MINUTES

COUNCIL MEETING

Tuesday 25 February 2025
6:00 pm

City Hall
57 Little Malop Street, Geelong 3220

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr S Kontelj (Kardinia Ward) - Mayor
Cr R Nelson (Barrabool Hills Ward) - Deputy Mayor
Cr E Sinclair (Charlemont Ward)
Cr M Cadwell (Cheetham Ward)
Cr E Wilkinson (Connewarre Ward)
Cr A Aitken (Corio Ward)
Cr A Katos (Deakin Ward)
Cr E Kontelj (Hamlyn Heights Ward)
Cr T Sullivan (Leopold Ward)
Cr R Story (Murradoc Ward)
Cr C Burson (You Yangs Ward)

CITY OF GREATER GEELONG

1. PROCEDURAL MATTERS....4
1.1. Acknowledgement of Country....4
1.2. Apologies....4
1.3. Leaves of Absence....4
1.4. Declarations of Conflicts of Interest....4
1.5. Confirmation of Minutes....4
1.6. Public Question and Submission Time....5
1.7. Petitions....23
2. REPORTS....24
2.1. Environment Strategy Action Plan 2024-26 and Outcomes 2020-24....24
2.2. Amendment C457ggee - Highton Village Urban Design Framework - Consideration of Submissions....43
2.3. Amendment C468 - South-West Geelong Investigation Area (SWGIA)....77
2.4. Proposed Road Deviation, Amphlett Way South Geelong....157
2.5. Proposed Sale of Land - 94 The Parade, 89-91 The Terrace and discontinued road reserve, Ocean Grove....163
2.6. Financial Performance Report Year to Date Ended 31 December 2024....169
3. PLANNING DELEGATIONS....203
4. RECORD OF INFORMAL MEETINGS OF COUNCILLORS....206
5. CONFIDENTIAL....209
5.1. Geelong Arena - Update on outsourcing process (Confidential)....209
6. CLOSE OF MEETING....210

Present: Cr R Nelson
Cr T Sullivan
Cr A Aitken
Cr E Wilkinson
Cr E Sinclair
Cr A Katos
Cr E Kontelj
Cr M Cadwell
Cr R Story
Cr C Burson

Also Present: A Wastie (Chief Executive Officer), T Edwards (Executive Director, Corporate Services), T Bradley (Executive Director, Placemaking), J Stirton (Executive Director, City Infrastructure), A Basford (Executive Director City Life), A Martin (Chief Governance and Risk Officer) J Douglas (Manager Council & Corporate Governance) E Ryan (Senior Governance Advisor – Council Business) D Pangrazio (Governance Officer).

Opening: The Mayor declared the meeting open at 6.04pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Nil

1.3. Leaves of Absence

RESOLUTION - Item 1.3.1

Cr T Sullivan moved, Cr E Wilkinson seconded –

That Leave of Absence be granted to Cr R Nelson from 6 March 2025 to 17 March 2025, inclusive.

Carried.

RESOLUTION - Item 1.3.2

Cr T Sullivan moved, Cr A Katos seconded -

That Leave of Absence be granted to Cr R Story from 13 March 2025 to 23 March 2025, inclusive.

Carried.

RESOLUTION - Item 1.3.3

Cr R Story moved, Cr E Wilkinson seconded -

That Leave of Absence be amended for Cr S Kontelj to be from 20 February 2025 to 1 March 2025, inclusive.

Carried.

RESOLUTION - Item 1.3.4

Cr E Sinclair moved, Cr C Burson seconded -

That Leave of Absence be granted to Cr T Sullivan from 31 March 2025 to 30 April 2025, inclusive.

Carried.

1.4. Declarations of Conflicts of Interest

Nil

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr R Story moved, Cr A Katos seconded -

That the Minutes of the Council Meeting held on 28 January 2025 be confirmed.

Carried.

Cr E Kontelj arrived and joined the meeting at 6.09pm.

1.6. Public Question and Submission Time

Question and Submission Time is an opportunity for questions to be addressed to Council and while the minutes record the general content, they do not purport to be a transcript of what was said by individuals. Likewise, Councillor or Officer verbal responses are in summary form only. Views expressed may not be the views of Council.

The following persons submitted questions prior to the Council Meeting and presented them at the Council Meeting, on the following subjects:

- Jeanne Nel - Tree Protection on Private Land
- Jamie Jeffrey - Avalon Airshow
- Chrissy Freestone - One Million Trees Plan
- Hank Egberts - Drainage & Trees
- Sarah Hathway - North Geelong Warriors
- Marg Burke - 26 January

The following persons submitted questions prior to the Council Meeting but were not in attendance to present them at the Council Meeting, on the following subjects:

- Belinda Aylmer- Debt Elimination
- Sarah Papadopoulos - Lights on Ballarat Road
- Glen Cowan - South Geelong Train Station Carpark Safety & CCTV
- Jim Demetrious - Trees On Pakington St
- Charles Street - Lara Incinerator

The following persons presented questions at the Council Meeting:

- Graham Hobbs – Amendment C457ggee - Highton Village Urban Design Framework
- Tim Stephens – Fyansford Landfill

THE CITY OF
GREATER GEELONG

PUBLIC QUESTIONS AND SUBMISSIONS 25 FEBRUARY 2025

CITY OF GREATER GEELONG

SUBMITTER 1. BELINDA AYLMER 3

Subject: DEBT ELIMINATION
Relevant City Department: Corporate Services 3

SUBMITTER 2. SARAH PAPADOPOULOS 4

Subject: LIGHTS ON BALLARAT ROAD
Relevant City Department: City Infrastructure 4

SUBMITTER 3. GLEN COWAN 5

Subject: SOUTH GEELONG TRAIN STATION CARPARK SAFETY & CCTV 5

Relevant City Department: Placemaking 5

SUBMITTER 4. RACHEL HILL 6

Subject: LOVELY BANKS SAFETY
Relevant City Department: City Infrastructure 6

SUBMITTER 5. JIM DEMETRIOUS 8

Subject: TREES ON PAKINGTON ST
Relevant City Department: City Infrastructure 8

SUBMITTER 6. JEANNE NEL 9

Subject: TREE PROTECTION ON PRIVATE LAND
Relevant City Department: Placemaking 9

SUBMITTER 7. JAIMIE JEFFREY 10

Subject: AVALON AIRSHOW
Relevant City Department: Placemaking 10

SUBMITTER 8. CHARLES STREET 11

Subject: LARA INCINERATOR
Relevant City Department: Placemaking 11

SUBMITTER 9. CHRISSY FREESTONE 12

Subject: ONE MILLION TREES PLAN
Relevant City Department: Placemaking 12

SUBMITTER 10. HANK EGBERTS 13

Subject: DRAINAGE & TREES
Relevant City Department: City Infrastructure 13

SUBMITTER 11. SARAH HATHWAY 14

Subject: NORTH GEELONG WARRIORS
Relevant City Department: Corporate Services 14

SUBMITTER 12. MARG BURKE 15

Subject: 26 JANUARY
Relevant City Department: City Life 15
QUESTION FROM THE FLOOR – SUBMITTER 1. 16
1. GRAHAM HOBBS 16
Subject: Amendment C457ggee - Highton Village Urban Design Framework 16
QUESTION FROM THE FLOOR – SUBMITTER 2. 17
2 TIM STEPHENS.....17
Subject: Fyansford Landfill
Relevant City Department: Placemaking 17

SUBMITTER 1. BELINDA AYLMER

Subject: DEBT ELIMINATION **Relevant City Department: Corporate Services**

Question 1:

My question is regarding council debt elimination. Who is responsible for, and when exactly are they listing the new council offices and other unneeded council assets to pay down debt, in order to make our council viable and accountable? If not immediately, when and what justification is there for a delay?

