retaining spending that would otherwise escape to other centres.

GREATER GEELONG PLANNING SCHEME

- ~~Assessment of the estimated employment impact of the proposal, including potential loss of employment at centres which may be negatively impacted by the proposal.~~

~~Net Community Benefit~~

~~Assessment of the contribution of the proposed development to Net Community Benefit, including but not limited to the following considerations:~~

- ~~Employment generation (or loss) during construction and operation.~~
- ~~Impact on shopper's retail choice and availability of goods and services.~~
- ~~Impacts on overall levels of vibrancy and sustainability of existing centres servicing the catchment and in the proposed new centre.~~
- ~~Contribution to increased levels of public transport use.~~
- ~~Contribution to enhancing levels of liveability, social interaction and other community-related goals.~~

~~Out-of-Centre Proposals~~

- ~~If the application is for an out-of-centre development, in addition to providing an economic impact assessment, the application must demonstrate why the proposed out of centre development location is being considered for retail development. This is to be achieved through the following sequential approach which comprehensively demonstrates why the proposal:~~
- ~~Cannot be accommodated in an existing activity centre, or failing that,~~
- ~~Cannot be accommodated on an edge of centre location (which has a functional relationship with an activity centre) or, failing that,~~
- ~~Cannot be accommodated in the nominated homemaker precincts.~~
- ~~An out-of-centre proposal should then demonstrate that the location is consistent with urban context of the surrounding area, including potential impacts of the proposed development on local character and amenity.~~

~~References~~

~~City of Greater Geelong Retail Strategy, June 2006.~~

GREATER GEELONG PLANNING SCHEME

22.03 ASSESSMENT CRITERIA FOR RETAIL PLANNING APPLICATIONS

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Proposed C393ggee

This policy applies to use applications that exceed the floorspace cap in the Schedule to the Commercial 1 Zone and any other proposal identified as being 'out-of-centre'.

This policy applies to all buildings and works applications in activity centres.

POLICY BASIS

The City of Greater Geelong is forecast to experience significant population growth increasing the demand for new and expanded retail services. It is critical to ensure our community has access to every day services within a 20-minute drive from home. Our retail centres should be encouraged to grow and transition over time to activity centres extending their offer to include uses other than retail.

The Geelong Retail Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes. The retail centre hierarchy can be found at Clause 21.21.

Expanding our existing centres is encouraged over developing new centres in out of centre locations.

The expansion of several existing centres in Greater Geelong are constrained particularly at the sub-regional and neighbourhood centre level. Expansion of these centres should consider opportunities to make better use of at grade car parking areas and expand in a vertical direction.

Retail centres should be within an 800 metre walking distance to residential zoned land to limit car usage, encourage urban consolidation and better utilise existing infrastructure.

New development should provide high-quality built form outcomes which are sympathetic to the character of the surrounding area and minimises amenity impacts on nearby sensitive land uses.

OBJECTIVES

- . To ensure that applications for new and expanded centres establish a demand for such use and demonstrate that there are no adverse impacts on nearby centres or the operation of the retail centre hierarchy.
- . To support the viability of centres identified in the retail hierarchy.
- . To ensure proposals provide a net community benefit.
- . To guide consideration of applications involving an increase in a maximum leasable floor area identified in the schedule to the Commercial 1 Zone.
- . To ensure the design and layout of new or expanding centres minimise amenity impacts on surrounding uses and contribute positively to the streetscape and surrounding area.

POLICY

USE APPLICATIONS

It is policy that applications be accompanied by an Economic Impact Assessment to the satisfaction of the responsible authority.

BUILDINGS AND WORKS APPLICATIONS

It is policy to:

- . Ensure blank walls and loading bays are not adjacent to sensitive land uses and key vehicle and pedestrian accessways to a centre.
- . Ensure illuminated signage does not impact on sensitive land uses.
- . Ensure new development provides visually interesting and active street frontages where buildings abut the street or a public space.
- . Encourage car parking areas to be located to the side or rear of a centre.

GREATER GEELONG PLANNING SCHEME

- . Ensure car parking areas do not visually dominate the front setback area of a centre by providing landscaping including canopy trees.
- . Ensure there are safe and convenient pedestrian connections from car parking areas and the surrounding footpath network to the entrance(s) of a centre.

APPLICATION REQUIREMENTS

ECONOMIC IMPACT ASSESSMENT

Subject to the type of application and at the discretion of the responsible authority, the following information may be required as part of an Economic Impact Assessment:

General

- . Amount of overall retail floorspace.
- . Number of retail tenancies and their floor area.
- . The location and amount of floor space dedicated to shop uses within the development if the centre is listed in the schedule to the Commercial 1 Zone.
- . Assessment of any likely impact on existing, planned or approved retail facilities.
- . Description of anticipated benefits to the community (whether or not these can be monetised).
- . Estimated net employment benefits (if any).
- . All proposed land uses.

Retail Supply

- . The existing supply of retail floor space serving the catchment, by type, size, role and function.
- . Details of any other proposals for new or expanded retail development in the catchment or beyond, which could have an effect on the proposal, existing centres or planned development.
- . Demonstrate how the proposed retail floorspace would fit into the Geelong retail centre hierarchy as detailed in Clause 21.21.
- . Demonstrate whether the existing supply of retail floorspace is adequate to meet existing and foreseeable demand levels over a 15 year period.
- . Whether there are any existing retail gaps in merchandise/services which the proposal will fill.

Retail Demand

- . The need or demand for new or expanded retail floorspace provision to serve the identified catchment, taking into consideration the objectives and strategies contained in Clause 21.21.
- . The current catchment population, forecast population and retail spending growth rate for a 15 year period.
- . The extent to which the proposal will draw trade from beyond the catchment, and from passing trade.
- . Whether the proposed or expanded retail provision would mean an expansion in the size of the catchment of that centre.
- . Impacts on the catchment of nearby centres and the effect this may have on centres within those catchments.

Escape Spending

- . Estimates of existing levels of escape spending from the catchment.
- . Estimates on the share of this escape spending that could reasonably be retained by the proposal.

Impact on Existing Retail Facilities

- . Assessment of the expected trading effects on existing or planned retail facilities.

GREATER GEELONG PLANNING SCHEME

- . Demonstration of the extent to which the proposal is expected to lead to an overall improvement in the provision of retail facilities to the catchment population, including the potential for retaining spending that would otherwise escape to other centres.
- . Demonstrate that the proposal will improve access to services by reducing travel times for residents.
- . Demonstrate that a proposal which results in a development exceeding the maximum floor area specified in the schedule to the Commercial 1 Zone, does not impact on the timing, delivery and viability of other retail centres including planned centres.

The responsible authority may waive any of the above requirements relating to an economic impact assessment.

OUT OF CENTRE APPLICATIONS

In addition to providing an Economic Impact Assessment, an application for an out of centre development must demonstrate:

- . Why the proposal cannot be accommodated within an existing centre identified in the retail hierarchy.
- . That the proposal will not significantly impact on the character and amenity of the surrounding area.
- . That the location of the centre will reduce travel times for the community when compared to nearby existing centres with a similar retail offer.
- . That the centre has good connectivity to the surrounding residential area(s).
- . That the proposal will not result in traffic and safety conflicts between cars, trucks and pedestrians external to the site.
- . That the proposal demonstrates net community benefit.

References

City of Greater Geelong Retail Strategy 2020-36 (August 2020)

GREATER GEELONG PLANNING SCHEME

27/11/2014
C259

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

1.0 Maximum leasable floor area requirements

~~27/11/2014~~
~~C259~~ Proposed C393ggs

Land	Maximum leasable floor area (m ²) for office	Maximum leasable floor area (m ²) for shop (other than restricted retail premises)
Certificate of Title Vol 9960 Fol 950 and Lot 2, Certificate of Title Vol 10982 Fol 810 located at the corner of Princes Highway and Pioneer Road, Grovedale Waurn Ponds Sub-Regional Activity Centre, Pioneer Road, Grovedale	None specified	35,000 47,000
Newcomb Shopping and Community Centre, Corner of Bellarine Highway and Wilsons Road, Newcomb	None specified	6,000
South west corner of Heyers Road and Burdoo Drive, Grovedale.	None specified	2,650
Meadowvale shopping centre north of the leisure time centre Corio, east of Anakie Corio Sub-Regional Activity Centre, Bacchus Marsh Road, Corio	None specified	5,500 32,000
2-20 Kingston Downs Drive and rear of 12-19 Ashwood Close, Ocean Grove (north-eastern corner of Kingston Downs Drive and Shell Road).	None specified	7,500
Bellarine Leopold Gateway Plaza Sub-Regional Activity Centre, 621-639 and 641-659 Bellarine Highway, Leopold	None specified	30,000
Hyland Street Neighbourhood Activity Centre, Fyansford	None specified	4,800
Lara West Neighbourhood Activity Centre, Lara	None specified	5,000
Kingston Village Neighbourhood Activity Centre, Grubb Road, Ocean Grove	None specified	11,000
Armstrong Creek East Precinct Neighbourhood Activity Centre Warralily Village Neighbourhood Activity Centre, Barwon Heads Road, Armstrong Creek	None specified	6,000 7,700
Armstrong Creek East Precinct Local Activity Centre	None specified	1,000
Jetty Road Neighbourhood Activity Centre, Drysdale Centennial Boulevard, Curlewis	1,000	6,000
Armstrong Creek West Precinct Neighbourhood Activity Centre, Mount Duneed	None specified	3,000
Armstrong Creek West Precinct Whites Road Local Activity Centre	None specified	1,000
Armstrong Creek West Precinct Boundary Road Local Activity Centre	None specified	500
Armstrong Creek West Precinct Train Station Local Activity Centre	None specified	1,000
Barrabool Hills Neighbourhood Shopping Centre (north-eastern corner of Province Boulevard and Stoneleigh Crescent Highton)	None specified	3,895
Armstrong Creek Town Centre Precinct 4 Sub-Regional Activity Centre, Surf Coast Highway, Armstrong Creek	None specified	40,000
Armstrong Creek Horseshoe Bend Precinct North East Neighbourhood Activity Centre, Charlemont	None specified	7,000
Armstrong Creek Horseshoe Bend Precinct Southern Local Activity Centre	None specified	1,000

GREATER GEELONG PLANNING SCHEME

Land	Maximum leasable floor area (m²) for office	Maximum leasable floor area (m²) for shop (other than restricted retail premises)
Armstrong Creek Horseshoe Bend Precinct Western Local Activity Centre	None specified	1,000

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~20/04/2020~~
GC442 Proposed C393ggee

Name of background document	Amendment number - clause reference
Geelong Waterfront Safe Harbour Precinct - Public Access & Infrastructure Development Project Master Plan (May 2019)	C398ggee
Moolap Coastal Strategic Framework Plan (2019)	C407ggee
Infrastructure Design Manual (2019, Local Government Infrastructure Design Association)	GC112 - Clause 21.08-6
City of Greater Geelong Retail Strategy 2020-2036 (August 2020)	C393ggee

Attachment 4

C393ggee Panel Report Executive Summary

Greater Geelong Amendment C393 | Panel Report | 31 January 2020

Executive summary

Greater Geelong Amendment C393 seeks to implement the *City of Greater Geelong Retail Strategy 2016-2036* for the Greater Geelong municipality. Since the current Retail Strategy for Greater Geelong was prepared in 2006, the population of Greater Geelong has grown substantially. New areas such as the Armstrong Creek Growth Area have developed and there is significant infill development occurring in suburbs close to the city centre. Population is expected to continue to grow strongly over the coming decades with new growth areas proposed to the north and west of the existing urban area.

The 2006 Retail Strategy is now out of date and Council embarked on a new strategy in 2015. The analysis undertaken to underpin the new Retail Strategy forms a key part of Amendment C393 which proposes to increase retail floor space throughout the municipality. This includes a new policy at Clause 21.19, replacement policy at Clause 22.03, as well as changes to the Commercial 1 Zone at Clause 34.01. Exhibition of the Amendment resulted in 14 submissions, all of which were referred to a Panel.

The focus of the key contested submissions was in Leopold, Waurin Ponds and Kingston Downs. The main tensions arose as a result of Council's desire to manage its retail hierarchy through the use of caps on shop floor space and from submitters which wished to either remove caps or set them at higher levels than Council proposed. Further, some submitters have sought to include land within various Activity Centre boundaries.

Submitters and the Panel raised a number of concerns about the content of the exhibited Amendment and the suitability of an amended Retail Strategy for inclusion in the Greater Geelong Planning Scheme. The Hearing was adjourned to provide the opportunity for Council to undertake further review of the proposed Retail Strategy and for parties to respond to that review and proposed changes to the policy.

The Panel considers that more work needs to be undertaken by Council prior to submitting the Amendment for approval, but this work is mainly in the form of a detailed edit and review of the layout and form of the Retail Strategy, as well as reconciling what is in the Retail Strategy with policy. If these recommendations are upheld and progressed, the Amendment can be supported.

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Amendment C393 be adopted as exhibited subject to the following:

- 1. Amend the table to the Schedule to Clause 34.01 to provide for 11,000 square metres of shop floor space for the Kingston Downs Neighbourhood Activity Centre.**
- 2. Amend the boundary of the Kingston Downs Neighbourhood Activity Centre to include all of the Commercial 1 Zone land and part of the Commercial 2 Zone land (as far south as the northern boundaries of properties on the north side of Sinclair Street).**
- 3. Include the Part D version (*Greater Geelong Retail Strategy 2016-2036*) in the Greater Geelong Planning Scheme as a Reference Document, subject to the following changes:**

- a) Provide for five Activity Centres in the Northern Growth Area (one Sub-Regional and four Neighbourhood Activity Centres) and amend all text and plans accordingly in the Retail Strategy and in relevant policy.
 - b) Amend the second last paragraph in 'Indicative Retail Centres in the Northern and Western Geelong Growth Areas' (after Table 2) to read "*Each growth area will be planned ... and any potential impacts on the existing centre network and will consider applying floor space caps*".
 - c) Move the 'Definition of a Retail Centre' that is provided after Table 2 to be placed before Table 2.
 - d) Re-insert the third qualification as proposed in Document 11 to the text preceding Table 5 to read "*Floor space has not been attributed to individual indicative centres ... as part of the preparation of Precinct Structure Plans*".
 - e) Replace all figures for the Northern and Western Growth Area centres with 'zero' in Table 5 'Supportable Floor Space 2016 – 2036', as well as in Appendix 2 'Indicative Centres'.
 - f) Amend section 1.4 (Leopold) in Appendix 2 to include 'Bunnings' as a key characteristic.
 - g) Add street names (where appropriate) to the maps in Appendix 2.
 - h) Present all maps in Appendix 2 on a common, clearly identified scale to aid in interpretation where appropriate.
 - i) Place the nominated activity centres in alphabetical order in Appendix 2 by name under each centre category and include the list of centres in the Table of Contents.
4. Undertake a detailed edit and review by a professional editor of the Part D version of the *Greater Geelong Retail Strategy 2016-2036*, for readability, presentation and ordering of content before adoption.
 5. Retitle the *Greater Geelong Retail Strategy 2020-2036* and make consequential date changes to Clauses 21.19 and 22.03.
 6. Replace the exhibited versions of Clause 21.19, Clause 22.03 and the Schedule to the Commercial 1 Zone at Clause 31.04 with the versions at Appendices D, E and F of this report.

Attachment 5

Panel Recommendations and Response

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C393	City Response	Reference
1	Amend the table to the Schedule to Clause 34.01 to provide for 11,000 square metres of shop floor space for the Kingston Downs Neighbourhood Activity Centre.	Agreed. Note: the name of some centres have been changed to correspond with names used in the 2020 Retail Strategy.	Attachment 3 (Schedule to Clause 34.01 Commercial 1 Zone)
2	Amend the boundary of the Kingston Downs Neighbourhood Activity Centre to include all of the Commercial 1 Zone land and part of the Commercial 2 Zone land (as far south as the northern boundaries of properties on the north side of Sinclair Street).	Not agreed. Combining the commercial areas would create a centre inconsistent with its role and function in the Geelong Retail Hierarchy at Clause 21.21. A detail response is provided in Attachment 6.	2020 Retail Strategy
3	<p>Include the Part D version (Greater Geelong Retail Strategy 2016-2036) in the Greater Geelong Planning Scheme as a Reference Document, subject to the following changes:</p> <p>a) Provide for five Activity Centres in the Northern Growth Area (one Sub Regional and four Neighbourhood Activity Centres) and amend all text and plans accordingly in the Retail Strategy and in relevant policy.</p> <p>b) Amend the second last paragraph in 'Indicative Retail Centres in the Northern and Western Geelong Growth Areas' (after Table 2) to read "Each growth area will be planned ... and any potential impacts on the existing centre network and will consider applying floor space caps".</p> <p>c) Move the 'Definition of a Retail Centre' that is provided after Table 2 to be placed before Table 2.</p> <p>d) Re-insert the third qualification as proposed in Document 11 to the text preceding Table 5 to read "Floor space has not been attributed to individual indicative centres ... as part of the preparation of Precinct Structure Plans".</p> <p>e) Replace all figures for the Northern and Western Growth Area centres with</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>	2020 Retail Strategy

No.	Panel Recommendation Greater Geelong Planning Scheme Amendment C393	City Response	Reference
	<p>'zero' in Table 5 'Supportable Floor Space 2016 – 2036', as well as in Appendix 2 'Indicative Centres'.</p> <p>f) Amend section 1.4 (Leopold) in Appendix 2 to include 'Bunnings' as a key characteristic.</p> <p>g) Add street names (where appropriate) to the maps in Appendix 2.</p> <p>h) Present all maps in Appendix 2 on a common, clearly identified scale to aid in interpretation where appropriate.</p> <p>i) Place the nominated activity centres in alphabetical order in Appendix 2 by name under each centre category and include the list of centres in the Table of Contents.</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed, other than for Central Geelong which, because of its size, requires a smaller scale.</p> <p>Agreed.</p>	
4	Undertake a detailed edit and review by a professional editor of the Part D version of the Greater Geelong Retail Strategy 2016-2036, for readability, presentation and ordering of content before adoption.	Agreed. A review and edit was completed by the City's Senior Publishing editor.	2020 Retail Strategy
5	Retitle the Greater Geelong Retail Strategy 2020-2036 and make consequential date changes to Clauses 21.19 and 22.03.	Agreed.	Attachments 3 and 2020 Retail Strategy
6	Replace the exhibited versions of Clause 21.19, Clause 22.03 and the Schedule to the Commercial 1 Zone at Clause 31.04 with the versions at Appendices D, E and F of this report.	<p>Agreed.</p> <p>The only exception relates to Clause 22.03 'area to which the policy applies' sentence under the main heading and before the <i>Policy Basis</i> section. The Council officer drafting is necessary to differentiate applications for development only (i.e. where no use permit is required).</p> <p>Note: Clause 21.19 has been revised to 'Clause 21.21'.</p>	Attachment 3


Summary and Response to Panel Report

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
3 Key strategic issues	3.1 Overview of the Retail Strategy	<p>The Panel highlighted that the Geelong Retail Strategy 2006 is clearly obsolete and in need of replacement. The report discusses the various changes to the adopted 2018 Retail Strategy resulting from the hearing and endorses the majority of the changes. The Panel is of the opinion that a final review of the Retail Strategy should further consider content arrangement.</p> <p>The Panel's opinions have influenced the <i>City of Greater Geelong Retail Strategy, August 2020</i> recommended for adoption.</p>
	3.2 Retail modelling	<p>The 2018 Retail Strategy forecast and then allocated floorspace to each centre and from this, the floorspace caps for shop use. This work, referred to as 'gravity modelling', was undertaken by Council's consultants SGS Economics and Planning.</p> <p>Expert evidence from opposing retail economists were highly critical of the gravity modelling. Key issues for the Panel to resolve were: (1) whether the gravity model is an appropriate methodology to underpin and guide development of the Retail Strategy over a large and diverse area such as Greater Geelong; and (2) whether the floorspace caps informed by the outputs of the gravity model are appropriately justified.</p> <p>The Panel said it is not its role to provide a detailed critique of the gravity modelling approach. At the end of the day, the Panel needed to be assured that the proposed Planning Scheme controls were subject of rigorous analysis. The Panel concluded that no evidence had been presented that fatally undermines the model and the modelling undertaken provides a satisfactory basis to underpin the Retail Strategy.</p> <p>The conclusions of the Panel vindicate the substantial time and resources committed by the City in preparing the Retail Strategy. A gravity modelling approach is well suited to a largely self-contained and complex system such as Greater Geelong. The retail floorspace demand projections applied to regions and individual centres is a new initiative in the City's retail planning policy to better inform investment decisions and decision-making.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
	<p>3.3 Maintaining a retail hierarchy</p> <hr/> <p>3.4 Application of floor space caps</p> <hr/>	<p>While the need for a distinct retail hierarchy was not seriously challenged at the Hearing, some submissions challenged aspects of a retail hierarchy. The Panel noted that no submitter opposed the idea of creating and maintaining a retail hierarchy.</p> <p>The Panel concluded that it is appropriate for a hierarchy of activity centres to be maintained in Greater Geelong. The City agrees with the conclusion – Geelong’s retail hierarchy is a long established policy and key influence in retail and activity centre planning.</p> <hr/> <p>A significant amount of Hearing time was consumed by discussion of the strategic merits of applying floorspace caps to individual centres.</p> <p>Council submitted (and accepted by the Panel) that floorspace caps for shop use are permitted in non-metropolitan areas under the provisions of the Commercial 1 Zone. As result of submissions and evidence questioning the use and justification for floorspace caps, Council amended the floorspace caps section of the Part D version of the Retail Strategy.</p> <p>The Panel noted that the additions to the Part D version of the Retail Strategy clarify the role that floorspace caps are intended to perform and provide greater comfort for the Panel that their use is strategically justified in this instance. While the Panel said there has been a distinct policy move away from attempting to micromanage retail floorspace towards a more market driven approach, it accepted that floorspace caps can play a useful role in managing the growth of centres so that the integrity of the retail hierarchy is maintained in developing areas.</p> <p>The Panel concluded:</p> <ul style="list-style-type: none"> • The use of floorspace caps in growth areas of Greater Geelong is strategically justified. • Floorspace caps can play a role in managing the retail hierarchy. • Floorspace caps should not be used to micro-manage minor change or growth in activity centres. <p>The Retail Strategy recommended for adoption in this report, together with the Amendment documents are consistent with these conclusions.</p> <hr/>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
	<p>3.5 Assessment of retail proposals</p> <hr/> <p>3.6 Population forecasts</p>	<p>The exhibited Clause 22.03 defined ‘low impact’ and ‘high impact’ retail proposals and set out requirements to be met in each of those circumstances.</p> <p>Shell Road Developments submitted that the assessments proposed in Clause 22.03 should not be applicable to a proposal which is consistent with the role and function of a centre. It submitted that the clause should be re-written so that assessment of a proposal is only required if the proposed development is either out of centre, or not consistent with the role and function for that type of centre.</p> <p>Kaufland submitted that requiring an Economic Impact Assessment (EIA) for low impact proposals is entirely unnecessary and that the clauses dealing with high and low impact proposals have no proper strategic basis. Lovely Banks Development Group supported Kaufland’s contention that the policy requirements are onerous.</p> <p>In response to submissions and evidence, Council at the Hearing proposed changes in its Part D version of Clause 22.03. This included deleting reference to high and low impact uses. The Panel supported the changes and concluded in its report that the revised Clause 22.03 is acceptable. Clause 22.03 recommended for adoption is consistent with the Panel’s finding.</p> <hr/> <p>The Panel raised the issue of alignment between population forecasts in the Settlement Strategy and the Retail Strategy, each of which are currently going through broadly concurrent Panel processes.</p> <p>Mr Ganly (expert witness for Shell Road Developments) presented evidence that the population forecasts for Ocean Grove provided in the Retail Strategy were inappropriate based on recent data. He stated that since 2015, the population of Ocean Grove had been growing at 5.1 per cent per annum. On this basis, he questioned the forecast supportable floorspace for this subregion in the Retail Strategy. Council disputed Mr Ganly’s evidence and saw no reason to change the population forecasts that underpin the Retail Strategy.</p> <p>The Panel noted that a population growth rate of 2.0 per cent per annum underpins the Retail Strategy and that the Settlement Strategy explores a number of population growth scenarios ranging from 1.3 to 2.9 per cent. Council’s expert Mr Szafraniec noted that the <i>Victoria In Future 2019</i> forecast for Greater Geelong was 2.1 per cent per annum.</p> <p>The Panel noted Council intends to finalise the Retail Strategy and the Settlement Strategy amendments at the same meeting. The Panel said Council should ensure that there is consistency in key assumptions such as population growth between the two strategies, and each strategy should acknowledge the population forecasts in the other.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>The Panel was ‘a little surprised’ at the (low) forecast 1.3 per cent per annum population growth rate for Ocean Grove. This was because it observed residential development in the Kingston Downs area and the availability of further land for development in the north east growth area, even before the Settlement Strategy is finalised.</p> <p>The Panel concluded:</p> <ul style="list-style-type: none"> • The population forecasts underpinning the Retail Strategy are broadly appropriate. • No firm conclusions can be drawn on likely future population growth in Ocean Grove but residential development in the area is reason enough to err on the generous side in setting floorspace caps for the Kingston Downs NAC. <p>Amendment C393 is recommended for adoption at the same meeting as Amendment C395 (Settlement Strategy) is recommended for adoption. The 2020 Retail Strategy acknowledges the population forecast applied in the Settlement Strategy.</p> <p>Regarding population projections for Ocean Grove, the conclusions are important because they influenced the Panel’s thinking on the Kingston Downs NAC floorspace cap (see Chapter 5). The City agrees that the current growth rate is well above 1.3 per cent and there is still greenfield land to be developed for housing. However, should the Ocean Grove settlement boundary remain in its present location, the average annual growth rate out to 2036 will be closer to 1.3 per cent.</p>
<p>4 Leopold sub-regional centre</p>		<p>Submissions to the exhibited Amendment were received from Lascorp Development Group (Submitter no 7) and the Perez Family (submitter no. 13). The map below shows the location of both submitters land interests.</p> <p>The Perez land, while zoned Farming Zone, is designated in the planning scheme as Stage 2 expansion of the centre and is within the Leopold settlement boundary. The Lascorp land is also zoned Farming Zone, but its land is not designated for any expansion of the centre and it is outside the settlement boundary. Lascorp submitted that its land should be investigated as the preferred direction for expansion. Councils’ Delegated Authority Report of 22 August 2019 did not support this submission.</p> <p>The exhibited Amendment also proposed to change the floor space cap of the centre from 30,000sqm to 23,000sqm. Lascorp objected and requested the cap remain at 30,000sqm. Councils’ Delegated Authority Report considered the submission and supported a 30,000sqm cap, which Council then confirmed in its submissions to the Panel. At the Hearing the Perez Family requested the cap be lifted to 35,000sqm which Council did not support.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>The key issues for the Panel to resolve were:</p> <ul style="list-style-type: none"> the location for future development of the centre, to the north along Melaluka Road or west along the Bellarine Highway frontage - or in both directions. an appropriate floorspace cap for the Leopold sub-regional centre.  <p>On the issue of floor space caps, the Panel found that there is still significant capacity for shop and other retail and non-retail development at the centre. The Panel agreed with Council that a cap of 30,000sqm is appropriate.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>The Panel Report provided an overview of the Hearing evidence and submissions about the future direction for expansion of the centre. Lascorp contended that future retail development should be to the west, while Council and Perez contended it should be to the north. Lascorp considered the northern site could be developed, but for a range of non-retail uses, such as residential.</p> <p>Lascorp requested that the Retail Strategy include amended text requiring a review of planning controls and land availability to the immediate north and west of the existing centre. Lascorp requested corresponding changes to the Greater Geelong Planning Scheme. Lascorp also argued there should be a review of the Leopold Structure Plan.</p> <p>Council submitted that Lascorp’s wish to facilitate the westerly expansion of the centre finds no support in policy – the Perez land is within the settlement boundary of Leopold and the Lascorp land is not. Council argued that policy has for many years supported development to the north onto the Perez land and that this was supported by policy documents and upheld by relevant Panel recommendations.</p> <p>In its discussion, the Panel explored several relevant factors: current policy and previous panel reports; market forces; the approved location of the Bunnings store; design and layout of the centre’s existing built form; and the absence of any main street treatment of Melaluka Road. The Panel is of the opinion that enough has changed since the Council decision to develop land to the north to warrant a review of existing policy. The Panel says there is no evidence that there has been any interest in developing the Perez land.</p> <p>The Panel concluded:</p> <ul style="list-style-type: none"> • The location of Bunnings is not consistent with the planning policy outcomes for the Leopold centre. • No clear evidence exists that there have been any significant steps towards developing Melaluka Road as a ‘main street’ and significant constraints exist. • Locating future development to the north of the existing centre, to make the centre more walkable is not reason enough to preclude further investigation of development west of Clifton Avenue. • An acceptable case has been made for a review of policy which supports the future direction of development of the centre. <p>In considering these conclusions the City highlights that the Panel has not recommended any related changes to Clause 21.19 and/or the <i>City of Greater Geelong Retail Strategy</i>. The Panel did not even say whether or not text should be added to the Retail Strategy as requested by Lascorp.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>On the other hand, the Panel has supported Council’s Part D version of the Retail Strategy, subject to changes as recommended (3a-h). Council’s Part D version includes at Appendix 2 the boundary of the Leopold Sub-regional activity centre including the Perez land. The appendix also outlines the future role/opportunity for the centre: “Existing planning policy (DPO30) supports the future expansion of the centre in a northerly direction along Melaluka Road”. The Panel has not concluded that this section should change.</p> <p>While finding that the future direction of the centre’s development should be reviewed, the Panel did not propose a process or mechanism in which the review should occur. The reality is the Lascorp land sits outside the Leopold settlement boundary and shifting the boundary can only result after a full review of the Leopold Structure Plan or some other strategic planning process. A planning scheme amendment would then be required. Any opportunity to shift the boundary would also be influenced by the outcomes of the State Government’s Bellarine Peninsula Distinctive Areas and Landscapes project.</p> <p>The C393 Report on page 31 said:</p> <p style="padding-left: 40px;"><i>The Panel is cognisant that any development to the west of Clifton Avenue is impinging on the inter-urban break between Leopold and Moolap that the C254 Panel was concerned about. The Panel notes that the non-urban break between Clifton Avenue and Moolap is significant, albeit already small pockets of development either side of the Bellarine Highway is becoming evident.</i></p> <p>The Amendment C395 (Settlement Strategy) Panel Report included a chapter on retail issues (Chapter 7). Both Lascorp and the Perez Family made submissions at the C395 Hearing. The C395 Panel said that Leopold retail matters raised were of limited relevance to its findings.</p> <p>The C395 Panel however did comment on process (page 97):</p> <p style="padding-left: 40px;"><i>There is no doubt an exercise [needs] to be undertaken which involves the joint consideration of township boundaries and retail provision, but that it is not a task for this Panel or this Amendment. The Panel has commented extensively on the need to settle township boundaries in Chapter 4, but the ‘where, when and how’ are matters for the Planning Authority to determine in consultation with DELWP through the DAL process or other process as discussed by the Panel.</i></p> <p>What Council must decide in this report is whether or not to add text in the 2020 Retail Strategy that foreshadows investigations of the expansion of the Leopold Sub-regional activity centre.</p> <p>The City agrees with the Panel’s conclusions in part.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>The City consider a review of the Development Plan Overlay Schedule 30 <i>Leopold Sub Regional Activity Centre</i> and the approved Development Plan is appropriate, particularly given the location of the Bunnings store and existing built form of the centre.</p> <p>The review would consider urban design improvements, and strategies to transition the centre to a true activity centre with a diverse range of uses – which is a key policy objective of Amendment C393. A review also provides an opportunity to explore how to better integrate the Melaluka Road ‘main street’ concept and opposite Leopold Memorial Park with the centre. Providing for high density housing in or adjacent to the centre should be supported where possible.</p> <p>The City does not support a review beyond the existing Leopold settlement boundary location. In other words, while a review of policy is warranted, review of the future direction of development of the centre (i.e. to the west) is not.</p> <p>Text has therefore been added in the 2020 Retail Strategy Appendix 2 <i>Sub-Regional Centres, 1.5 Leopold Gateway Plaza, Bellarine Highway, Leopold</i> under the section ‘Future role and opportunities’.</p>
<p>5 Kingston Downs Neighbourhood Activity Centre</p>		<p>The Kingston Neighbourhood Activity Centre (NAC) located on the corner of Grubb Road and Coastal Boulevard, Ocean Grove, opened in December 2019. Development of the centre was allowed by four separate planning permits, all of which accord with the approved <i>Kingston NAC and Industrial Estate 2016 Development Plan</i>.</p> <p>The Panel Report sets out the floorspace allocated to the various commercial uses – Stage 1 provides for 12,012sqm including 8,707sqm of Shop floorspace. Exhibition of Amendment C393 proposed a Shop floorspace cap of 7,650sqm. The Panel noted that the exhibited Retail Strategy did not include a map of the NAC and hence no defined boundary.</p> <p>The key issues for resolution identified by the Panel were: (1) the floorspace cap that should be applied to the Kingston Downs NAC; and (2) the boundary of the NAC.</p> <p>In evidence and submissions Council proposed a new Shop floorspace cap of 8,700sqm and a NAC boundary map that included the land zoned C1Z and the C2Z land developed with an ALDI, medical centre and convenience restaurant and associated car parking. Shell Road Developments submitted the Amendment should be abandoned in the first instance, but aside, no floorspace cap should be applied and if so, the cap should be 15,000sqm. Shell Road Developments and Morgan & Griffin cited the population growth potential of Ocean Grove. Shell Road Developments also opposed Council’s proposed location of the NAC’s southern boundary.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>In its discussion, the Panel highlighted that it supported application of floorspace caps for Shop in centres serving a growing area (see chapter 3.4). The Panel considered the Kingston Downs NAC is not typical of other NACs due to its potential size and planned co-location with restricted retail and industrial uses. The Panel found that a floorspace cap of 11,000sqm allows the NAC to expand consistent with its role and function in the Geelong Retail Hierarchy.</p> <p>The Panel did not support Council’s proposed southern boundary for the centre.</p> <p>The Panel recommended:</p> <ol style="list-style-type: none"> 1. Amend the table to the Schedule to Clause 34.01 to provide for 11,000 square metres of shop floor space for the Kingston Downs Neighbourhood Activity Centre. 2. Amend the boundary of the Kingston Downs Neighbourhood Activity Centre to include all of the Commercial 1 Zone land and part of the Commercial 2 Zone land (as far south as the northern boundaries of properties on the north side of Sinclair Street). <p>The City agrees to an 11,000sqm Shop floorspace cap.</p> <p>While this figure is higher than the 8,700sqm proposed by Council, it will nonetheless mean applications seeking retail permits above the cap in the Commercial 1 Zone must be accompanied by an economic impact assessment as required by Clause 22.03. New development of the centre north of the Woolworths supermarket on C1Z land will bring the total retail floorspace close to or slightly more than 15,000sqm. 15,000sqm is consistent with the indicative floorspace range for a NAC in Clause 21.21 and the role and function of a NAC in the Geelong Retail Hierarchy.</p> <p>The City does not agree with the recommended southern boundary for the Kingston NAC.</p> <p>In making its recommendation, the Panel was cognisant that this may result in a centre which is larger than most NACs foreshadowing possible future designation as a sub-regional centre. The Panel said: <i>‘This appears to be a potential future outcome of some strategies and studies listed earlier in this chapter’</i> (p. 38). The Panel saw little sense in splitting the C2Z land because the activity centre will be ‘read’ by most people to encompass all the commercial 1 and 2 zoned land.</p> <p>The Panel’s findings here are confusing because on the one-hand, it supports the retail hierarchy and the role and function of centres in the hierarchy; and on the other-hand, it suggests that this centre can challenge the hierarchy</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>and perform a different role and function. With the boundary recommended by the Panel, the centre’s land size could support upwards of 30,000sqm retail floor space. The Panel’s rationale seems to be that the centre might possibly become a sub-regional centre anyway.</p> <p>One of the studies the Panel based its findings on is the Ocean Grove Economic Analysis 2015. This report was commissioned by Council to help guide development of the Neighbourhood Centre and approval of the Development Plan. The report sought to determine how much retail floor space the centre could ultimately support. The report suggested the site may support a sub-regional centre in this location (multiple supermarkets, speciality and DDS) but would not trade successfully until 2051. The findings of this report are considered outdated given Council has undertaken further strategic work regarding population growth and settlement boundaries on the Bellarine (Settlement Strategy), and the completed Retail Strategy which directs more floor space growth to higher order centres such as Leopold (sub-regional centre) and Bellarine town centres than to neighbourhood centres.</p> <p>Other studies referred to by the Panel are the 2015 Ocean Grove Structure Plan (amended 2016) and the Development Plan Overlay Schedule 22 (DPO22). The Structure Plan is clear in its direction for the Ocean Grove Growth Area commercial precinct on Grubb road; that to support two precincts – one, a neighbourhood activity centre providing retail and community uses in the C1Z, and two, uses in the C2Z reflective of a restricted retail nature. Likewise, the DPO22 anticipated separate development plans for the neighbourhood activity centre and the restricted retail area. There is no reference in either of these policies to further consider the neighbourhood activity centre for sub-regional status.</p> <p>The Panel’s recommendation would also be confusing to the retail industry and decision-makers. A larger centre would strongly compete with the Ocean Grove Town Centre and the Leopold sub-regional activity centre (both higher order centres) and possibly redirect investment away from those centres. The City agrees with the evidence of Mr Ganly that this is less of an issue for the Ocean Grove Town Centre, as its strength lies in the tourism, café, office, services and smaller boutique shop trade.</p> <p>The 2020 Retail Strategy recommended for adoption in this report confirms the boundary consistent with the land use directions in the <i>Kingston NAC and Industrial Estate 2016 Development Plan</i>. The boundary will be the area designated ‘Retail Activity Area’ (including the ‘Core Retail Area’) in the Development Plan, where retail, community and medical/health services are encouraged. This C1Z area is identified for anchor retail tenancies (such as supermarkets and department stores) with a focus on pedestrian connectivity, landscaping, lighting, bus stops and community activities.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
		<p>The boundary is slightly different to the proposed boundary submitted at the Panel Hearing to account for proposed community uses with frontage to Coastal Boulevard in the Commercial 2 Zone.</p> <p>The remaining C2Z land south of the ALDI store will form part of the Sinclair Street Restricted Retail Centre boundary. This area is designated in the Kingston NAC Development Plan as the 'Commercial Area' and planned to evolve with a combination of retail and bulky goods retail. This area is not identified for anchor retail tenancies nor should they be encouraged. The design of the Commercial Area shown in the Development Plan also allows for road connectivity to the commercial and industrial land further south.</p> <p>The position taken in the 2020 Retail Strategy means there is a continuing conflict with the Kingston NAC Development Plan, as highlighted by the Panel. Officers agree with the Panel's finding that any future review of the Ocean Grove Structure Plan presents an opportunity to resolve the conflict, including a review of the <i>Kingston NAC and Industrial Estate 2016 Development Plan</i>.</p> <p>The map below shows Council's submitted Kingston NAC boundary location at the Hearing, the Panel's recommended location and Council's final location in the 2020 Retail Strategy.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
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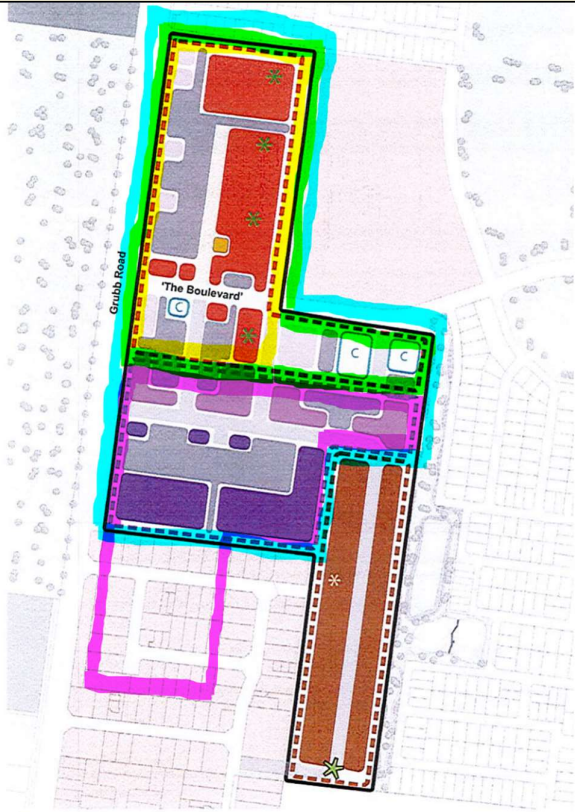