Question 1 Response:

Thank you for your question, Belinda.

The City regularly reviews its land and building assets to ensure they meet operational needs. This process identifies any assets that may be surplus and considered for sale.
When such assets are identified, a report is prepared for Council's review and decision.

Council has not resolved to sell the Council offices (Wurriki Nyal).

Where a Council resolution has been made to sell land, the resolutions are implemented as required.

SUBMITTER 2. SARAH PAPADOPOULOS

Subject: LIGHTS ON BALLARAT ROAD **Relevant City Department: City Infrastructure**

Question 1:

When are you going to fix the lights on Ballarat road This has been reported to vic roads, members of parliament, power companies and still nothing. Please advocate for your constituents to have this fixed before some one is killed trying to turn into Parkland drive Is this going to be fixed?

Question 1 Response:

Thank you for your question, Sarah.

Council is aware of several road lighting failures, largely due to copper cable theft, at a number of VicRoads locations.

VicRoads have advised for residents and council to continue to forward requests for repair to Transport Victoria via the VicRoads faults website. The issue of copper cable theft is an ongoing, national issue which the VicRoads team are working to address across the state.

SUBMITTER 3. GLEN COWAN

Subject: SOUTH GEELONG TRAIN STATION CARPARK SAFETY & CCTV

Relevant City Department: Placemaking

Question 1:

My question is about security measures for the Swanston Street end of the car park that is accessible from Verner Street at South Geelong station. There seems to be frequent car break ins and smashed windscreens. On the way into work on Thursday morning, I counted three locations where someone had broken a car window. On the 21st of January, a blue Commodore station wagon not only had its rear window smashed but its right rear wheel removed. This may be caused by blind spots amongst the CCTV cameras provided in that location. There has been concern raised among others I have spoken to who use this station. Is there something COGG can do to enhance security in this instance or is that responsibility the domain of another level of government?

Question 1 Response:

Thank you for your question, Glen.

The carpark at South Geelong Station and the CCTV infrastructure does not belong to the City. This would need to be raised with State Government, Public Transport Victoria, VLine and VicTrak for further investigation.

SUBMITTER 4. RACHEL HILL

Subject: LOVELY BANKS SAFETY **Relevant City Department: City Infrastructure**

Question 1:

COGG have been asked and CCd into emails with state, federal road ministers & Vic Roads who stipulate it is COGG responsibility to see to it locals have roads and parklands that are safe and accessible. What & when will COGG be ensuring they uphold their obligations and meet the safety and accessibility rights of locals in and around Lovely Banks, Corio and Norlane West by installing seats, shelter, more footpaths in and around parks particularly around Virgilia Square, Goldsworthy Rd and Matthew's Rd, so that vulnerable people some becoming or at risk of being more vulnerable due to COGG neglect; can safely access PTV & their community; not to mention Kanooka Drive Playground that COGG must see has seats, shade, a bin and accessible footpaths in and around Kanooka Drive ASAP. As for other areas with lack of footpaths, accessible and safe playgrounds, seats in around Corio & Lovely Banks more needs to be done to uphold your responsibilities and our rights so as not to endanger locals more.

Question 1 Response:

Thank you for your questions, Rachel.

We acknowledge that you have made several requests for information regarding this topic, including a petition tabled at the last council meeting. Noting also that some responses have been provided and officers are preparing a report in reply to the petition on Lovely Banks Playground, Pedestrian Crossing and Sound Barriers, which is scheduled to be presented at the April Council Meeting.

In response to tonight's question, we can offer the following advice:

While the City's current standards require new subdivisions to be equipped with public infrastructure that we expect by today's standards, such as footpaths, accessible public open spaces, and playgrounds, not all past developments were subject to these standards of planning and delivery.

As a result, there are many legacy areas Australia wide and across the wider City of Greater Geelong where existing infrastructure falls short of contemporary expectations as you have highlighted.

Council's annual budget process determines the funding allocated for infrastructure upgrade projects however at this time, there is no funding committed to upgrade the items within Lovely Banks as you have identified this financial year.

Future infrastructure upgrades will be subject to upcoming budget considerations, and we welcome community input during the City's budget submission period. Community submissions are now open, and the community can submit their thoughts via the Have Your Say page and submissions close on 14 March 2025.

Question2:

Will COGG work with State, Federal Road, Parks Children's/Family, Educational and other relevant ministers to see to it that the Ring Road Walking tracks and Cox Anakie Road round-a-bout have suitable sound barriers and/or pedestrian paths, seats, speed modifications, signage and road safety measures, equipment, material in place so that local, visiting driving or walking, community workers, people with disabilities, young families, school students and more can safely access it for exercise, daily commute to school, early education and care, disability support, medical and health, transport, retail, appts, accessing their local library, PTV & more. Pedestrian crossings prior to round-a-bout were the preference and agreed by 98% of local people I surveyed.

Question 2 Response:

Cox Road and Anakie Road, and the intersecting roundabout is not under the management or responsibility of the City, it is an arterial road and roundabout managed by the Department of Transport.

Our City Infrastructure teams work with the state government and their departments regularly on road improvement projects. Further, the City's Government Relations and Advocacy team work to seek grant funding opportunities to further strengthen our transport network.

The City monitors and evaluates recorded road concerns and incidents that occur across the municipality. These evaluations and assessments prioritise projects within our capital program and also identify those projects that may be appropriate for funding opportunities to improve road safety.

SUBMITTER 5. JIM DEMETRIOUS

Subject: TREES ON PAKINGTON ST **Relevant City Department: City Infrastructure**

Question 1:

On Sunday 2nd February 2025, a 15 metre Yunnan Poplar came crashing down causing significant damage to private property and threatened the safety of pedestrians and vehicles. Many other Poplars along the length of Pakington Street also lost branches during this storm. It was only by good fortune that the storm did not occur during a busier trading time. Notwithstanding the benefit of these trees, I am aware that over recent years these street trees have contributed to severe inundation and damage to property as a result of leaves blocking drains and an increased risk to pedestrian safety as a result of tree roots raising sections of the footpath. The species of the majority of trees planted in Pakington Street by Council in the late 1980's are Chinese or 'Yunnan' Poplars. They are a relatively fast growing, tall, heavily branched tree, 15 – 20 metres high. Branches are relatively brittle and breakage is common in windy conditions. When Yunnan Poplars were planted, Pakington Street landowners and traders were reassured by Council that the height of these trees would not exceed the height of building parapets. As Council will appreciate many of these trees now tower over the built fabric of Pakington Street. My question is: What action is Council taking to ensure that the street trees in Pakington Street are healthy and do not pose a danger to people and property?