Figure 12 - Land Use

- ▬ Council proposed boundary submitted at panel hearing
- ▬ Panel recommended boundary
- ▬ Council adopted boundary in Retail Strategy
- ▬ Council adopted Sinclair Street Restricted Retail Centre boundary in Retail Strategy

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
6 Waurm Ponds sub-regional centre		<p>The Panel Report provided details about this centre including the centre’s boundary, types of retail outlets, floorspace allocation and growth capacity. During the Hearing, Council proposed to increase the floorspace cap from the exhibited 38,300 square metres to 47,000 square metres in-line with the SGS gravity model projections and the evidence of Mr Szafraniec.</p> <p>Kaufland were the only party at the Hearing with an interest in the centre. With the withdrawal of Kaufland from the Australian market, the Panel made no conclusions or recommendations about the Kaufland submissions.</p> <p>The Panel endorsed Council’s proposal to apply a shop floorspace cap of 47,000 square metres to the Waurm Ponds centre. It also endorsed the proposed activity centre boundary.</p>
Other issues	<p>7.1 Retail planning for the northern and western growth areas of Geelong</p> <hr/> <p>7.2 Bell Park Plaza</p> <hr/>	<p>Lovely Banks Development Group have interests in the Northern Geelong Growth Area (NGGA) and made submissions at the Hearing. Their primary concern related to the number of NGGA centres identified in the Retail Strategy and Clause 21.20. There was agreement at the Hearing between Council and Lovely Banks Development Group to remove NGGA floorspace projections for individual centres in the Retail Strategy, as well as reinstating some previously agreed changes. Council however considered that projections at the broader strategic level should remain in the Strategy – which the Panel accepted.</p> <p>The Panel supported the Lovely Banks Development Group submission for a change to the Geelong Retail Hierarchy map. The Panel noted the acknowledgement of Council at the Amendment C395 Hearing about the relocation of the sub-regional centre and increase to four (not 3 as exhibited) neighbourhood activity centres. Council officers agree to this change. The maps showing NGGA centres in Amendment C393 are consistent with the centres shown in Amendment C395.</p> <p>The City also agrees with the Panel’s conclusions for other changes and removal of floorspace figures from the northern and western growth areas included in the 2020 Retail Strategy.</p> <hr/> <p>The Panel supported Council’s response to this submission, the centre is identified as a Dispersed Centre in the Retail Strategy. The submitter (Merost Pty Ltd) did not appear at the Hearing. The Panel made no conclusions or recommendations about this issue.</p> <hr/>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
	<p>7.3 Timing of key planning decisions</p> <hr/> <p>7.4 Activity centre terminology used in the Retail Strategy</p>	<p>A representative for Morgan & Griffin appeared at the Hearing to draw the Panel’s attention to other current work that will impact retail planning in Ocean Grove: Amendment C395 Settlement Strategy; Councils’ logical inclusions process; review of the Ocean Grove Structure Plan; and DELWPs Distinctive Areas and Landscapes project for the Bellarine Peninsula.</p> <p>The issue for the Panel to resolve is whether any planning decision regarding the future development of the Kingston Downs NAC should be postponed until the outcomes of the Greater Geelong Settlement Strategy are known and after a review of the Ocean Grove Structure Plan, due by 2021, is completed.</p> <p>The Panel Report concluded that there is no basis for postponing consideration of Amendment C393. The City agrees.</p> <hr/> <p>At the Hearing the Panel questioned Council why it did not adopt the Plan Melbourne terminology to describe centres within the retail hierarchy. Council responded that there is no imperative to adopt metropolitan Melbourne terminology, which is not directed at regional Victoria. Council did not support any re-naming in the Retail Strategy and local policies.</p> <p>The Panel Report concluded this is a ‘missed opportunity’ but accepted the terminology used to describe the centres. There is no change to centre terminology in the 2020 Retail Strategy or Clause 21.21.</p>
Statutory issues	<p>8.1 Clause 21.19 Activity Centres</p> <hr/> <p>8.2 Clause 22.03 Assessment</p>	<p>Clause 21.19 (exhibited as 21.19, but with the implementation of Clause 21.19 <i>Moolap - Point Henry</i> by Ministerial Amendment C407, has changed to 21.20) is the City’s primary activity centre and retail planning strategy. The clause lists objectives, strategies and contains the Geelong Retail Centre Hierarchy.</p> <p>There was considerable discussion about the drafting of the clause at the Hearing. The Panel Report acknowledges that in response to submissions from other parties, Council made changes that were accepted by the Panel. The Panel has recommended some further changes in its Appendix D Clause 21.19 version.</p> <p>The City accepts the Panel Report Appendix D version for adoption.</p> <hr/> <p>Clause 22.03 is the local policy to guide decision-making when considering use and development retail planning permit applications. Like with Clause 21.21, there was robust discussion about the drafting of the clause.</p>

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
	<p>criteria for retail planning applications</p> <hr/> <p>8.3 Schedule to the Commercial 1 Zone at Clause 34.01</p> <hr/> <p>8.4 Retail Strategy</p>	<p>The Panel considered the most significant issue was the complexity associated with classifying development proposals into 'low impact' and 'high impact'. At the Hearing, council moved away from the classification of proposals as low and high impact. Council submitted an amended clause which has been accepted by the Panel, with some further minor revisions.</p> <p>The City accepts the Panel Report Appendix E version for adoption, other than the 'area to which the policy applies' sentence under the main heading and before the 'Policy Basis' section. The change is necessary to differentiate applications for development only (i.e. where no use permit is required).</p> <hr/> <p>The Panel accepted the revisions proposed by Council to the Schedule to the Commercial 1 Zone in Council's submissions at the Hearing. The one exception related to the floorspace cap for 'Shop' use at the Kingston Downs NAC (as indicated in Chapter 5), where the Panel recommended 11,000 square metres and not 8,700sqm.</p> <p>The City accepts the Panel Report Appendix F version for adoption.</p> <hr/> <p>The adopted 2018 Retail Strategy was exhibited as part of Amendment C393. The Amendment seeks to reference the Retail Strategy in the Greater Geelong Planning Scheme.</p> <p>The Panel Report outlines the various issues about the Retail Strategy raised in submissions. The Report also details events at the Hearing that led to Council proposing changes to the document.</p> <p>In its discussion, the Panel noted that the majority of changes made to the Retail Strategy in both the Day 1 version and the Part D version respond fairly and appropriately to issues raised in written submissions and at the Hearing. The Panel did not believe the changes made to the Retail Strategy constituted a transformation of the Amendment. Because of the number of changes made to the Retail Strategy, the Panel considered a professional review and edit before it is approved. The Panel has also found the document title should reflect the 2020 updates.</p> <p>The Panel concluded:</p> <ul style="list-style-type: none"> • Changes made to the Retail Strategy and policy either in response to submissions or recommendations from this report do not constitute a transformation of the Amendment.