Question 1 Response:

Thanks for your questions, Jim.

The City manages over 185,000 trees across the municipality, with nearly 120,000 of these being street trees. We employ a comprehensive maintenance and inspection program to ensure the health of our street trees and mitigate the risk to people and property. The current level of service results in each street tree presently being assessed every three years.

The street trees in Pakington Street are scheduled for their next comprehensive inspection in August 2025. The City also conducts inspections out of this cycle where appropriate and upon request. I can confirm that following the 2 February storm event, our arboricultural team have conducted an interim assessment of the Pakington Street trees, and they are in a satisfactory condition.

Question 2:

Following significant damage to private property and interruption to public access caused by a fallen street tree on Sunday 2nd February, 2025, I was issued with an Emergency Work Order by Council's Municipal Building Surveyor to urgently undertake building works to alleviate danger to life and property at my expense. This work was completed. However, as the property owner of 106-116 Pakington Street, Geelong West, I and the five impacted businesses are yet to hear from Council regarding compensation and assistance. My question is why has Council, as the owner of the fallen street tree, ignored the impacted parties and failed to communicate important information about compensation and assistance in a timely manner?

Question 2 Response:

Council is yet to receive a claim of compensation for damage. A claim can be made via an online form, available on the City's website. Claims may take 28 days to assess, noting that complex claims may take longer. I understand Council Officers have been in touch to take you through the process.

SUBMITTER 6. JEANNE NEL

Subject: TREE PROTECTION ON PRIVATE LAND **Relevant City Department: Placemaking**

Question 1:

I commend the Council for starting community engagement last Monday on private tree regulation. The Greater Geelong 2015 Urban Forest Strategy introduces the strategy by describing trees as "extraordinarily valuable assets… worth investing in for the future," and the 2025 survey emphasises trees as critical urban infrastructure with economic value. The survey provides detailed information on the costs of introducing private tree regulation but fails to provide any information on the financial implications of tree loss on private land. These implications were considered to be serious by previous Councils. The absence of equivalent information creates an imbalance and risks undermining the credibility of the survey outcome. This, in turn, jeopardises the integrity of the investment of Geelong Council's public funds and resources in this engagement. QUESTION 1: What steps are the Council taking to address the unequal information provided on the survey page to avoid a survey outcome that is not credible?

Question 1 Response:

Thank you for your questions, Jeanne.

The survey focus is exploring tree protection options on private land. The costs referenced in the information provided relate to the cost of introducing regulatory protection for private trees. These costs are based on state set planning fees and the experiences of other Victorian councils.

These costs need to be understood for reporting on financial sustainability. The values of urban trees on private land have been described. It is difficult to place an economic value on trees because not all tree values can be quantified. Where values have been quantified, various formulas have been developed to produce a value figure for a tree (which could indicate the cost of its loss), however, the City does not have data on the number and characteristics of trees on private land to carry out such calculations.

There are examples where tree values have sought to be calculated, and Officers will add this information to the engagement page.

Question2:

Can the Council provide equivalent or comparable data on the cost implications of tree loss on private property to ensure that survey participants have all the necessary information for a balanced and objective evaluation?

Question 2 Response:

The City does not have comparable data on the cost implications of tree loss on private property. An assessment of private trees would be required to determine the cost implications of tree loss. There are examples where tree values have sought to be calculated, and Officers will add this information to the engagement page.

SUBMITTER 7. JAIMIE JEFFREY

Subject: AVALON AIRSHOW **Relevant City Department: Placemaking**

Question 1:

According to the CoGG budget for 2024-2025, CoGG has paid $125,000 to the Avalon Weapons Expo for a chalet and trade stand. Why does a local council need a trade stand at a weapons expo?

Question 1 Response:

Thank you for your questions, Jamie

The Avalon International Airshow is a globally recognised event that presents significant investment and business opportunities. The City of Greater Geelong's presence at the Airshow is a strategic move to support our broader economic goals, including driving growth, attracting new businesses, creating jobs, and helping local industries connect with major supply chains.

With Geelong expected to grow by 120,000 residents and add 55,000 new jobs by 2041, participating in major trade events like Avalon is crucial to meet the region's future needs. Engaging with industry leaders at Avalon also strengthens Geelong's position as a hub for advanced manufacturing, technology, and innovation, positioning the city for long-term economic success.

Question2:

Why does CoGG feel the need to use $505,000 of ratepayers' money to sponsor the Avalon Weapons Expo when the weapons manufacturers that exhibit there make billions of dollars of profit (from war, death and destruction)?

Question 2 Response:

The Avalon International Airshow is the largest event in our region, attracting global attention and delivering substantial economic and reputational benefits to Greater Geelong. As the southern hemisphere's largest aviation trade show, it drives significant visitor spending, supports local businesses, and strengthens our position in global markets. The City's investment in the event aligns with our Geelong on the Rise 2034 and Geelong Major Events Strategy 2024-2029, both focused on fostering economic growth, attracting investment, and creating jobs.

In 2023, the Airshow attracted a record 248,000 attendees and contributed $24 million to the local economy, benefiting sectors such as hospitality, retail, and accommodation. Beyond the immediate impact, the event positions Geelong as a hub for advanced manufacturing, aerospace, and innovation, helping local businesses access new supply chains and secure global investment—ensuring long-term growth and economic development for the region.

SUBMITTER 8. CHARLES STREET

Subject: LARA INCINERATOR **Relevant City Department: Placemaking**

Question 1:

Firstly, my personal thanks to Council for writing to the Planning Minister Hon. Sonya Kilkenny advising of Council's resolute opposition to the Lara Big Incinerator, and Council's application to have normal powers of project approval restored to Local Government. Would Council please keep the public advised of any response from government on these matters ?

Question 1 Response:

Thank you for your questions, Charles.

The City is happy to keep the public updated as appropriate on any response from the Planning Minister.

Question 2:

Would Council please write to government requesting a copy of three waste incineration reports please ? Firstly, a copy of the Environmental Effects Statement (EES) for the Lara Big Incinerator, given that this project will have significant environmental impacts regarding at least five of the EES criteria. Secondly, a copy of the Business Case for this project, in accordance with the requirements of the Waste to Energy Framework. And thirdly, a copy of the economic justification for "doubling the cap" on tonnage of garbage that can be incinerated in Victoria, as announced in the Economic Growth Statement of December 2024, please ?

Question 2 Response:

While the City could request copies of these documents, we would be unable to make them available to the public.

The EPA are the relevant state department to contact to request information from for the proposal.