Amendment C393 Panel Report Chapter	Panel Report Sub-Issue	City Summary and Response
	<p>-----</p> <p>8.5 Recommendations</p>	<ul style="list-style-type: none"> • The Retail Strategy is appropriate to be included as a background document in the Planning Scheme subject to a number of changes. • The Retail Strategy should be reviewed before adoption. • The Retail Strategy should be retitled Greater Geelong Retail Strategy 2020-2036, and other relevant date changes be made in the strategy and in policy, to reflect the dates in this title. <p>The City supports the Panel’s conclusions and a retitled <i>City of Greater Geelong 2020-2036 (August 2020)</i> is recommended for adoption in this report. The document has been reviewed and edited (not changing content or policy wording) by the City’s Senior Publishing Editor.</p> <p>-----</p> <p>The Panel has recommended specific changes to the Retail Strategy and Amendment clauses. The recommendations are repeated in the Executive summary.</p> <p>A response and adopted Council position to each recommendation is provided in Attachment 6.</p>

3. ENDORSEMENT OF CITY HALL CONSERVATION MANAGEMENT PLAN

Source: Planning, Design & Development – Urban Design & Heritage
Director: Gareth Smith
Portfolio: Arts, Culture and Heritage

Purpose

1. To endorse the Geelong Town Hall Conservation Management Plan 2020.

Background

2. City Hall is entered in the Victorian Heritage Register under the title 'Geelong Town Hall' and permits are required from Heritage Victoria for all future works to the building.
3. The purpose of a Conservation Management Plan (CMP) is to identify what is significant about a place and specifically what aspects of a building need to be retained and conserved, along with what constraints apply to new development. Therefore, this CMP does not showcase future development plans or options but will be useful to persons designing alterations and additions to accommodate future use, and compliance with the recommendations of the CMP should expedite the necessary permit approvals.
4. GJM Heritage consultants were commissioned by the City in October 2018 to prepare this CMP and in April 2020, Council endorsed release of the draft CMP for public comment.

Key Matters

5. Thirty-two community submissions were received in response to the consultation on the draft Geelong Town Hall CMP. Responses are included in full at **Attachment 3**.
6. All were private submissions except that of the Board and management of Geelong Gallery.
7. Six responses commended on the overall document or recommendations.
8. No responses challenged the heritage significance of City Hall or need for a CMP.
9. One response raised a specific issue as to disagreeing to the stated architectural style. That concern is not supported and no change is proposed to the CMP. Refer discussion at **Attachment 2**.
10. Twenty-nine responses included comments as to a preferred future use – 16 supporting expansion of the art gallery into City Hall, 9 supporting a continuation of Council meeting and civic ceremonial use; 2 supporting a shared art gallery and council/civic use, and 2 supporting use as a venue for musical performances (chamber music and contemporary). All this feedback is valuable for future decisions of Council, they are not applicable to current consideration before Council of endorsing the CMP.
11. There were also comments on ownership-related matters and other general matters which were also not applicable to the current decision before Council.

**** The Chief Executive Officer withdrew the report due to an error within the document and will be re-presented in a forthcoming future Council Meeting.**

4. ENDORSEMENT - COLAC OTWAY SHIRE JOINING GEELONG REGIONAL LIBRARY CORPORATION

Source: Economy, Investment & Attraction – Arts and Culture
Acting Director: Brett Ince
Portfolio: Arts, Culture and Heritage

Purpose

1. To seek Council endorsement for Colac Otway Shire Council to join the Geelong Regional Library Corporation (GRLC) in delivering shared library services.

Background

2. The GRLC provides library and information services to all residents and visitors in the Geelong region. One of 47 library services in the state of Victoria, the Corporation was formed in 1997 under the provisions of Section 196 of the Local Government Act, 1989.
3. The GRLC is governed by a Board of seven members made up of representatives of the four member Councils including the City of Greater Geelong; Borough of Queenscliffe; Golden Plains Shire and Surf Coast Shire.
4. Colac Otway Shire (COS) is currently a member of the Corangamite Regional Library Corporation (CRLC). In February 2019, COS resolved to commence a detailed investigation and review of its library services.
5. Based on the review findings and community feedback, the consultant's report recommended that the "*Colac Otway Shire withdraw from the Corangamite Regional Library Corporation and seek to join Geelong Regional Library Corporation*". For additional information and background please refer to **Attachment 2**.
6. In June 2020, the GRLC Board unanimously endorsed Colac Otway Shire joining Geelong Regional Library Corporation as a Member Council in principle.

Key Matters

7. Endorsement is required by all existing member Councils including the City for Colac Otway Shire to become a member of the GRLC. There are no changes to the current obligations for the City as a member of the GRLC as a result of COS becoming a member Council, and COS is obligated to abide by all the current GRLC agreement.
8. Advantages for the City relating to Colac Otway Shire joining the GRLC include:
 - 8.1. Increased community access to quality collections (additional 40,000 collection items), strengthened collaboration and delivery of shared library services;
 - 8.2. Reduced costs due to economies of scale through sharing of regional administrative costs with an additional partner;
 - 8.3. Greater state government grant contributions received through Colac Otway Shire's membership of GRLC; and
 - 8.4. Enhanced strategic planning, capacity building and expertise.

Cr Nelson moved, Cr Sullivan seconded -

9. That Council:

- 9.1 Endorse Colac Otway Shire Council joining the Geelong Regional Library Corporation; and**
- 9.2 Authorise the Chief Executive Officer to execute all necessary documents to give effect to resolution 9.1 above.**

Carried.

Attachment 1

Financial Implications

1. There are no additional financial implications to the City, other existing member Councils or GRLC. The apportionment of costs is clearly detailed in the Library Agreement. An additional member Council will provide economies of scale through financial contribution for regional costs. The direct costs of services as well as maintenance for building assets in the COS are the responsibility of its Council as per the library agreement.
2. The admission of COS provides several financial advantages including a contribution to regional costs of approximately \$300k. The State Government grant currently received by CRLC of \$190K relating to COS would be redirected to the GRLC.
3. There are economies of scale that can be achieved through an additional member Council across the Corporation headquarters that will benefit existing member Councils. An additional 41,000 collection items would be added to the shared regional collection providing a greater range of items to the community.
4. COS will cover all costs associated with integration into GRLC. COS contributes a higher per capita contribution than other CRLC member Councils at \$33.66, which this year totaled \$727K. By way of comparison, GRLC currently has an average member Council contribution of \$38.95 per capita. COS has indicated they are prepared to increase their contribution to library services to join GRLC for the improvement it will provide in the range and quality of services to their residents.
5. An independent report produced by SGS Economics titled *Libraries Work! The socio-economic value of public libraries to all Victorians* found that “every dollar invested in public libraries generate \$4.30 of benefits to the community”. In addition, the report stated that “additional funding for public libraries has close to zero risk of diminishing returns.”

Community Engagement

6. Appropriate community engagement has been undertaken to inform direction and decision making with majority community support for joining the GRLC. The GRLC Board have discussed the possibility of COS joining since 2017 and specifically on twelve occasions during progress updates at Board Meetings.

Social Equity Considerations

7. Public Libraries contribute significantly to community in a variety of ways including:
 - 7.1. Creating informed communities, supporting and strengthening democracy through the equitable and free provision of access to local and global information sources;
 - 7.2. Providing free and universal access to information technology infrastructure, computer literacy and technology resources;
 - 7.3. Providing opportunities for lifelong learning and culture through resources to support self-directed learning and programmed information, reading, cultural and digital literacy activities; and
 - 7.4. Building community by providing welcoming, neutral, community space that is open to all members of the community from all walks of life and by connecting individuals, groups and government.

Policy/Legal/Statutory Implications

8. Endorsement is required by all existing member Councils including the City for Colac Otway Shire to become a member of the GRLC. A Supplemental Agreement has been prepared to joint COS to the GRLC. There are no changes to the current agreement for the City and COS is obligated to abide by all the current agreement conditions.
9. In order for the Agreement to be executed, all Member Councils must endorse the Supplemental Agreement. The common Seal of each Member Council must then be affixed to the final document. The Supplemental Agreement is then to be sent to the Minister for Local Government for final approval.

Alignment to Council Plan

10. The provision of library services and the programs offered by GRLC align directly to the following strategic priorities:
 - 10.1. Improved health and safety of our community;
 - 10.2. A more inclusive and diverse community;
 - 10.3. Vibrant arts and cultural landscape;
 - 10.4. A thriving and sustainable economy; and
 - 10.5. Growing our tourism and events offering.

Conflict of Interest

11. There is no direct or indirect interest by Council Officers involved in the preparation of this report.
12. Section 196(7A) of the Local Government Act exempts a member of the governing body of a regional library from having a conflict of interest if their only interest is as a Councillor or member of Council staff, who was appointed to the Board by Council.

Risk Assessment

13. There are very few risks if any to the City, current member Councils and the GRLC through the admission of COS as a member. Regional Library Corporation Agreements are very detailed and provide a clear framework and direction for strategic, budgetary and operational matters.
14. The size of the COS operation compared to GRLC is small. Though it is currently a large stakeholder in its current arrangements with CRLC, with two representatives on the board at the CRLC there would be a single board member designated in line with GRLC current practice. There will be no negative impact or dilution of effort in existing services delivered by GRLC on behalf of its member Councils.

Environmental Implications

15. There are no specific environmental implications for the City in the adoption of this report.
16. A key identified benefit of libraries is the environmental saving offered by multiple usages and sharing of materials. Multiple accessing of library print materials such as books and newspapers, non-print materials such as eCollections, CDs and DVDs and digital collections are more resource friendly.

Attachment 2

ADDITIONAL INFORMATION / BACKGROUND

1. Colac Otway Shire (COS) has, for some years now, been exploring its options for future library service provision. This exploration has included the possibility of becoming a member of the Geelong Regional Library Corporation (GRLC), with positive discussions between COS and GRLC taking place since 2017.
2. Following extensive review and community consultation, COS resolved to request the opportunity to join GRLC. On the 24th June 2020 the GRLC Board resolved to endorse accepting COS as a GRLC member in principle, subject to all member Councils endorsing the membership as required under the library agreement. If endorsed this would see Colac Library, Apollo Bay Library and mobile library services integrated into the GRLC. Up to 10 staff would transfer to GRLC.
3. In order for COS to become a member of the GRLC, endorsement is required by all existing member Councils. There are no changes to the current Agreement for existing member Councils and COS is obligated to abide by all the current agreement conditions. In order for the Agreement to be executed, all Member Councils must endorse the Supplemental Agreement. The common Seal of each Member Council must then be affixed to the final document. The Supplemental Agreement is then to be sent to the Minister for Local Government.

Service Quality and Standards

4. Overall, the services delivered by CRLC are of good quality and the customer satisfaction rating they achieved last year is 95%. The collection is quite up to date with 67% of items purchased in the past five years. However, on 20 of the key performance indicators reported on in the Annual Survey of Public Libraries, performance falls below GRLC performance. COS is seeking to improve their industry standing through improved service delivery to their residents and for this reason has indicated it is willing to increase its contributions per capita to library services to meet GRLC standards and requirements.

Strategic and Geographic Alignment

5. The COS review and subsequent decisions demonstrate great understanding of the importance of public libraries in communities and the positive impacts they deliver for community wellbeing. COS is clearly committed to improving library services as evidenced by their investment in an extensive review and community consultation.
6. The inclusion of COS in the Geelong region has precedents. COS is a member of the G21 Regional Alliance and is active on two G21 pillars with representatives from the GRLC – the Arts Heritage & Culture Pillar and the Education & Training Pillar. Through its membership of CRLC, COS is also a member of Public Libraries Victoria, alongside GRLC. Many residents of the Shire work, shop, study and access a range of services including library, retail and medical services in Geelong.

The current Colac Otway Library Service

7. The COS has a population of 21,500 with library services delivered from two branches and a mobile vehicle as per the following:
 - 7.1. Colac Library, a large (1,078m²) modern library located at the Colac Secondary College. It is open 48.5 hours per week and operates under a joint use agreement with the College in a building owned by the Department of Education. An equivalent sized GRLC library branch is Waurm Ponds Library (open 58 hours per week). In the CRLC 2018/19 Annual Report, Colac Library is shown to have 9,714 members, annual visits of 86,567, 120,494 loans, 6,192 attendances to programs, a collection size of 33,000 items and 8 public computers utilised for 9,898 sessions. Wi-Fi is also provided;
 - 7.2. Apollo Bay Library is relatively small at 180m² which operates from a leased site owned by Great Ocean Road Health (an amalgamation of Otway Health and Lorne Community Hospital). An equivalent sized library at GRLC is Barwon Heads or Chilwell. It is open 18 hours per week, has 1,340 members, annual visits of 11,533, 10,274 loans, 340 attendances to programs, a collection size of 5,422 items and 1 public computer utilised for 572 sessions. Wi-Fi is also provided; and
 - 7.3. Mobile Library Services are delivered across the Corangamite region to 12 townships. Eight of these are in COS – Beeac, Beech Forest, Birregurra, Coragulac, Cressy, Forrest, Gellibrand, and Lavers Hill on a fortnightly basis from a large library outreach van that holds 1,200 collection items.

5. 2020-21 LOAN BORROWING PROVISION OF \$45M

Source:	Customer & Corporate Services – Financial Services
Director:	Michael Dugina
Portfolio:	Finance

Purpose

1. To authorise the Chief Executive Officer to commence the procurement process for the provision of a \$41m and \$4m loan, and to accept or reject the lowest confirming tender for each individual loan and to increase the current overdraft facility.

Background

2. Council adopted its 2020-21 budget on 30 June 2020. The budget provides for loan borrowings of \$66.9m.
3. Loan borrowings are timed based on working capital requirements and expenditure forecasts for each specific capital project.

Key Matters

4. The 2020-21 budget included provisions for new borrowings of \$66.9m, including \$7.3m deferred borrowings from 2019-20.
5. It is proposed that, based on project cash flow requirements, a loan tender for a \$41m and \$4m loan be issued.
6. These loan borrowings are sought for the Civic Precinct (the project to be partly funded by asset sales) and the LED Streetlighting and Smart Controls project. The projects are included in the City's capital works program and will provide significant economic input.
7. Tight timeframes apply to acceptance of loan borrowing tenders with financial institutions only holding quoted interest rates for a short period of time, requiring draw down within one week in some cases. This constraint prevents Council from having an opportunity to formally consider the tender prior to acceptance.
8. In accordance with the Council Borrowing Policy, authorisation is sought for the Chief Executive Officer to commence a procurement process for a \$41m loan for a term of 10 years, with fixed interest repayments and a \$4m loan for a term of 10 years with principal and fixed interest repayments. Authorisation is also sought for the Chief Executive Officer to accept the lowest conforming tender for each loan, and for the Mayor or Chief Executive Officer to sign and seal the necessary documentation to secure the \$41m and \$4m loan (such documentation would include: Bank – Letter of Offer; Deed of Charge and Certificate in relation to Deed of Charge).
9. The revised loan borrowings will result in a loan balance as at 30 June 2021 of \$116.1m.
10. The current banking agreement has a \$5m overdraft available. Due to the impacts of COVID-19 and current operating environment, additional flexibility is required to meet short term operating needs and an increase to \$10m is required to meet operational needs.

Cr Aitken moved, Cr Grzybek seconded

11. That Council:

- 11.1 Authorise the Chief Executive Officer to commence the procurement process for a:
 - 11.1.1 \$41m fixed interest rate only loan for a term of 10 years; and**
 - 11.1.2 \$4m principal and fixed interest rate loan for a term of 10 years.****
- 11.2 Authorise the Chief Executive Officer to accept or reject the lowest conforming tender for the two specified loans;**
- 11.3 Authorise the Chief Executive Officer and/or the Mayor to execute the loan documentation and any other documents required by or to give effect to the terms of the contract on behalf of Council; and**
- 11.4 Approve an increase in the value of the banking agreement overdraft to \$10m and authorise the Chief Executive Officer to execute all necessary documentation to affect the increase.**

Carried.