SUBMITTER 9. CHRISSY FREESTONE

Subject: ONE MILLION TREES PLAN **Relevant City Department: Placemaking**

Question 1:

During the January 2025 council meeting, the Council stated that, as of December 2024, no trees had been planted under the One Million Tree Project/Plan. In their response to a public question, the Council used the phrase “achieving the ambitious goal of one million trees and plants,” suggesting a change from the original 2019 Plan endorsed by the Council. Question 1: Can the Council confirm whether the Ten Million Tree project will proceed as a tree-planting initiative (the Ten Million Trees Plan) or if the Plan will be amended to include both trees and plants (the Ten Million Trees and Plants project)?

Question 1 Response:

Thank you for your questions, Chrissy.

The One Million Trees plan was originally conceived to explore opportunities to increase urban greening across the City. Initially focused on the feasibility of planting one million trees, the focus has shifted to embrace a broader perspective. This includes recognizing that a variety of plant species, including understorey and ground cover plants, are essential to creating a resilient urban ecosystem. This shift is not only a response to the need for increased canopy coverage but also to foster habitats that support a diverse range of fauna.

By embracing a more comprehensive approach to greening Geelong, the City aims to deliver long-term ecological benefits and enhance the overall environmental health of urban areas.

Question2:

Furthermore, the Council's response noted limitations in land availability for planting. Question 2: Can the Council confirm whether the City physically has the space (owns sufficient land) to accommodate one million trees?

Question 2 Response:

The City has shifted its focus from a target-based approach to tree planting, to a broader greening initiative for Geelong.

The City's parks and gardens play a key role in supporting biodiversity and are also critical for a range of other community uses and activities like sports, recreation, social events, cultural activities, and environmental education.

The City has an ongoing program to increase tree planting in suitable parklands and encourages private landowners and organizations to support the greening initiative.

SUBMITTER 10. HANK EGBERTS

Subject: DRAINAGE & TREES **Relevant City Department: City Infrastructure**

Question 1:

Drainage issues station lake Rd lara near bridge both side. The drains are higher than the road, therefore the blockages in the dirty drain flows onto the road this then causes damage to road and traffic issues/ hazards. This issue is in many other places as previously advised.

Tree clearing, broken branches not picked up.

Work not done in efficient ways, therefore costing more money. Need to improve methods.

Question 1 Response:

Thank you for your question, Hank.

We acknowledge that there have been various requests for service raised for Station Lake road, with no active requests currently outstanding.

The city has established processes and plans in place to effectively maintain its drainage systems, trees, and roads throughout the greater Geelong municipality.

SUBMITTER 11. SARAH HATHWAY

Subject: NORTH GEELONG WARRIORS **Relevant City Department: Corporate Services**

Question 1:

Previously the Geelong Advertiser reported images of North Geelong Football Warriors club fans making the Nazi salute before a game. Another image reported to include multiple former and current soccer players in the Geelong region. How much funding has the City of Greater Geelong Council previously provided to the North Geelong Football Warriors club?

Question 1 Response:

Thank you for your questions, Sarah.

The City has provided a total of $664,777 in funding since 2019-20 for the following purposes:

2019-20 Community Grants - Sports Lighting $350,000
2021-22 Community Grants - Portable goal nets $3,000
2022-23 Notice of Motion – Pitch and ground maintenance $47,000
2023-24 Community Grants - Sports Lighting $255,000
2023-24 Community Grants - North Geelong Warriors Festa $9,777

Question 2:

What is Council doing in light of these images and ongoing police investigation to ensure that rate payers fund do not go to sports clubs or other organisations that don't align with the values this Council claims to hold?

Question 2 Response:

The City has strong governance measures in place to ensure that ratepayer funds are allocated responsibly and in alignment with Council's values.

The Community Grants Program follows a rigorous assessment and approval process. This includes a thorough review of each application against defined guidelines and criteria. An independent community panel assesses applications to ensure transparency and fairness in decision-making.

All funded organisations are required to comply with the terms and conditions of their funding agreement and under these funding agreements, the City has the right to terminate funding if any organisation behaves in a manner that the City believes may be detrimental to its reputation. Where concerns arise, the City has processes in place to review funding arrangements and take appropriate action if an organisation is found to be in breach of these terms.

The City remains committed to supporting all types of projects, programs, and events that positively contribute to the community while ensuring public funds are allocated in a responsible and values-driven manner.

SUBMITTER 12. MARG BURKE

Subject: 26 JANUARY **Relevant City Department: City Life**

Question 1:

Question for Councillor Ron Nelson Councillor Nelson you hold important leadership roles and influence as the Acting Mayor, Deputy Mayor and Deputy Chair of the Aboriginal and Torres Strait Islander Partnerships Committee for the City of Greater Geelong. You are also the elected representative of the Barrabool Hills Ward . Where every polling booth in Belmont, Wandana Heights and Highton supported the Voice to Parliament Referendum : a demonstration of strong support for recognition and reconciliation in your ward. Contrary to these views you supported the recent motion in relation to January 26 th which has resulted in a Vote of No confidence in the City of Greater Geelong from First Nations organizations including The Wadawurrung Traditional Owners, and the Wathaurong Cooperative. What will you now commit to doing to show respect, and repair relationships, and listen to the voices of Traditional Owners and the Aboriginal and Torres Strait Islander residents .

Question 1 Response:

Thank you for your question, Marg, and your commitment to reconciliation initiatives with First Nations Peoples in the City.

At the 28 January meeting, Council resolved that January 26 be referred to as Australia Day and that the City resume citizenship ceremonies on the day. All other commitments from the May 2023 Council meeting endorsed recommendations remain:

1. Note the community feedback for 26 January community consultation;
2. Acknowledge and recognise the significant response from the community and from the First Nations Peoples of the Geelong Region;
3. Acknowledge and respect the traumatic historical impact to the Wadawurrung Traditional Owners and First Nations Peoples of the Geelong Region;
4. Support the development of education opportunities for residents to learn and acknowledge the history of 26 January within the Geelong context including:
    - 4.1 An awareness and education media campaign on The Heart: A Shared Journey (and Council's commitment to the Uluru Statement of the Heart);
    - 4.2 A series of Community Conversation events; and
    - 4.3 Continued community engagement and deeper conversations.
5. Support the development and delivery of formalised First Nations Peoples acknowledgement, and the support for First Nation cultural events and activities across the Geelong region on 26 January 2024 and each year on 26 January thereafter including:
    - 5.1 A mid-morning Acknowledgement, Recognition and Truth-Telling Ceremony in Johnstone Park billabong;
    - 5.2 A Flag Raising Ceremony of the Australian, Aboriginal and Torres Strait Islander flags at City Hall;
    - 5.3 An Official Opening for cultural celebrations and events; and
    - 5.4 Continued work with organisers of events on 26 January to recognise First Nations Peoples and include First Nations cultural activities.
8. Reconfirm Council's commitment to the Uluru Statement of the Heart

Council is aware of the no confidence communication from the First Nations organisations in our community and the City welcomes ongoing dialogue with First Nations groups and leaders.

QUESTION FROM THE FLOOR – SUBMITTER 1. GRAHAM HOBBS

Subject: Amendment C457ggee - Highton Village Urban Design Framework

Graham Hobbs presented a question relating to Amendment C457ggee- Highton Village Urban Design Framework, asking whether Councillors will listen to the communities' views.

Response:

It was advised that an answer was unable to be provided due to the question relating to a matter due to be considered by Council later in the meeting, as providing an answer may prejudice the decision-making process.

QUESTION FROM THE FLOOR – SUBMITTER 2 TIM STEPHENS

Subject: Fyansford Landfill **Relevant City Department: Placemaking**

Question 1:

For years, residents of the southern area of Fyansford have suffered the effects of living adjacent to the Fyansford Landfill.The original council planning permit which enabled the landfill to commence was issued in 1989 and was due to expire in 2004.A replacement planning permit with specific conditions which would have alleviated todays problems was brought before the councillors of Geelong in this chamber in October 2004 and passed unanimously.
Due to reasons not fully understood, this motion of council was not put into effect by planning officers. This was discovered when it was determined that the landfill operator had existing use rights under clause 63 of the planning act. It is undertood that existing use rights permit the landfill use to continue. The planning act also specifies that the operation can only continue a use, but not to expand in size or in a way that increases its impact on others. In the situation such as this where a planning permit previously existed, the conditions of that permit will apply to the continuing use. **Q** - Will council investigate existing use rights to confirm that the original permit conditions apply to the landfill operation under existing use rights ?

Question 1 Response:

Council has investigated legally the issue of the site operating under existing use rights.
The first planning permit for the Fyansford landfill site was issued by the Shire of Bannockburn in May 1989, at the direction of the Administrative Appeals Tribunal Victoria.
This site was amalgamated into the City of Greater Geelong municipality in 1993.

In 2003 the operator applied for an extension to the permit. In 2004, the Council determined to extend the permit for a further 10-year period, subject to conditions.
It became apparent to the City in 2014 that the use was operating under existing use rights. These rights arising either from the use of the land for the purpose of a tip prior to the introduction of the 'new' Planning Scheme or simply as a result of operating continuously for 15 years.
Under the Greater Geelong Planning Scheme (Clause 63), Existing Use Rights may only expire at this site if the landfill operations cease for two consecutive years, or two years in total within a three-year period.
The City is unable to override these rights.

Question 2:

Residents have contacted city planning officers multiple times asking that the planning act be applied to the operation. In 2002, before I purchased the property on which I now live and work, I spoke to the operator of the landfill and was told that would be completed when the waste had filled the quarry which should take about 10 years. I also inspected the council planning permit and EPA works approval which stated that the landfill activity must not be able to be seen from surrounding properties and that the waste height would not be higher than the surrounding land, implying that the landfilling would be limited to the filling of the quarry.Now 23 years later, the quarry has been filled and a mountain of waste is being built on top of it. The activity on the landfill site is an eyesore and pollutes surrounding properties with noise, odour, dust and litter. The operator states that they intend to expand the landfill outside the quarry to the site boundary which is within 40m of neighboring houses and continue this operation in Fyansford for another 25 years !!
Q - As the responsible authority for land-use planning, will council require the operator to obtain a new planning permit to establish a new landfill cell outside the original quarry ?

Question 2 Response:

The current EPA licence provides the regulatory approval for the extent of the landfill operations including areas available for landfilling and final contours

1.7. Petitions

1. Tree Removal – The Mews – Highton

Cr R Nelson presented the petition of behalf of the residents of The Mews, Highton calling on Council for:

- The removal of the tree that overhangs the road at the bottom of their Court, as it presents a personal risk to the residents and would block the only vehicular exit if it were to fall.

The Petition included approximately 12 signatures.

2. Save Our Community Parklet

A petition was presented on behalf of The Local Café calling on Council to:

- Stop further action against The Local Café's parklet; and
- Commit to transparent and meaningful discussion with The Local Café and the community; and
- Reassess the parklet's removal, respecting the community's overwhelming support.

The Petition included approximately 2577 signatures.

Cr M Cadwell requested that the CEO, A Wastie, and the Executive Director of City Infrastructure, J Stirton, address points of clarification related to the petition.

J Stirton, Executive Director of City Infrastructure provided a response.

2. REPORTS

2.1. Environment Strategy Action Plan 2024-26 and Outcomes 2020-24

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

1. For Council to note the revised *Environment Strategy Action Plan 2024 - 2026* **(Attachment 1)** and the key environmental sustainability outcomes achieved since the adoption of the *Environment Strategy 2020-2030*.

Background

2. The *Environment Strategy 2020-2030* (the Strategy) was adopted by Council on the 8th of September 2020 following extensive community consultation.

3. The Strategy established the following 5 goals:

   3.1. Become a Zero-Emission Climate- Ready City Region;

   3.2. Create Greener Community Spaces;

   3.3. Contribute to a Circular Economy by Reducing Waste;

   3.4. Protect, Enhance and Restore Our Regions Biodiversity; and

   3.5. Achieve Better Integrated Water Management Through Planning & Design.

4. Two-year action plans support the achievement of the Strategy's 5 goals.

5. This report considers the actions delivered in the first four years of the Strategy's implementation and priority actions for the next two-year action plan.

Key Matters

6. The *Environment Strategy Action Plan 2024-26* details the City's environmental sustainability outcomes and achievements for the period 2020-24 and details our priority actions for the next 2 years.

7. A comprehensive review of the 88 individual actions included in the previous action plan was completed.

8. 60% of actions due by 2022-23 were complete and 94% of longer-term actions were on-track for completion by the stated delivery dates.

9. Of the 34 targets established in the Strategy, 76% have either been achieved or are on on-track to be achieved by the stated delivery dates.

10. Key environmental sustainability outcomes and achievements delivered during the period 2020-24 include:

    10.1. Elimination of corporate electricity emissions through the signing of a renewable electricity supply contract.

    10.2. Continue to capture and reuse our landfill gas emissions in the generation of renewable electricity.

    10.3. Reduction of corporate greenhouse gas emissions by 41% through the delivery of facility energy efficiency and renewable energy generation upgrades and upgrading of 22,000 streetlights to highly efficient LED fittings, between 2019-20 and 2023-24.

    11. Continue to the deliver environmentally sustainable design rated community facilities (e.g. Boronggook Drysdale Library).

    11.1. Expansion of tree planting programs to ensure we are on track to meet the Urban Forest Strategy target of increasing tree canopy cover in urban Greater Geelong to 25% by 2045, including supporting community participation in the planting of over 60,000 trees along the Ted Wilson Trail.

    11.2. Delivery of the Garden Organics Processing Facility that turns approximately 35,000 tonnes of garden waste, collected through our kerbside collection service, into high quality compost that is used on City reserves and sold as a horticultural product.

    12. We diverted recycled materials (e.g. tires, glass and plastics) from landfill by using them in our road construction works.

    13. We collaborated with the Wadawurrung Traditional Owners to celebrate the iconic native plant and animal species of our region through the “Nature, Our Backyard” art installation.

    13.1. Installation of the multi award-winning Dell Eco Reef.

14. Some actions were unable to be completed during the period due to the impacts of the Covid pandemic and resulting changes to our operational environment and priorities.