Attachment 1

Financial Implications

1. Table 1 summarises the forecast annual principal repayments and loan balance amounts to 30 June 2021.

Year	Opening loan Balance \$'000	New Borrowings \$'000	Principal Repayments \$'000	Loan Balance \$'000
2020-21	81,578	41,000	10,461	116,117

2. Table 2 summarises the planned loan borrowings relative to the original budget provision

Project	Budget borrowings 2020-21 \$'000's	Borrowings not yet required \$'000's	Borrowings 2020-21 \$'000's
Civic Precinct	50,000	9,000	41,000
LED Streetlighting and Smart Controls	4,387	387	4,000
Armstrong Creek, Jetty Road and Lara West DCP Projects (Deferred from 2019-20)	7,349	7,349	0
New Station Estate Land Development	5,000	5,000	0
Central Lara Family Hub	200	200	0
Total	66,936	21,936	45,000

3. Financial performance indicators for loans and borrowings indicate that council can be described as having low to medium debt levels with capacity to increase debt levels into the future for major infrastructure projects. The table below shows the increase in debt levels due to initial loans associated with the Civic Precinct project.

Indicator	Description	Greater Geelong	Similar Council comparison 2018-19	Risk
Internal Financing (%)	Net operating cash flow / net capital expenditure	80.72%	Not available	Medium
Indebtedness (%)	Non-current liabilities / own sourced revenue	30.40%	27.81%	Low
Debt Commitment Ratio	Interest bearing loans / rate revenue	33.72%	31.61%	Low
Borrowing Rates Ratio	Interest & principal repayments / rate revenue	4.33%	3.98%	Low

Community Engagement

4. Provision for loan borrowings was communicated through the 2020-21 budget process.

Social Equity Considerations

5. There are no social equity considerations associated with the acceptance of this tender.

Policy/Legal/Statutory Implications

6. The report is required to comply with Council's Loan Borrowing Policy.

Alignment to Council Plan

7. This report contributes to responsible and sustainable financial management as aligned to the Council Plan strategic objective 'Innovative Finances and Technology'.

Conflict of Interest

8. No officer involved in the preparation of this report has any direct or indirect conflict of interest in the matters raised in this report.

Risk Assessment

9. There are no risks associated with the acceptance of this tender.

Environmental Implications

10. There are no environmental implications arising from the subject of this report.

6. REGIONAL RENEWABLE ORGANICS NETWORK

Source: City Services – Environment and Waste Services
Director: Guy Wilson-Browne
Portfolio: Waste Management

Purpose

1. To seek Council authorisation to continue the City's participation in the Regional Renewable Organics Network following the conclusion of Phase 1.

Background

2. The Regional Renewable Organics Network project seeks a regional solution to divert organic waste from landfill and use this waste to generate dispatchable renewable energy and soil fertiliser products.
3. Barwon Water facilitates the delivery of the Regional Renewable Organics Network as the investigation lead. G21 Councils and Wyndham City Council participate in this regional collaboration initiative under a Memorandum of Understanding (MoU).
4. This collaboration is supported by the City's Waste and Resource Recovery Strategy 2020-30, which set targets and actions to reduce the volume of organic waste going to landfill and to investigate options to establish a food organics processing facility.
5. The following recommendations from the Report titled *Regional Renewable Organics Network – Memorandum of Understanding* were endorsed at the Council meeting on 26 May 2020;
 - 5.1 Agree to enter into the MoU for the Regional Renewable Organics Network and authorise the Chief Executive Officer to sign the Memorandum of Understanding;
 - 5.2 Allocate \$25,000 from the 2019/20 waste management budget toward the development of the business case under the MoU; and
 - 5.3 Authorise the CEO at his discretion to communicate the contents of this report, including the resolution, publicly.

Key Matters

6. Phase 1 of the Regional Renewable Organics Network Project has been completed. Following preliminary assessment of technologies and feedstock, three shortlisted options have been identified to take forward to Phase 2.
7. Phase 2 will investigate the technical and commercial details of the shortlisted options. The MoU participants will provide financial contributions to Phase 2 pending results of funding opportunities from the State Government. The City will contribute \$25,000 towards Phase 2 from the existing 2020/21 waste management budget if no external funding is available.
8. Phase 3 involves delivery of a commercial business case and regional delivery model. The City will contribute an additional \$25,000 towards Phase 3 from the existing 2020/21 waste management budget, though external funding sources will be explored.

Cr Nelson moved, Cr Kontelj seconded -

9. That Council:

- 9.1 Approve participation in Phase 2 of the Regional Renewable Organics Network project;**
- 9.2 Allocate \$25,000 from the 2020/21 waste management budget towards Phase 2 of the project if external funding from the State Government is not available;**
- 9.3 Authorise the Chief Executive Officer to proceed to Phase 3 of the project subject to an assessment by the Chief Executive Officer of the viability of the project at the end of Phase 2;**
- 9.4 If the project proceeds to Phase 3, allocate \$25,000 from the 2020/21 waste management budget towards Phase 3 of the project if external funds are not available; and**
- 9.5 Note that a further report will be presented to Council in early 2021 to consider whether or not to proceed with the Regional Renewable Organics Network project.**

Carried.

Attachment 1

Financial Implications

1. Under the Memorandum of Understanding (MoU) for the Regional Renewable Organics Network, all participants will provide financial contributions to investigate the organic waste processing options for the G21 region.
2. The City will contribute \$25,000 from the existing waste and resource recovery budget towards Phase 2 of the project. A further \$25,000 will be contributed if the project proceeds to Phase 3. This funding is in addition to the \$25,000 already contributed to Phase 1.

Community Engagement

3. Communication and engagement will be coordinated by Barwon Water who will work with G21 councils and Wyndham City Council on communications and community engagement activities.

Social Equity Considerations

4. This investigation into the region's organic waste processing options aims to provide residents and community members with a local solution to manage their waste and to generate renewable energy using this resource.

Policy/Legal/Statutory Implications

5. The Regional Renewable Organics Network initiative is consistent with the new Victorian Government waste policy – *Recycling Victoria: A new economy* and tackles waste management security, climate change and containing community costs at a regional level.
6. The City and the Victorian Government have both set targets to halve the volume of organic material going to landfill between 2020 and 2030, with an interim target of 20 per cent reduction by 2025.

Alignment to Council Plan

7. This regional initiative supports the strategic priority of effective environmental management and shows leadership to address waste, climate change and environmental challenges.

Conflict of Interest

8. No City officers or contractors involved in the preparation of this report have a direct or indirect interest in the matters to which this report relates.

Risk Assessment

9. The Regional Renewable Organics Network initiative will assess risks associated with different organic waste processing options and identify measures to manage risks for the shortlisted options.

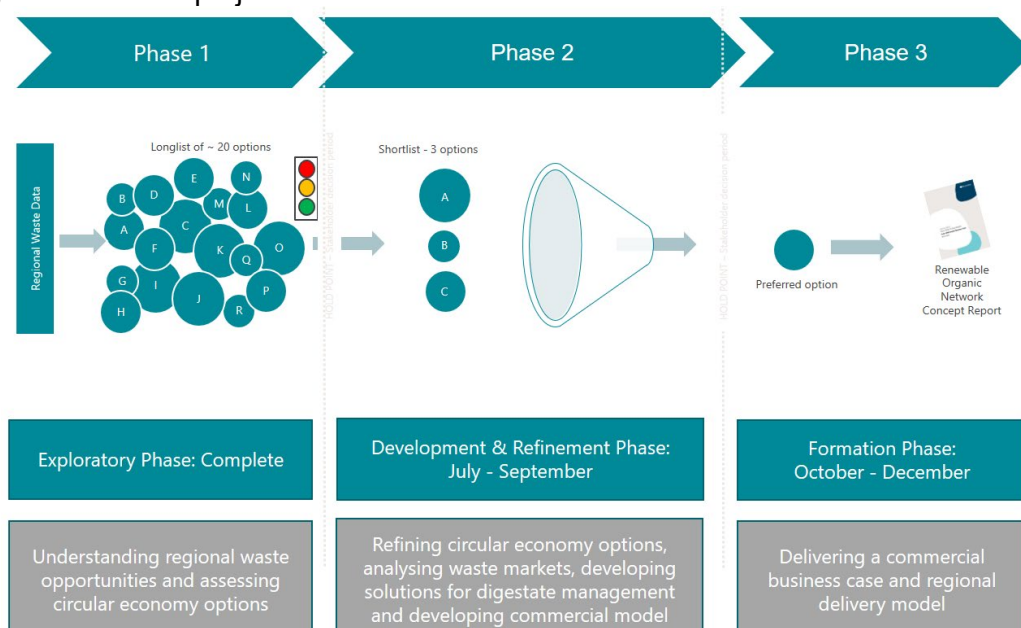
Environmental Implications

10. The Regional Renewable Organics Network initiative will address climate change impact through the reduction of greenhouse gas emissions and enable an organic waste processing solution to avoid sending this resource to landfill.

Attachment 2

Discussion

1. The City's 2018 kerbside bin audit showed that food organics make up about 33% of the landfill waste found in our kerbside garbage bins. This is the equivalent of each Geelong resident throwing out approximately 70kg of food scraps/waste per annum.
2. Food organics is a significant source of greenhouse gas emissions as it decomposes and produces methane under anaerobic conditions at the landfill.
3. During the development of the City's new Waste and Resource Recovery Strategy, we received strong support from our community for a food organics collection service.
4. The Barwon South West Waste and Resource Recovery Group commissioned a Food Organic and Garden Organic Direction Study in 2018. This study reviewed residential kerbside food and garden organics collection services across Australia and highlighted the key learnings from their experiences. Local challenges such as the lack of processing capacity for food organic and garden organic materials for the City were identified.
5. The City of Greater Geelong began processing kerbside collected garden organics at its new composting site in Stacey's Road, Lovely Banks in February 2019. This has proven very successful with over 28,000 tonnes processed to-date. It is an excellent example of the City driving the development of a local circular economy with kerbside collected garden material processed into compost for use on local farms.
6. The Regional Renewable Organics Network will investigate organics processing technology (or site upgrade) options at the City's Stacey's Road site (as a back-up plan if Regional Renewable Organics Network does not go ahead in the future e.g. commercially not viable). The Stacey's Road site would require upgrades and EPA approval to enable it to process food waste.
7. In conjunction with the Regional Renewable Organics Network, the City has engaged a consultant to provide direction for the City's Towards Zero Food Waste Program. This will include the rollout of a food organics collection trial and full service across the municipality and will consider City's service options, communications and engagement program, contamination management, timelines and resources.
8. The following diagram provides the approximate timelines of the Regional Renewable Organics Network project.



9. Key project decision points are;
 - May 2020 – Council confirmed involvement and agreed to sign MOU
 - August 2020 – Council to confirm involvement in phase 2
 - October 2020 – Council to confirm involvement in Phase 3
 - Early 2021 – Final decision to proceed with the project
10. The decision on whether the Council continues involvement in Phase 3 of the project will be made during the council election caretaker period, hence the request to delegate this decision to the CEO.
11. In Phase 1, potential feedstock available in the region and technology options have been identified and assessed against the agreed evaluation criteria.
12. This assessment has identified a range of potentially viable options from a financial, economic and social perspective, utilising anaerobic digestion of different combinations of organic feedstocks (for example, commercial and industrial organic waste; kerbside collected Food Organics Garden Organics (FOGO); Food Organics (FO) as well as Barwon Water Biosolids.

7. HOUSEHOLD WASTE SERVICES REFORMS

Source: City Services – Environment and Waste
Director: Guy Wilson-Browne
Portfolio: Waste Management

Purpose

1. To inform Council of the need to prepare waste and resource recovery transition plans to help plan and deliver reforms to the waste and resource recovery sector and household waste services.

Background

2. The City's Waste and Resource Recovery Strategy 2020-2030 sets a vision and goals that will ensure that the City and our community manage waste and resources by transitioning to a circular economy and minimising impacts on the environment.
3. The Waste and Resource Recovery Strategy supports the Victorian Government's new circular economy policy – *Recycling Victoria: A new economy*, which commits to reform the way households recycle and provides requirements for future waste collection services.
4. As part of the waste service changes Councils must develop Transition Plans which describe their current service model and the actions that will need to be implemented to deliver household waste and recycling reforms.
5. The draft Transition Plan must be completed by the end of September 2020 and the final Transition Plan completed six months in advance of commencement of service changes.
6. The Department of Environment, Land, Water and Planning (DELWP) is responsible for oversight of the transition.

Key Matters

7. The Victorian Government's waste and resource recovery reforms require councils to provide a four bin or service model or access to an equivalent service for:
 - 7.1 The separate collection of glass by 2027;
 - 7.2 Comingled recycling for paper, plastic and metals;
 - 7.3 Collection services for food organics and garden organics by 2030; and
 - 7.4 Residual garbage collection.

Cr Nelson moved, Cr Aitken seconded -

8. **That Council:**
 - 8.1 **Note the requirement and timelines to develop a Transition Plan for future household waste and resource recovery services;**
 - 8.2 **Note that City has completed the first step in the process which is to register our intention to develop a Transition Plan; and**
 - 8.3 **Allocate \$10,000 from the 2020/21 waste management budget toward the development of the draft Transition Plan.**

Carried.

Attachment 1

Financial Implications

1. Up to \$10,000 is available from the Victorian Government to prepare the draft Transition Plan. It is forecast that a further \$10,000 will be required from the City's existing waste and resource recovery budget.
2. The City is one of five councils (together with City of Melbourne, City of Yarra, Mitchell Shire and Macedon Ranges) testing a Transition Plan financial model.

Community Engagement

3. Extensive community consultation was undertaken during the development of the City's Waste and Resource Recovery Strategy. The feedback was broadly in-line with the four bin, or service model, particularly in relation to the implementation of a new household food collection service.
4. A Communication Plan will be developed and extensive community engagement will be undertaken during the development of the final Transitional Plan, prior to the implementation of new services.

Social Equity Considerations

5. The development and implementation of the Transition Plan will increase access to sustainable waste and resource recovery services.

Policy/Legal/Statutory Implications

6. The development of the Transition Plan is a requirement of the Victorian Government waste policy – *Recycling Victoria: A new economy*. The policy addresses issues such as waste management security, climate change and containing community costs.

Alignment to Council Plan

7. This initiative supports the strategic priority of effective environmental management and shows leadership to address waste, climate change and environment challenges.

Conflict of Interest

8. No officers involved in the preparation of this report have a direct or indirect interest in the matters to which this report relates.

Risk Assessment

9. The Transition Plan will assess risks and costs associated with different household waste collection services and identify measures to manage risks.

Environmental Implications

10. The Transition Plan will guide the development and implementation of future waste and resource recovery services which will reduce greenhouse emissions, improve recycling rates and decrease contamination, develop the circular economy and reduce material going to landfill.

Attachment 2

Discussion

1. The development of a household waste service Transition Plan will support the three goals contained in the City's Waste and Resource Recovery Strategy:
 - 1.1 Avoid creating waste;
 - 1.2 Recover more resources; and
 - 1.3 Protect the environment.
2. The Transition Plan will also support key actions in the City's strategy including:
 - 2.1 Implement a food organics collection service;
 - 2.2 Investigate options and prepare a business case for establishing a food organics processing facility;
 - 2.3 Prepare a business case for developing waste and resource recovery facilities and services that fosters a circular economy with regional partners and local governments;
 - 2.4 Provide education and behaviour change programs that reduce bin contamination and increase resource recovery; and
 - 2.5 Partner with government agencies, local governments and organisations to explore opportunities for resource recovery and alternative waste technologies.
3. The Victorian Government has committed \$129 million to reform household recycling which will support councils develop transition plans, implement the reform to collection systems and support the reform with behaviour change programs. This will be complemented by a container deposit scheme.
4. To access this funding councils and alpine resorts will need to:
 - 4.1 Register the intent to develop transition plans and transition current council services to comply with Victorian Government reforms by the end of July 2020;
 - 4.2 Prepare and submit a draft Transition Plan by the end of September 2020;
 - 4.3 Work with DELWP and Waste and Resource Recovery Groups to identify models of procurement to support reform and create a viable and sustainable recycling system; and
 - 4.4 Undertake community engagement on the final transition plan and seek appropriate council approvals of the proposed service changes prior to the submission of final plans.
5. To implement the services the City will need to:
 - 5.1 Develop and implement new contracts;
 - 5.2 Develop additional processing infrastructure, particularly for food organics; and
 - 5.3 Work with the Victorian Government and industry to ensure suitable end markets exist for materials.