15. Of the 88 actions included in the previous action plan, three items have been identified as “needs improvement” and have been updated and included in the revised action plan. These include:

    16. Partner with the Wadawurrung Traditional Owners to deliver a minimum of four cultural caring for country land management activities each year (Revised action: Conduct collaborative activities with the Wadawurrung Traditional Owners to deliver cultural and caring for country activities).

    16.1. Prepare long-term programs for stormwater system upgrades and renewals that are consistent with best practice. (Revised action: Update and adopt the *Geelong IWM Plan* and implement priority actions).

    16.2. Monitor and investigate stormwater system performance to inform how we invest in the network. (Revised action: Periodically review the performance of existing stormwater treatment and reuse infrastructure).

17. Of the thirty-four targets established in the Environment Strategy 2020-30, eight targets were identified as “needs improvement” and have been included in the revised action plan. These include:

    17.1. Develop an urban ecology plan by 2025.

    17.2. Plant one million new trees in Greater Geelong by 2030.

    17.3. Single-use plastics phased out of City-owned buildings.

    17.4. Review and update our Biodiversity Strategy.

    17.5. Prevent any new indigenous species or habitat area extinctions during the term of this strategy.

    17.6. Achieve a net gain of biodiversity within Greater Geelong during the term of this strategy.

    17.7. Develop a waterway management plan by 2025.

    17.8. Develop an integrated water management plan for Geelong by 2025.

18. Further work is being undertaken by Officers on Climate Change Response Plan and the City’s progress on the Net Zero Carbon Emissions target, as well review of the City’s Urban Forest Strategy.

19. A further report on the deliverables of the Environmental Strategy Action Plan will be provided at the completion of this revised action plan 2024-26.

RESOLUTION - Item 2.1

Cr E Wilkinson moved, Cr E Sinclair seconded -

That Council notes the Environment Strategy Action Plan 2024-26 (Attachment 1) and the key environmental sustainability outcomes and achievements for 2020-24.

Carried

Financial Sustainability

11. Implementation of the Strategy and associated action plans has been carried out within budget and with support from external grant funding.

Community Engagement

12. The development of the Strategy was informed by extensive community consultation including community workshops, Open House, organisation workshops and peer review, online stakeholder workshops, 8- week community survey and 140 written submissions and 194 comments.

Social Equity and Sustainability

13. Social equity has been supported by implementation of the Strategy and projects that improve the City's liveability, resilience to urban heat through re-greening and energy efficiency and annual energy savings for businesses, community facilities and households.

Relevant Law/Policy/Legal Implications

14. Relevant legislation includes the *Local Government Act (2020)* specifically that "Councils are required to promote the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks."

15. The *Municipal Public Health and Wellbeing Act (2008)* requires that local governments must have regard for the Victorian public health and wellbeing plan, which lists "tackling climate change and its impact on health" as a priority.

16. The *Victorian Climate Change Act (2017)* requires consideration of climate change when local government prepare their municipal public health and wellbeing plan including:

    16.1. the potential impacts of climate change relevant to the decision or action (adaptation); and

    16.2. the potential contribution to the State's greenhouse gas emissions of the decision or action (mitigation).

Alignment to Community Plan and Vision

17. This report aligns with *Our Community Plan 2021-2025* strategic priority:

18. Healthy, caring and inclusive community.

    18.1. Sustainable growth and environment.

19. This report aligns with the *Greater Geelong: A Clever and Creative Future* community aspirations:

    19.1. Development and implementation of sustainable solutions.

    19.2. Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

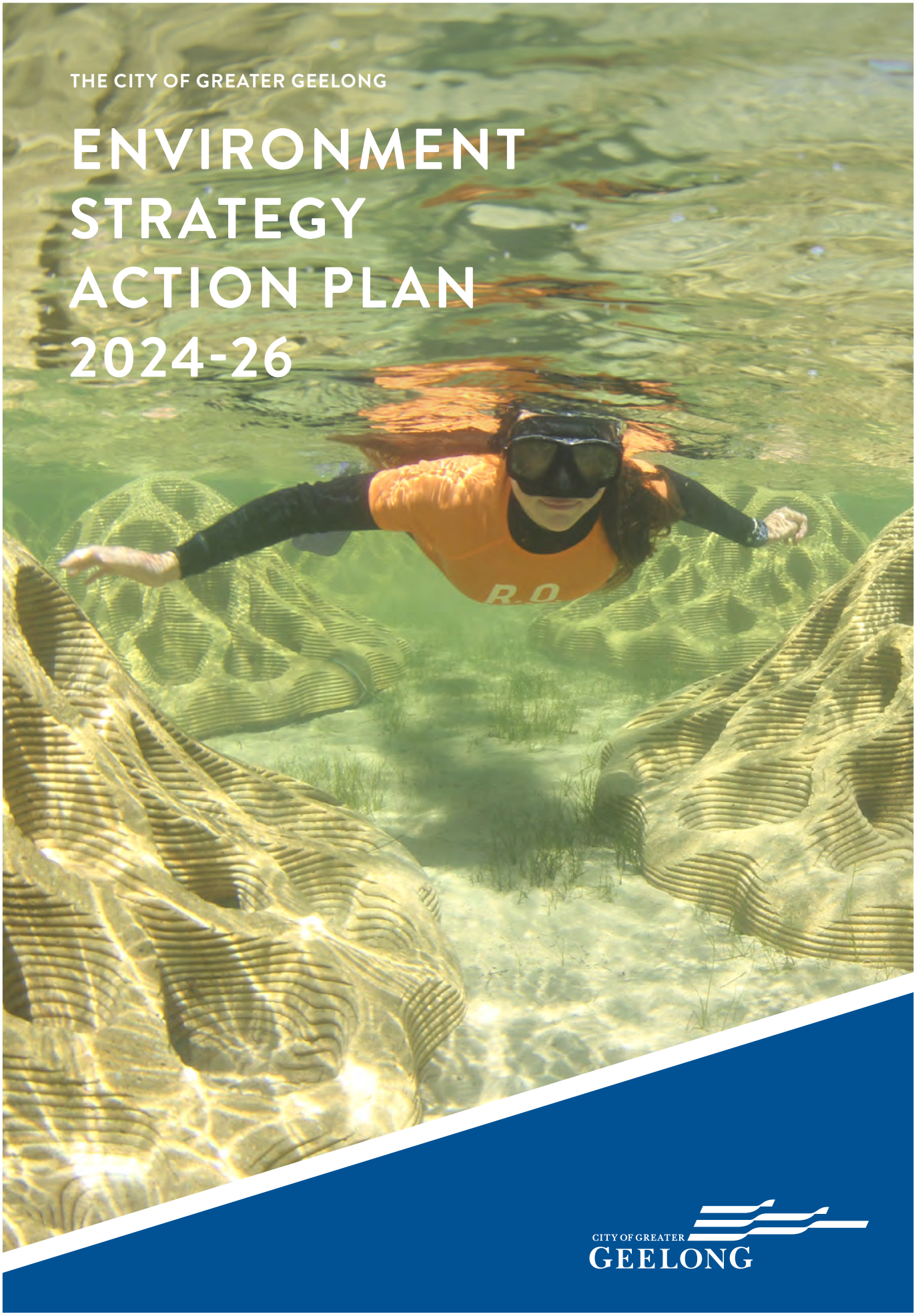
21. The Plan integrates with the City's enterprise risk register and provides operational guidance on how the City works to become a Zero-Emission Climate Ready City Region.

Environmental Sustainability

22. The Plan provides a framework and operational guidance for the City's environmental sustainability performance including corporate and community emissions reduction programs, climate resilience, waste and circular economy, regreening, protecting and restoring our biodiversity and integrated water management. The Strategy relies on cross departmental buy-in and collaboration to achieve goals and has achieved some important environment and sustainability milestones to date.

Attachments

1. Environment Strategy Action Plan 2024-26 [**2.1.1** - 14 pages]


THE CITY OF GREATER GEELONG
ENVIRONMENT STRATEGY ACTION PLAN 2024-26
CITY OF GREATER GEELONG

We Acknowledge the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past, present and emerging. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

Barwon River, Moonah Park Barwon Heads

Cover: The Dell Eco Reef

282,809
ESTIMATED RESIDENT POPULATION (2023)

2.24%
POPULATION GROWTH RATE (2023)

8.2 MILLION
VISITORS TO THE REGION (2022–23)

~22,090
BUSINESSES

1,467
HECTARES OF PROTECTED NATURAL HABITAT

11,639
HECTARES OF WETLANDS

133 KM
OF COASTLINE

24,301*
TONNES (CO^2e) COUNCIL EMISSIONS (2023–24)

* Emissions total inclusive of fleet, natural gas, electricity and landfill emissions.

As an organisation we are striving to lead, educate and support our community in protecting our environment.

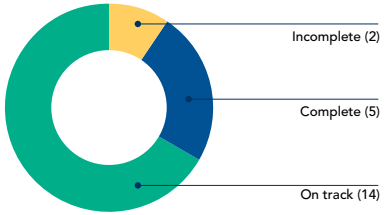
We developed the *Environment Strategy 2020-2030* to define and communicate how the City of Greater Geelong will act to protect and improve our region's environment and reduce our environmental footprint. This strategy guides our planning, decision-making and actions to focus of our efforts to improve the health of our local environment, reduce our environmental footprint and protect the lifestyle we all enjoy.

This *Environment Strategy Action Plan* has been developed to report on our progress since the adoption of the Environment Strategy, and to detail the actions we are focused on delivering in the next 2 years.

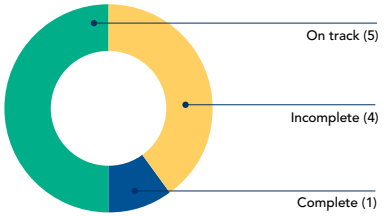
We will use our municipal reporting indicators and processes to monitor and report on our success in delivering the actions and outcomes identified in this action plan.

PROGRESS OF EXISTING ACTIONS

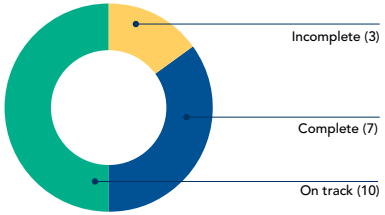
1. Climate Action



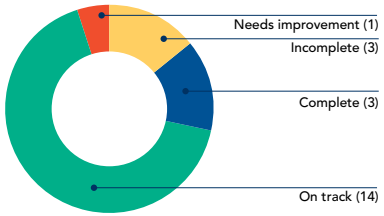
2. Greener Community Spaces



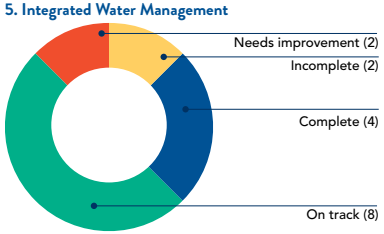
3. Circular Economy



4. Nature and Biodiversity

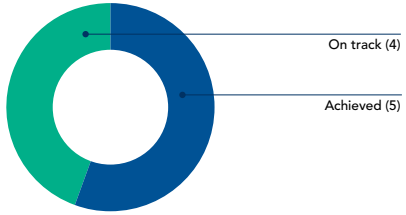


5. Integrated Water Management

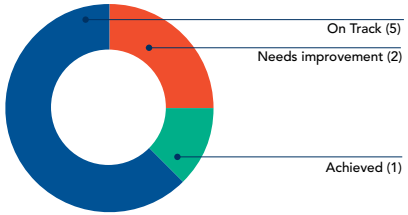


PROGRESS TOWARDS TARGETS

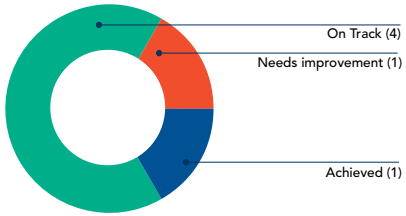
1. Climate Action



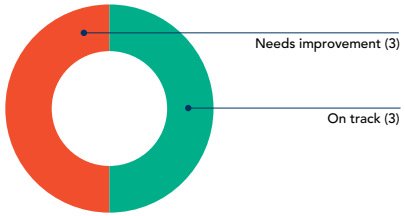
2. Greener Community Spaces



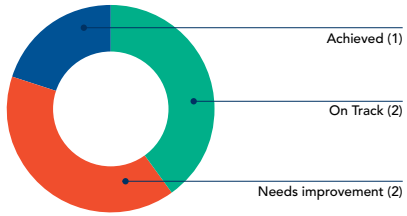
3. Circular Economy



4. Nature and Biodiversity



5. Integrated Water Management



ENVIRONMENT STRATEGY ACTIONS REVIEW 2020-23

Our previous *Environment Strategy Action Plan* included 88 individual actions spread across our five Environment Strategy goals.

Of these actions, 60% (20 of 34 actions) due by 2022-23 were complete and 94% (51 of 54 actions) of our longer-term actions were on-track for completion by the stated delivery dates.

Of the 34 targets established in the *Environment Strategy*, 76% (26 of 34 targets) have either been achieved or are on on-track to be achieved by the stated delivery dates.

We were unable to complete some actions from the previous action plan due to the impacts of the Covid pandemic and resulting changes to our operational environment and priorities. These actions have been revised and included in the new action plan. The delivery of the revised actions will support the achievement of our *Environment Strategy 2020-2030* targets.

Electric vehicle charging station

GOAL ONE

BECOME A ZERO-EMISSION, CLIMATE-READY CITY REGION

GOAL 1 - KEY OUTCOMES AND ACHIEVEMENTS 2020-24

Renewable Electricity Contract

The City was a founding member of the Victorian Energy Collaboration (VECO) which sources renewable electricity for 51 Victorian councils. This renewable electricity supply contract came into full effect from 1 July 2021. VECO is the largest ever emissions reduction project undertaken by local government in Australia and now means our buildings and facilities, including streetlights generate zero emissions.