6. The government will provide funding toward the costs for:
 - 6.1 Development of the transition plan e.g. staff costs, short term backfill, engagement of consultant;
 - 6.2 Provision of bins for glass and food organics and garden organics, either kerbside or other collection points;
 - 6.3 Minor works to reconfigure rural/regional transfer stations to accommodate the new collection service; and
 - 6.4 Implementation of local education programs to support the new services.
7. DELWP will actively engage with councils in relation to other reforms such as the design of the Container Deposit Scheme (CDS), the development of a new Act for waste and the formation of a Waste Authority as well as other opportunities for Councils to benefit from the transition to a circular economy.

8. PROPOSED SALE OF PART 11 MCHARRY COURT, CORIO

Source: Customer & Corporate Services – Property, Procurement and Assets
Director: Michael Dugina
Portfolio: Finance

Purpose

1. To provide a report and recommendation to Council following the issue of the public notice of the intention to sell the land being certificate of title volume 9332 folio 123, addressed as part 11 McHarry Court, Corio. Refer **Attachment 3** for location.

Background

2. Consideration of the potential future sale of this land originated from the Council meeting on 25 November 2014 when, while considering rezoning the adjacent land, the Council resolved that *“Officers prepare a report on the sale and rezoning of Connections Park East (BMX Site)”*.
3. This led to the Planning Scheme Amendment C330 - a Council initiated amendment which rezoned Connections Park East, Corio from the Public Park and Recreation Zone to the General Residential Zone Schedule 1 – this is the parcel known as part 11 McHarry Court, Corio although the parcel of land connects to Welch Court, Consedine Court, Kilpatrick Court, and Goodwin Court, Corio.
4. When the Council adopted Amendment C330, the report noted that:
“Rezoning of the site to a residential zone will improve Council’s ability to attract investment in a challenging urban renewal precinct that will also see the redevelopment of the adjacent former Rosewall Primary School land. The long-term strategy to redevelop Connections Park East for residential use complements other renewal projects that will bring significant benefits for the local community. These include redevelopment of the former primary school land, sporting improvements to Flinders Peak Reserve, development of the Hendy Street Family Hub and the redevelopment of the Rosewall Neighbourhood House. The retention of the western part of Connections Park at over 1.3 hectares, with established playground equipment and neighbouring the Rosewall Neighbourhood House, will adequately serve local open space needs. The loss of the site as designated open space in the Planning Scheme will not adversely impact on the community”.
5. At its meeting of 12 May 2020, the Council resolved to commence the process to sell the property by giving public notice and inviting submissions, requiring that, if submissions were received, a further report will be put to Council.

Key Matters

6. Public notice was issued in accordance with sections 189 and 223 of the Local Government Act (Act) and submissions were invited.
7. Six submissions were received and a full copy of each has been provided to the Councillors, as well as a summary on **Attachment 2**.
8. No submitter requested to be heard by a submissions review panel.

9. In considering the submissions, it is noted:
- 9.1 The reserve is poorly situated and suffers from a lack of passive surveillance and safety concerns. Redevelopment of the surrounding land will address the objectives within the Corio Norlane Structure Plan 2012 of creating improved access and visibility of the remaining part of Connections Park located to the West.
 - 9.2 The report presented to the Council meeting of 16 February 2016 noted *“the long-term strategy to redevelop Connections Park East for residential use complements other renewal projects that will bring significant benefits for the local community”*.
 - 9.3 The report also noted that *“The retention of the western part of Connections Park at over 1.3 hectares, with established playground equipment and neighbouring the Rosewall Neighbourhood House, will adequately serve local open space needs. The loss of the site as designated open space in the Planning Scheme will not adversely impact on the community”*.
 - 9.4 The Council has recently completed the \$3.76m construction of the Rosewall Community Centre which provides a meeting point for community groups, adult education classes and social gatherings and art activities.
 - 9.5 The ‘reserve’ status on the certificate of title will need to be removed by a planning permit prior to sale so the land can be developed in accordance with the General Residential Zone.
 - 9.6 The nearby property, formerly the Rosewall Primary School, is likely to be sold by the State Government and be a complimentary redevelopment opportunity to the City’s land.

Cr Grzybek moved, Cr Aitken seconded -

- 10. That consideration of the report be deferred.**

Carried.

9. TRANSFORMATION PROGRAM 2.0 PROGRESS REPORT – JUNE 2020

Source: Governance, Strategy & Performance
Director: Rebecca Leonard
Portfolio: Leadership and Governance

Purpose

1. To provide an update on the progress of the Transformation Program 2.0 as at the end of June 2020.

Background

2. Transformation Program 2.0 continues the work undertaken during the first phase of the transformation program and now focuses on six critical areas of change with 10 active projects being monitored under these.
3. The six focus areas are Civic Accommodation, Digital Modernisation, Asset Management, Advocacy and Stakeholder Management, People and Culture, and Service Planning and Review.

Key Matters

4. Key achievements for the last quarter include:
 - 4.1 Planning permit for the Civic Precinct was issued on 25 June 2020;
 - 4.2 Business Systems Refresh Request pre-qualifications report completed and request for tender short list completed with support from KPMG;
 - 4.3 Asset Management Policy and Non-Current Asset Accounting Policy presented to and endorsed by Council in May 2020;
 - 4.4 Asset handover for 2019/20 completed, gifted assets captured, aged work-in-progress 90 per cent cleared;
 - 4.5 Endorsement of the Draft Social Infrastructure Plan for release for community consultation with final adoption taking place on 28 July 2020. Engagement on the draft reached 44,573 people with 3,612 engagements resulting in 79 formal submissions. 95 per cent of submissions indicated support for the new policy and plan and 31 per cent provided suggestions for improvement;
 - 4.6 Corporate Affairs Manager and Government Relations and Advocacy Lead commenced in April 2020;
 - 4.7 Key functions of Communications and Engagement have been realigned within the new Corporate Affairs team and a dedicated government relations and advocacy function established to strengthen the City's capacity to protect and enhance its reputation with governments, stakeholders and the community; and
 - 4.8 Since the Working Better Together program was launched in September 2019, three sessions have been held for the Executive, Senior Leadership Team and Joint Coordinators Group leadership cohorts to support leadership commitment, set clear expectations and accountability, and increase leadership capability.
5. A detailed progress update on the Transformation Program 2.0 is provided in **Attachment 2 – Transformation Program 2.0 – June 2020 Update**.

Cr Asher moved, Cr Grzybek seconded -

6. That Council note the Transformation Program 2.0 – June 2020 Update report.

Carried.

Attachment 1

Financial Implications

1. Several projects such as civic accommodation, digital modernisation, asset management, social infrastructure plan, workforce planning and leadership development are subject to current and future budget funding and are allocated in the strategic resource plan.

Community Engagement

2. Progress on the Transformation Program 2.0 is reported to the Executive Leadership Team, Council, Municipal Monitor and to the Local Government Minister on a quarterly basis and is available publicly after it has been to Council.

Social Equity Considerations

3. The Social Infrastructure Plan review is one of the current 10 projects in the Transformation Program 2.0. The diversity and inclusion and gender equity plans were delivered during phase one of the Transformation Program.

Policy/Legal/Statutory Implications

4. The Transformation Program was originally developed in response to the 2016 Commission of Inquiry report. In that report there were 12 key recommendations and 25 secondary recommendations to be addressed. The Municipal Monitor continues to review the progress of Transformation Program 2.0 and reports this to the Minister for Local Government. This will occur up to the Council election to be held in October 2020.

Alignment to Council Plan

5. This report aligns to the Council Plan strategic priority Organisational Leadership, Strategy and Governance.

Conflict of Interest

6. No officer involved in the preparation of this report has a direct or indirect interest.

Risk Assessment

7. The Transformation Program is managed by the Coordinator Transformation, Program Integration and Development (this ceases 28 August 2020) and progress is monitored by the Chief Executive Officer, Municipal Monitor and Council.
8. The program is also monitored via the organisations enterprise risk update and reported to the Audit and Risk Committee.

Environmental Implications

9. There are no environmental implications arising from this report.

CITY OF
GREATER GEELONG

TRANSFORMATION PROGRAM 2.0

JUNE 2020 UPDATE

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Executive summary

The Transformation Program was primarily developed to ensure that the 12 key recommendations and 25 secondary recommendations of the Commission of Inquiry report are carried out.

It was organised into four inter-related streams of Leadership, Governance, Management and Relationships.

In November 2017 the program was reviewed with eight focus areas created, with a total of 28 projects under these. The focus areas were:

1. Governance
2. Strategy, Planning and Monitoring
3. Culture and People Management
4. Financial Management
5. Asset Management
6. Information management
7. Risk Management
8. Relationship & Reputational Management.

TRANSFORMATION PROGRAM 2.0

The Transformation Program has progressed to the point where 18 of the 28 projects are complete or substantially complete. These projects are now operating under business as usual. This is a great achievement considering this was developed as four-year program in response to the Commission of Inquiry Report.

At the Council Meeting held on 30 July 2019 the achievements of the Transformation Program were noted and the next phase of transformation was adopted, and also supported by the Principal Municipal Monitor.

Phase two, to be known as "Transformation Program 2.0", will address the critical projects that are still progressing, supporting our continued transformation to a high performing organisation, and be fully owned by the current Council. It will also allow for projects that reflect key areas of change to be added at the discretion of the Executive Leadership Team.

Transformation projects will continue to be included in the CEO's key performance indicators (KPIs) and cascaded down into each Directors' KPIs to be monitored regularly by the CEO.

Transformation Program 2.0 will focus on the following areas of change:

- 1. Civic Accommodation**
Track the progress of the tender, design, construction, fit out and occupancy. This will also include change management updates.
- 2. Digital Modernisation**
All stages of the Digital Transformation program and how it will lead to efficient ways of working.
- 3. Asset Management**
Review and development of the asset management framework and supporting systems including the integration of the Social Infrastructure Plan.
- 4. Advocacy and stakeholder management**
Vision Partner program, advocacy and the delivery of the Council Plan will be reinforced with a stakeholder engagement plan. A growth advocacy plan to be considered to better position Council amongst key stakeholders and with the Geelong Authority and State and Federal Governments.
- 5. People and Culture**
Workforce planning for the future, continued leadership development and a sustainable culture program for all council staff.
- 6. Service planning and review**
Using the findings of service planning and further analytics to assist with reviewing our services and continued business improvements efforts throughout the organisation.

Implementation of the program will continue to occur progressively; with some initiatives able to be implemented relatively quickly, whereas others taking longer and in some instances over a number of years.

This will continue our transformation to the most efficient and effective organisation possible and fulfil our purpose of **working together for a thriving community**.

The table below lists the focus areas and current projects that continue to be critical to the ongoing transformation of the organisation:

Project	Role
CIVIC ACCOMMODATION	
Civic Accommodation	Project Director – Civic Accommodation
DIGITAL MODERNISATION	
Digital Transformation	Manager Digital Information & Technology
ASSET MANAGEMENT	
Asset Management	Manager Property, Procurement & Asset
Social Infrastructure Plan	Manager Social Planning & Investment
ADVOCACY AND STAKEHOLDER MANAGEMENT	
Stakeholder matrix	Manager Corporate Affairs
Corporate affairs review	Manager Corporate Affairs
PEOPLE AND CULTURE	
Working Better Together	Director People & Culture
Workforce Plan	Director People & Culture
SERVICE PLANNING AND REVIEW	
Service planning / review	Manager Strategy & Performance
Business analytics & reporting	Manager Strategy & Performance

ACHIEVEMENTS FOR THE LAST QUARTER

This report is a look back at the last quarter’s achievements as we continue to make inroads into the Transformation Program 2.0.

The City, like every other organisation, is dealing with and responding to the coronavirus (COVID-19) pandemic. The City has quickly adapted to ensure delivery of critical community services which has diverted some resources away from the Transformation Program. The safety and wellbeing of the community and employees remains the City’s primary focus during this critical period.

Major achievements for the last quarter include:

- ✓ Planning permit for the Civic Precinct was issued on 25 June 2020
- ✓ Temporary online bookings solution went live for the leisure centres after reopening from COVID restrictions
- ✓ Business Systems Refresh Request pre-qualifications report completed and request for tender short list completed with support from KPMG
- ✓ Asset Management Policy and Non-Current Asset Accounting Policy presented to and endorsed by Council in May 2020
- ✓ Asset handover for 2019/20 completed, gifted assets captured, aged work-in-progress 90 per cent cleared
- ✓ On 28 April 2020, Council endorsed the Draft Social Infrastructure Plan for release for community consultation with final endorsement to take place on 28 July 2020 following consideration of community feedback
- ✓ Recent engagement on the draft Social Infrastructure Plan reached 44,573 people with 3,612 engagements resulting in 79 formal submissions. 95 per cent of submissions indicated support for the new policy and plan and 31 per cent provided further feedback and suggestions for improvement
- ✓ Corporate Affairs Manager and Government Relations and Advocacy Lead commenced in April 2020
- ✓ Key functions of Communications and Engagement have been realigned within the new Corporate Affairs team and a dedicated government relations and advocacy function established to strengthen the City’s capacity to protect and enhance its reputation with governments, stakeholders and the community
- ✓ Since the Working Better Together program was launched in September 2019, three sessions have been held for the Executive and Senior Leadership Teams and Joint Coordinators Group leadership cohorts to support the program ambition to inspire leadership commitment, set clear expectations and accountability, and increase leadership capability
- ✓ In 2019/20, 21 different programs were offered to strengthen leadership capabilities, with 809 attendees
- ✓ Data Management business case is progressing.






Project updates

This section contains updates on all projects within the Transformation Program 2.0.





Project leads have provided updates on all projects and this forms the basis of this report.

Transformation Program 2.0 is reported to the Executive Leadership Team, Council and the Minister for Local Government.

Key to symbols in this section:

	Not commenced
	On track
	Watch
	Needs attention
	Complete / Substantially Complete

1. CIVIC ACCOMMODATION

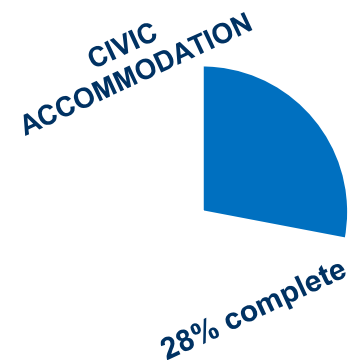
Project	Status	Update
Civic accommodation construction		<i>April 2022 completion</i>
Developer announced / construction project planning	22% 	Commenced
Employee experience		<i>June 2021 completion</i>
Workplace strategy and engagement planning	45% 	Commenced
Civic digital fit-out		<i>March 2022 completion</i>
Digital solutions for the new Civic building	10% 	Commenced
Mercer Ready		<i>December 2022 completion</i>
Project currently being scoped	35% 	Commenced

Achievements





- ✓ Planning permit issued for the Civic Precinct on 25th June 2020 with 48 per cent of the precinct expected to consist of open space
- ✓ Civic Precinct Construction licence granted
- ✓ Integration of Mercer Ready project into the Employee Experience program
- ✓ Baseline data completed for Mercer Ready benefits management.

Key priorities for the future

- Office fit out plans to incorporate considerations post COVID-19 including number of desks in the building versus number of staff working from home
- Naming of civic building, precinct and Quintessential Equity building process in place
- Aboriginal consultation continues, including Turning of Soil Ceremony and Scar Tree removal. Naming of site/buildings process underway
- Neighbourhood layout prototype to be decided to progress detailed design
- Sales program to partly fund the build (\$41 million) expected to take two to three years to be achieved.



2. DIGITAL MODERNISATION

Project	Status	Update
Business Systems Refresh		
<i>April 2023 completion</i>		
Professional services vendor contract negotiations underway	75% 	Commenced
Online Bookings		
<i>December 2020 completion</i>		
Discovery and requirements gathering	65% 	Commenced
Customer Experience		
<i>June 2023 completion</i>		
Customer engagement and input into building design	25% 	Commenced
* Workplace Mobility		
<i>December 2022 completion</i>		
Follow me printing, Surface Pro rollout and Citrix decommissioning	50% 	Commenced

* **Workplace Mobility** currently includes individual ICT projects that enable the Clever Together project. The progress update for this stream will change the ICT Project Management Pipeline and will report on those individual projects once that program is established.

Achievements

- ✓ KPMG are 30 weeks into a 39-week program having been involved in deliverables such as the data management strategy, business case validation, vendor presentations and currently involved with the tender evaluation
- ✓ Business Systems Refresh Request pre-qualifications report completed
- ✓ Request for Tender shortlisting completed
- ✓ Identity and access management software tender out to market
- ✓ Property and rating software tender out to market
- ✓ Customer Experience Specialist roles approved and ready for recruitment
- ✓ Executive Leadership Team feedback provided on Customer Access Plan
- ✓ Temporary online bookings solution went live for the leisure centres after reopening from COVID restrictions
- ✓ Taskforce-365 established to commence rollout of Microsoft 365 applications across the organisation.

Key priorities for the future








- Evaluation plans created for Identity and Access Management (IdAM) and Property and Rates tenders
- Pre-implementation work has commenced in anticipation of core tenders being decided
- Preparations for councillor briefing on Clever Together for 12 August 2020 underway
- The Local Laws team to be engaged and committed to second project through Service Redesign program
- Evaluation underway for online bookings request for proposal
- Project initiation document and pilot plan created for delivery of email to care workers. Outdoor workers planning in progress
- Business as usual state to be established
- Implementation of core systems to commence January 2021.

DIGITAL MODERNISATION



54% complete

3. ASSET MANAGEMENT

Project	Status	Update
Asset Management		
<i>Governance and Culture</i>		
Framework <ul style="list-style-type: none"> Asset Management Policy Asset Management Framework Asset Management Strategy Asset Management Plans 	60% 	In progress
Asset Accounting <ul style="list-style-type: none"> Organisational Renewal Gap Report Asset Valuation Review Asset Inputs – Long-term financial plan 	60% 	In progress
Capabilities, Culture and Communication <ul style="list-style-type: none"> Communication Strategy Asset Management Steering Committee Councillor Communications Capability gap assessment / training 	20% 	In progress
<i>Lifecycle and Long-term Planning</i>		
Maintenance management	30% 	In progress
Strategic Asset Management Models	60% 	In progress
<i>Asset Information</i>		
Asset Register restructure	30% 	In progress
Asset handover	50% 	In progress

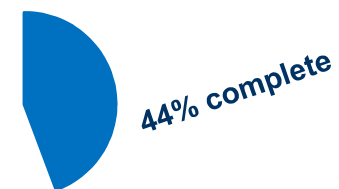
Achievements







- ✓ Asset Management Policy and Non-Current Asset Accounting Policy endorsed by Council in May
- ✓ Generation 1 Strategic Models developed for the Waterfront, bridges, water-sensitive urban design (WSUD) and drainage assets
- ✓ Draft Asset Management Plans for Waterfront, drainage, WSUD and bridges. General Asset Management Plan prepared which will coordinate and guide all asset class plans
- ✓ Asset handover for 2019/20 completed. Gifted assets captured. Aged work-in-progress 90% cleared
- ✓ Maintenance Management System development - City works 90 per cent complete
- ✓ Building revaluation completed. Further data collection exercise undertaken in June/July to support findings
- ✓ A successful application to the Working Victoria Fund has seen 18 roles funded to inspect and collect data on assets with the initial focus on open space and recreation assets.

Key priorities for the future

- Complete Generation 1 models for buildings, roads and footpaths. Prepare an optimised model across all key asset classes
- Complete Draft Asset Management Strategy
- Asset management presentation to the Executive Leadership Team with asset strategy supported by results of strategic modelling
- Maintenance Management System development - Parks and Gardens planning underway
- Data collection exercise to be carried out drawing on resource from Working for Victoria. Focus is on open space and recreation assets, coastal assets and road assets. Collaborative project planned for Borough of Queenscliff.

ASSET MANAGEMENT



Project	Status	Update
Social Infrastructure Plan (SIP)		
Release SIP and complete Part A review	100% 	Completed
SIP strategy review and revision	100% 	Completed
Data collection and analysis	100% 	Completed
Community engagement – Part B and Part C	100% 	Completed
Complete SIP digital platforms	100% 	Completed
Release revised SIP	95% 	Council meeting to adopt 28 July 2020

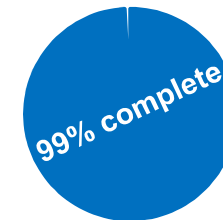
Achievements

- ✓ On 28 April 2020, Council endorsed the Draft Social Infrastructure Plan for release for community consultation
- ✓ The recent engagement on the draft plan reached 44,573 people with 3,612 engagements resulting in 79 formal submissions. 95 per cent of submissions indicated support for the new policy and plan and 31 per cent provided further feedback and suggestions for improvement
- ✓ Released Draft Social Infrastructure Plan for public exhibition for a period of six weeks, inclusive of the plan, interactive online mapping tool and individual network reports
- ✓ Produced report of feedback from community consultation, with the draft plan receiving strong support from residents and community groups
- ✓ Delivered the final Social Infrastructure Plan Generation One 2020-2023 and the final Social Infrastructure Planning and Investment Policy
- ✓ Commenced final endorsement process for the Social Infrastructure Policy and Plan, being considered by Council on 28 July 2020
- ✓ Continued work on key integration links between Social Infrastructure transformation and Strategic Asset Management transformation.



Key priorities for the future

- Formal endorsement of the Final Social Infrastructure Policy and Plan is set for 28 July 2020 Council Meeting
- Continue to develop and trigger internal governance framework to embed and operationalise the implementation plan (with a focus on linking Asset Management Planning, Social Infrastructure Planning and Service Planning)
- Continue to progress the new holistic, corporate-wide and representative community engagement solution; to inform what our community care about and understand their current needs and experiences in the places they live, work, study and visit
- Continue to work on developing multi-mode travel accessibility mapping tool (pilot to full build out)
- Pending the endorsement of the final Social Infrastructure Policy and Plan at the 28 July 2020 Council Meeting, it will mean the conclusion and successful completion of this project within the transformation program.

SOCIAL INFRASTRUCTURE PLAN



4. ADVOCACY AND STAKEHOLDER MANAGEMENT

Project	Status	Update
Corporate Affairs review	80% 	Corporate Affairs functional plan to be set
Stakeholder matrix	60% 	Key resources appointed to develop a Stakeholder Management Framework

Achievements

Corporate Affairs review

- ✓ A new Corporate Affairs Manager commenced on 20 April 2020
- ✓ Key functions of Communications and Engagement have been realigned within the new Corporate Affairs team and a dedicated government relations and advocacy function established, to strengthen the City's capacity to protect and enhance its reputation with governments, stakeholders and the community
- ✓ A project to establish a baseline for the City's brand health is underway
- ✓ Brand Geelong Project virtual stakeholder workshops were held in June, with approximately 50 attending across three webinars
- ✓ The City launched a new Have Your Say community engagement platform in May, enabling the organisation to deliver enhanced engagement and insights. Internally, improved engagement templates and guidelines are supporting cross-organisational engagement practices
- ✓ The Christmas Program 2020 has commenced, with consideration of COVID-safe options being explored to ensure that in the event the pandemic continues to restrict public gatherings, the City's Christmas program can deliver on its ambition to encourage retail and tourist activity in central Geelong and provide inclusive opportunities for Christmas celebrations
- ✓ Continued to deliver all COVID-19 marketing and communications strategies and collateral to support communication of the City's support measures and to deliver ongoing health and safety messages to Greater Geelong communities
- ✓ A review is underway of the current media monitoring provider to improve data and insights derived from earned media coverage.

Stakeholder matrix

- ✓ A new Government Relations and Advocacy Lead commenced in April and has established a centralised database for live grant applications
- ✓ Stakeholder databases for advocacy are being defined and completed

- ✓ Advocated with key stakeholders as a collective for priority projects for the region's recovery from COVID-19
- ✓ Relationships are being established by Corporate Affairs Manager and Government Relations and Advocacy lead with regional state and federal Members of Parliament, their office staff and other key stakeholders.

Key priorities for the future

Corporate Affairs review

- Finalisation and endorsement of the updated Corporate Affairs Strategy, including internal alignment of resources to support directorates and strategic plan priorities
- Begin development of the new engagement policy to support requirements of the new Local Government Act 2020. Advance organisation-wide use of the Have Your Say engagement platform to support ongoing best-practice engagement endeavours and reporting methods
- Engagement training for directors is planned to commence in September 2020 pending the Engagement Policy review and the impact of COVID-19 on return-to-work plans
- Establish a forward media plan and organisation talking points to support Councillors and City Executives to protect and enhance the Council and City's reputation. Further refine internal communication and media management policies and protocols
- Review and update the City's social media policy
- Implement findings from the City brand health check review to identify improvement areas and establish baseline for future brand health assessment.




Stakeholder matrix

- Develop a holistic advocacy framework which is supported by internal alignment and centralisation of government relations and advocacy within Corporate Affairs
- Implement fortnightly advocacy catch-ups with the Mayor
- Develop a Stakeholder Management Framework to improve alignment between directorates and Council in liaising with state and federal government representatives and their departments.

ADVOCACY & STAKEHOLDER MANAGEMENT



5. PEOPLE AND CULTURE

Project	Status	Update
Working Better Together		<i>Culture Vision and Plan 2019-2024 to be completed during the second quarter of 2020</i>
Internal leadership development	50% 	Progress on track
Working Better Together focus groups and feedback sessions	70% 	Progress on track
Workforce resource plan		<i>First workforce planning cycle to be completed December 2020</i>
Actions under development, including integrating this into the organisational strategic planning framework	20% 	Commenced

Achievements

Working Better Together

- ✓ Since the Working Better Together program was launched in September 2019, three sessions have been held for the Executive and Senior Leadership Teams and Joint Coordinators Group leadership cohorts to support the program ambition to inspire leadership commitment, set clear expectations and accountability, and increase leadership capability to foster a positive and adaptive working culture. The most recent session held on 4 June 2020 was held virtually and focused on leadership during change and energy/fatigue management in a COVID-19 environment
- ✓ In June 440 of the City's workforce were consulted to provide insights into the organisational response during COVID including what is working well and what needs improvement
- ✓ In 2019/20, 21 different programs were offered to strengthen leadership capabilities, with 809 attendees
- ✓ Completion of 10th successful internal Emerging Leadership Program – ACCELER8
- ✓ Leadership capability review currently being conducted, informing the future Leadership Capability Framework at the City, launching by December 2020.

Workforce resource plan

- ✓ Recruitment has been completed for management positions within People and Culture in the areas of People Shared Services, Policy and Workplace Relations and Talent, Capability and Employee Experience. Recruitment is currently underway on the role of Manager Organisation Design and Strategic Workforce Planning. This role will take up responsibilities including enabling organisational efficiency, performance and support of our cultural aspirations by reducing hierarchy, bureaucracy and siloed behaviours and establishing a workforce planning cycle anchored to the services/budgeting/council planning cycles at the City.

Key priorities for the future

Working Better Together

- Over the coming months, employees will participate in leader led workshops, supported by People and Culture, when we debrief the combined insights from the Employee Opinion Survey (EOS) directorate results (pre COVID-19) and the employee experiences reported from the recent COVID-19 pulse survey
- A new Working Better Together culture forum will be offered to all leadership tiers in the coming quarter, with focus on key themes from the feedback from the Employee Opinion Survey debriefs (this will follow EOS workshops)
- Finalisation and launch of the new Leadership Capability Framework to deliver on the City's future ambitions. Included in this work is a Training Needs Analysis that will inform the new organisational curriculum for leadership development at the City
- Culture Vision and Plan 2019-2024 to be completed during the second quarter of 2020 (finalisation delayed due to the internal response to the COVID-19 pandemic)
- Retain the services of Susan Halliday.



Workforce resource plan

- Onboarding of the Manager Organisation Design and Strategic Workforce Planning and establishment of the program of work
- Work towards the integration of workforce planning into the City's strategic planning framework and service planning / review calendar
- Continue work on the operating model program which aims to establish the City's design principles which will be utilised as decision-making criteria when determining the City's organisation design.

PEOPLE & CULTURE

47% complete

6. SERVICE PLANNING AND REVIEW

Project	Status	Update
Service Planning / Review	SP - 90% 	Service Review presentation to Council January 2020 Service Planning Program – framework and ongoing roll out confirmed for five-year period
Business analytics / reporting	40% 	June 2020 estimated completion date – delayed due to Business Systems Refresh project

Achievements

Service Planning / Review

- ✓ Service Review Principles being refined, and ongoing process being developed.

Business analytics and reporting

- ✓ Data Strategy complete
- ✓ Integration Platform as a Service (iPAAS) as a part of Core Business Systems Refresh progressing
- ✓ Governance Framework has been agreed
- ✓ Data Management Business Case in progress.

Key priorities for the future

Service Planning / Review

- Detailed design and development of 2020 Service Planning process was due to commence in July 2020
- Focus will be on one service at a time.

Business analytics and reporting

- The Data Management Program business case will be reviewed, prioritised and considered for funding at the same time our Business Systems Refresh core systems replacement is prioritised, to ensure alignment and spread of adequate funds.
- Continue work on the development of an organisational results (outcomes) map.

**SERVICE PLANNING
& REVIEW /
ANALYTICS**



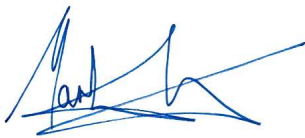
Report sign-off

Chief Executive Officer's Comments

This report highlights the strong progress that the organisation is making over the 2019/20 year on the Transformation Program.

This is excellent, especially considering the significant focus the organisation has devoted to addressing COVID-19 impacts.

The key pillars of change being Civic Accommodation, Digital Modernisation and Culture are progressing well. Work on Advocacy and Stakeholder Management is now bearing fruit following the appointment of key resources. Asset Management and Service Planning, whilst progressing, have been impacted by the COVID-19 focus. We expect this to continue in part but are ensuring we address our focus on these areas.



Mr Martin Cutter

Chief Executive Officer
City of Greater Geelong

Date: 13/8/2020

Municipal Monitor's Comments

The Chief Executive and the Executive team have shown a commitment to the entire program and its intent. The pursuit of measurable and tangible outcomes is now part of their standard work and reporting mechanisms.

Big order issues such as Civic Accommodation, Digital Modernisation and Asset Management now have a hard edge — i.e. what needs to be done and by when.

People and Culture is a long-term commitment requiring constant attention and monitoring. The working together program supplemented by regular staff surveys and focus groups is now embedded in the organisation. It is noted workforce planning, recruitment and leadership programs have been initiated.

Advocacy and Stakeholder management is another long-term commitment. I am encouraged by the attention this sector has gained through some quality staff appointments and the realisation of the importance of relationships and alliances.

Service planning and reviews will require some attention in the future. The advent of COVID-19 and the reality of “keeping things going for the community” is the current focus — as it should be. Service reviews are always difficult and require significant data analysis and community consultation. It is a task for the new Council and hopefully tackled in clearer times post COVID-19.



Mr Peter Dorling

Municipal Monitor
City of Greater Geelong

Date: 13/8/2020

—

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10. CONTRACTUAL MATTER

Source: Customer & Corporate Services – Property, Procurement
and Assets
Director: Michael Dugina
Portfolio: Finance

Cr Nelson moved, Cr Sullivan seconded -

That in accordance with Section 89 (2) (d) of the Local Government Act 1989, this contractual matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

11. CONTRACTUAL MATTER

Source: Community Life – Social Planning and Investment
Director: Robyn Stevens
Portfolio: Sport and Recreation

Cr Mason moved, Cr Nelson seconded -

That in accordance with Section 89 (2) (d) of the Local Government Act 1989, this contractual matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

NOTICE OF MOTION – Cr Kontelj

PROPOSED COVID-19 FREE PARKING IN ALL ON AND OFF-STREET CASUAL CAR PARKING PLACES IN CBD GEELONG.

During the COVID-19 pandemic the Council has endorsed four support packages to provide relief to businesses and the local community, totalling \$10.7 million in value.

The first support package, endorsed by the Council on 24 March, included free casual on and off-street car-parking in the Geelong CBD until 30 June.

The Council then re-considered CBD parking as part of its fourth support package, endorsed on 30 June, voting to continue free parking in 2-hour on street spaces in the Geelong CBD until 31 December 2020.

Following this decision, paid parking in all other time zones resumed on 3 August.

Recently the State Government declared Victoria as a State of Disaster with all regional areas of the state, including Greater Geelong, being placed back into Stage 3 restrictions to help limit the spread of COVID-19.

Council has an ongoing commitment to the community to provide support and relief throughout the period of restrictions and beyond.

It is proposed that all Council owned and managed on and off street casual paid parking in the CBD is made free from 31 August to 31 December 2020.

This measure would be consistent with Council's free parking commitment during the previous period of Stage 3 restrictions, and provide the following benefits:

- Financial relief and added convenience to members of the community travelling into the CBD to access essential services.
- Support for CBD-based local businesses who continue to be heavily impacted by the pandemic.
- Removal of any need for members of the community to touch parking meters, helping to limit further spread of COVID-19 in our region.

The financial impact of free Council owned and managed on and off-street casual parking from 31 August to 31 December 2020 is budgeted up to \$2.1 million. It is worth noting that the City would be unlikely to achieve the budgeted figure due to COVID-19 restrictions. It is estimated that the more likely potential foregone revenue would be in the order of \$840,000, rather than budgeted \$2.1 million. This estimate is based on very limited parking information since paid parking was introduced last week.

Cr Kontelj moved, Cr Grzybek seconded -

That Council:

- 1. Approve the waiver of all parking fees for Council owned and managed on and off street casual paid car parking in the Geelong CBD from 31 August to 31 December 2020;**
- 2. Note the 2020-21 budgeted financial impact of up to \$2.1 million; and**
- 3. Note the estimated foregone revenue is in the order of \$840,000, rather than \$2.1 million budgeted revenue, due to COVID-19 restrictions.**

Carried.

Division Requested:

For: Crs Asher, Sullivan, Grzybek, Kontelj, Aitken, Nelson

Against: Crs Murrhy, Mason, Mansfield, Murnane, Harwood

ASSEMBLY OF COUNCIL RECORD

Source: Governance, Strategy and Performance
Chief Executive Officer: Martin Cutter
Portfolio: Leadership & Governance

Summary

1. Section 80A (2) of the Local Government Act 1989 requires the record of an Assembly of Council be reported to the next practicable Ordinary Meeting of Council.
2. A record of Assembly of Council meeting(s) is attached as an Appendix to this report.

Cr Aitken moved, Cr Sullivan seconded -

3. **That the information be received.**

Carried.

**RECORD OF ASSEMBLIES OF COUNCIL
(Council Meeting 25 August 2020)**

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
Access and Inclusion Advisory Committee 27 June 2020	Cr Aitken	G Wilson-Browne (DIR) L McCallum (MGR) D Lee-Rabie (MGR) E Wheatland (CO ORD) S Muratti (OFF)	<ul style="list-style-type: none"> • Officer's Report – Community Inclusion • Engineering Report • International Day of People with Disability – Planning Update • Civic Precinct Consultation and Information Session – Feedback • St Joseph's Football Netball Club Consultation Session – Feedback • Strengthening Advisory Committee Survey 	<ul style="list-style-type: none"> • Nil
Governance Rules and Transparency Policy 13 July 2020	Crs Aitken, Grzybek, Harwood, Murrhy, Nelson, Mason, Sullivan	M Cutter (CEO) R Leonard (DIR) J Brown (CO ORD) L Raimondo (MAYORAL ADVISOR)	<ul style="list-style-type: none"> • Governance Rules and Transparency Policy Briefing 	<ul style="list-style-type: none"> • Nil
CEO Performance Employment Matters Committee 3 August 2020	Crs Asher, Mason	K Phyland (DIR) F Chapman (OFF)	<ul style="list-style-type: none"> • CEO Performance Review 	<ul style="list-style-type: none"> • Nil

<p>Council Briefing 4 August 2020</p>	<p>Crs Asher Grzybek, Harwood, Kontelj, Mansfield, Mason, Murrhiy, Murnane, Nelson, Sullivan</p>	<p>M Cutter (CEO) G Smith (DIR) M Dugina (DIR) G Wilson-Browne (DIR) R Leonard (DIR) R Stevens (DIR) K Phyland (DIR) B Ince D Leeson-Rabie I Hicks (MGR) J Harris (MGR) J Van Slageren (MGR) J Hurse J Malone K Wittingslow L McCallum R Mawson L Dundas J Brown (CO ORD) L Raimondo (Mayoral Advisor) K Ivens (Snr Advisor - Mayor & CEO) M Macgugan (Snr Comm Adv)</p>	<ul style="list-style-type: none"> • Youth Council Third Report • Preferred Site for North Bellarine Pool • Proposed Sale of Part 11 McHarry Court, Corio • Proposed Sale of 34-40 Esperence Crescent, Highton • Proposed Sale of 11 Purnell Road, Corio • Tender T2000058 Herne Hill Reserve Pavilion – Construction • Roslyn Road, Highton – Footpath Construction SRC346 – Finalisation of Scheme 	<ul style="list-style-type: none"> • Nil.
<p>Contractual Matter (Confidential) 5 August 2020</p>	<p>Crs Harwood, Mansfield, Mason, Murnane, Murrhiy, Sullivan</p>	<p>M Cutter (CEO) T Kirwood (MGR) L Higgins (CO ORD) D Scott (Snr Heritage Planner) J Hurse (MGR) M Gallon (MGR) M Mitchell (OFF) L Raimondo (Mayoral Advisor) D Chrimes (OFF)</p>	<ul style="list-style-type: none"> • Contractual Matter (Confidential) 	<ul style="list-style-type: none"> • Nil.

Assembly Details	Councillors	Officer Attendees	Agenda Items	Conflict of Interest Disclosures
<p>Clever Together Project Update 12 August 2020</p>	<p>Crs Harwood, Grzybek, Aitken, Murnane, Mason, Murrhy, Mansfield, Sullivan</p>	<p>M Cutter (CEO) M Dugina (DIR) G Smith (DIR) R Stevens (DIR) K Phyland (DIR) G Wilson-Browne (DIR) R Leonard (DIR) B Ince (A/DIR) T McDonald (MGR) S Broadbent (MGR) L Beaumont (Change Consultant & CTP Employee Experience Project Manager) M Pakzmir (Chief Information Officer) P Anderson (Proj Dir) J Resta (Transformation Office Manager) R Cooke (Prog Mgr) L Raimondo (Mayoral Advisor) K Ivens (Snr Advisor Mayor and CEO) D Chrimes (OFF)</p>	<ul style="list-style-type: none"> • Customer Experience • Digital Modernisation • Civic Building 	<ul style="list-style-type: none"> • Nil

<p>Council Briefing 18 August 2020</p>	<p>Crs Asher, Aitken, Grzybek, Harwood, Kontelj, Mansfield, Mason, Murrphy, Murnane, Nelson, Sullivan</p>	<p>M Cutter (CEO B Ince (A/DIR) G Smith (DIR) M Dugina (DIR) R Leonard (DIR) R Stevens (DIR) G Wilson-Browne (DIR) K Phyland (DIR) I Hicks (MGR) T Ellis (MGR) J Van Slageren (MGR) P Smith (CO ORD) J Hurse (MGR) R Thomas (MGR) T Kirwood (MGR) M Paten (MGR) D Bushell (OFF) J Brown (CO ORD) L Raimondo (Mayoral Advisor) K Ivens (Snr Advisor - Mayor & CEO) M Macgugan (Snr Comm Advisor)</p>	<ul style="list-style-type: none"> • Amendment C395 – Settlement Strategy and Northern and Western Geelong Growth Area Framework Plan – Consideration of Panel Report and Adoption • Amendment C393 – Retail Strategy – Consideration of Panel Report and Adoption • Endorsement of City Hall Conservation Management Plan • Endorsement – Colac Otway Shire Joining Geelong Regional Library Corporation • Regional Renewable Organics Network • Household Waste Service Reforms • Roslyn Road, Highton – Footpath Construction SRC346 – Finalisation of Scheme • Proposed Sale of Part 11 McHarry Court, Corio • Proposed Sale of 116-120 Purnell Road, Corio • 2020-21 Loan Borrowing Provision of \$45M • Transformation Program 2.0 (Update) • Contractual Matter (<i>Confidential</i>) • Contractual Matter (<i>Confidential</i>) 	<ul style="list-style-type: none"> • Nil
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PLANNING DELEGATIONS

Source: Planning, Design & Development – City Development
Director: Gareth Smith
Portfolio: Planning

Purpose

1. To provide the schedule of planning permit applications determined under delegation since the last report.

Background

2. Section 98 of the *Local Government Act 1989* and section 188 of the *Planning and Environment Act 1987* empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
3. Sections 86 and 87 of the *Local Government Act 1989* and section 188 of the *Planning and Environment Act 1987* allow Council to establish special committees with delegated powers to determine planning permit applications.
4. At its meeting on 9 July 2019, Council:
 - 4.1 Amended the Council to staff instrument of delegation to allow staff delegates to determine planning permit applications where there are less than 6 objections lodged; and
 - 4.2 Amended the Planning Committee's terms of reference to provide for its determination, if required, of planning permit applications where there are 6 or more objections lodged.
5. The City is required by Council to provide information on planning permit applications determined under delegation.

Key Matters

6. The Schedule attached to this report provides information on the planning permit applications determined under delegation since the last report.

Cr Sullivan moved, Cr Mason seconded -

7. **That Council receive the information in the Schedule.**

Carried.

Planning Decisions Report July 2020

App Number	Location	Application Type	Decision Date	Description	Authority Description/ No of Objectors
PP-1-2020	122-138 Tower Road, PORTARLINGTON VIC 3223	Use and Development of a Resort including the Sale and Consumption of Liquor	24/7/2020	Refusal to Grant a Planning Permit	Decision Making Committee
PP-126-2020	22 Radstock Avenue, HIGHTON VIC 3216	Removal of Restrictive Covenant PS717161D Restriction A from Lot 506 on PS717161D to allow for Multi-Dwellings and Further Subdivision	3/7/2020	Refusal to Grant a Planning Permit	Decision Making Committee
PP-1270-2019	2222-2230 Portarlington Road, BELLARINE VIC 3223	Use of Land for Place of Assembly (Outdoor Concert Venue) and Reduction of Car Parking Requirements	24/7/2020	Refusal to Grant a Planning Permit	Decision Making Committee
PP-1318-2019	70 Bates Road, LITTLE RIVER VIC 3211	Change of Use for Garden Supplies, Associated Works, and Native Vegetation Removal	17/7/2020	NOD Planning Permit	Decision Making Committee
PP-1587-2014	851-859 Portarlington Road, LEOPOLD VIC 3224	Use and Development of Land for a Dwelling	1/7/2020	Extended Planning Permit	Delegated Authority
PP-1629-2015	4 Herbert Court, NEWCOMB VIC 3219	Construction of Five (5) Dwellings and Five (5) Lot Subdivision	15/7/2020	Extended Planning Permit	Delegated Authority
PP-21-2016/A	3 Bridge Road, BARWON HEADS VIC 3227	Development of a Retail Premise (Supermarket), Development of Four (4) Dwellings, Associated Carparking, Display of Business Identification Signage including Internally Illuminated Signage and Reduction in Car Parking, Waiver of Bicycle Facilities and Alteration to the Existing Packaged Liquor Licence Area	17/7/2020	NOD - Amended	Development Hearings Panel
PP-366-2020	165 Victoria Street, NORTH GEELONG VIC 3215	Construction of a Second Dwelling and a Two (2) Lot Subdivision	17/7/2020	NOD Planning Permit	Decision Making Committee
PP-1098-2019	Shop No. 7/63A The Terrace, OCEAN VIC 3207	Removal of Covenant 0354055, Use of the Land for Sale and Consumption of Liquor (On-Premises Licence) and Reduction of Carparking to Zero	2-Jul-2020	NOD - Delegate	
PP-1115-2019	14 Russell Street, NEWTOWN VIC 3220	Construction of Two (2) Dwellings and Two (2) Lot Subdivision	7-Jul-2020	NOD - Delegate	1

PP-1225-2019	64 Hitchcock Avenue, BARWON HEADS VIC 3227	Use and Development of a Cafe and Reduction of Car Parking	8-Jul-2020	NOD - Delegate	3
PP-1315-2019	17 Washington Street, CORIO VIC 3214	Construction of a Second Dwelling and Alterations to Existing Dwelling	16-Jul-2020	NOD - Delegate	1
PP-140-2020	23 Station Street, NORLANE VIC 3214	Construction of Three (3) Dwellings and Altering Access to a Road Zone Category 1	15-Jul-2020	NOD - Delegate	1
PP-141-2020	68 Fitzroy Street, GEELONG VIC 3220	Partial Demolition including Front Fence, Additions and Alterations to an Existing Dwelling and Construction of a Front Fence in a Heritage Overlay	6-Jul-2020	NOD - Delegate	3
PP-202-2020	31 Marlin Drive, OCEAN GROVE VIC 3226	Boundary Re-Alignment (3 Lots)	8-Jul-2020	NOD - Delegate	2
PP-218-2020	50 Robin Avenue, NORLANE VIC 3214	Use and Development of the Land for a Medical Centre (2 Practitioners)	21-Jul-2020	NOD - Delegate	1
PP-412-2020	905 Princes Highway, LARA VIC 3212	Construction of Three (3) Dwellings and Three (3) Lot Subdivision	30-Jul-2020	NOD - Delegate	1
PP-46-2020	62-64 Hyland Street, FYANSFORD VIC 3218	Buildings and Works Associated with the Construction of a Drive Through Bottle-shop and the Sale of Liquor (Packaged Liquor License)	24-Jul-2020	NOD - Delegate	1
PP-54-2020	356 The Esplanade, INDENTED HEAD VIC 3223	Two (2) Lot Subdivision	3-Jul-2020	NOD - Delegate	2
PP-940-2019	1/90 McKillop Street, GEELONG VIC 3220	Buildings and Works Associated with the Construction of Three (3) Additional Dwellings and a Reduction of Car Parking	27-Jul-2020	NOD - Delegate	1

Cr Grzybek moved, Cr Nelson seconded -

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 9.01pm

Cr Harwood moved, Cr Mansfield seconded -

That the Meeting be opened to the public.

Carried.

The Meeting was opened to the public at 9.29pm

A record of the proceedings of this section of the meeting is contained in a Confidential Minute Book.

CLOSE OF MEETING

As there was no further business the meeting closed at 9.29pm Tuesday, 25 August 2020.

Signed: _____

Cr Stephanie Asher (Mayor)

Date: _____