Drysdale Landfill Gas Recovery

The City works in partnership with LMS Energy to capture methane gas from our Drysdale Landfill for use in the Drysdale Renewable Energy Facility. This facility generates approximately 8,500 MWh of renewable electricity (enough to power approximately 1,500 homes) and abates approximately 50,900 tonnes (tCO2-eq) of greenhouse gases annually.

LED Lighting Upgrade Program

The City has upgraded 22,000 streetlights to high efficiency LED light fittings. This transition has reduced the annual electricity consumption of our streetlighting network by approximately 60%.

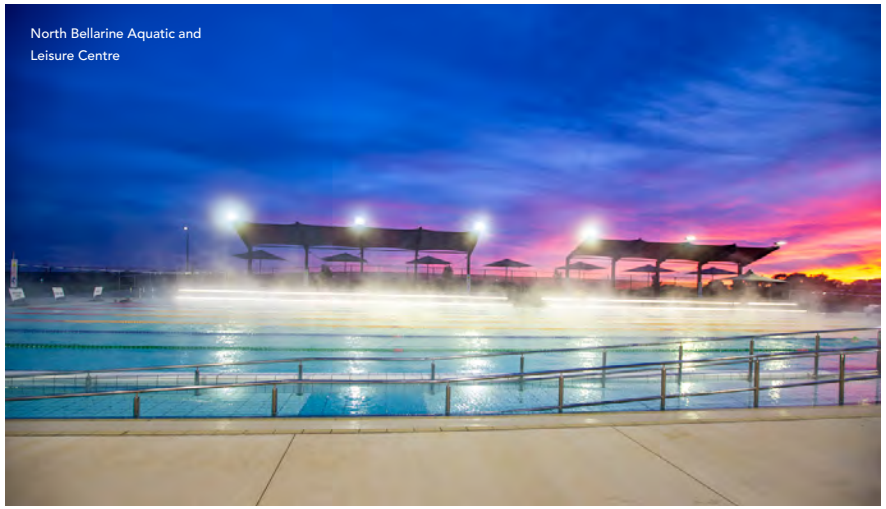
Zero Carbon Buildings Program

The City's Zero Carbon Building Program reduces the ecological and carbon footprint of our community facilities through renewable energy generation and energy efficiency improvements. Our facilities are being constructed or retrofitted with energy efficient lighting upgrades, automated building control systems and upgraded heating and cooling infrastructure to achieve maximum energy efficiencies. The new Northern Aquatic and Community Hub and North Bellarine Aquatic and Leisure Centre facilities were designed and constructed to operate using all-electric infrastructure and are powered by 100% renewable energy.

Our energy usage was down 1,226,444 kWh (cost saving of $743,147.00) in 2023-24 following the upgrading of public lighting to high-efficiency LED light fittings

Our Corporate Emissions

Our corporate greenhouse gas emissions decreased by over 41 per cent between the 2019-20 and 2023-24 financial years.



North Bellarine Aquatic and Leisure Centre

GOAL 1 - REVISED ACTION PLAN 2024-26

Environment Strategy Principle 1.1: Increase energy efficiency and renewable energy production.

ACTION
Upgrade to energy-efficient lighting, heating and cooling systems in City owned and operated buildings and facilities and develop end-of-life replacement plans where required.
Install rooftop solar energy in City-owned and operated high-electricity-using buildings and facilities.
Continue to switch to solar and LED in street and traffic lighting.
Support business efforts to act on climate change through other forms of finance and grants.
Support business efforts to act on climate change through co-development of City funded audits to develop net zero business plans.
Incorporate Environmentally Sustainable Design (ESD) principles into the Precinct Structure Planning program for the Northern and Western Geelong Growth Areas.
DESIRED OUTCOMES
Increased energy efficiency in City-owned buildings and facilities.
Increased on-site renewable energy generation and use in City-owned buildings and facilities.
Increased number of businesses taking climate action.
Reduced environment and sustainability impacts from new urban development.

Environment Strategy Principle 1.2: Switch to renewable electricity and cleaner fuels.

ACTION
Rationalise the number of vehicles in our corporate fleet.
Increase the proportion of EVs in the light vehicle fleet.
Investigate and explore the City's role in publicly available EV charging infrastructure.
Finalise the transport infrastructure and services strategy for growth areas.
Facilitate partnerships to support our community to reduce emissions.
DESIRED OUTCOMES
Reduced emissions from City-owned and operated fleet.
Improved access to EV charging infrastructure across the municipality.
Increased usage of active and public transport infrastructure and services.
Increased number of people taking climate action.

Environment Strategy Principle 1.3: Reduce non-energy emissions and increase carbon storage.

ACTION
Capture and reuse methane gas emissions from municipal landfills to produce energy.
Incorporate estimated carbon offsets into waste levy and 2025 budget.
Work with Barwon Southwest Climate Alliance and carbon offsetting project to progress trial sites and offset reporting.
Develop a carbon offset purchasing policy to account for residual buildings and facility emissions.
DESIRED OUTCOMES
Reduced emissions from landfill.
Increased availability of accredited carbon offsets within the City of Greater Geelong municipality.
Improved ability to offset residual emissions from City-operations.

Environment Strategy Principle 1.4: Increase awareness and understanding of climate change impacts.

ACTION
Assess coastal climate change risks and impacts via the Port Phillip Bay Western Shoreline Regional and Strategic Partnership (RASP).
Update the Our Climate Actions webpage with up-to-date information on climate change impacts per quarter.
DESIRED OUTCOMES
Improved management of climate-related risks to City operations and services.
Increased awareness of climate change impacts (e.g. on human health, natural environment and built assets) and the need for mitigation and adaptation responses across our business and within the community.

Environment Strategy Principle 1.5: Build climate change adaptation into decision-making.

ACTION
Carry out hydrodynamic modelling for Point Lonsdale and update the existing LSIO2 Planning Scheme overlay.
Develop a Corio Bay Coastal & Marine Management Plan.
Investigate potential for a Bellarine Peninsula and Corio Bay Regional Adaptation Partnership (RASP).
Incorporate Environmentally Sustainable Design (ESD)principles into new urban growth areas, including zero carbon, water efficiency, sustainable transport, urban greening and climate resilience.
Require all new developments, community facilities and education centres to commit to using the relevant best practice environmental performance rating tool in planning and design.
Test at Planning Panel all new subdivisions or development of commercial or mixed-use buildings to commit to using the relevant best practice environmental rating tool in planning and design.
Review the City's Sustainable Building Policy for new and existing City-owned or managed buildings to include all-electric infrastructure and strengthened zero emission requirements.
Develop a climate change risk assessment and disclosure process for significant Council decisions that may be affected by climate risk.
Assess all new City-owned and managed building and facility applications for ESD.
Update the City's enterprise risk reporting to better identify risks and vulnerabilities and allocation of cross council responsibilities, to mitigate climate related impacts to City operations and community.
DESIRED OUTCOMES
Reduced climate-related coastal inundation risk.
Reduced environment and sustainability impacts from new urban development.
Reduced future emissions from City buildings and facilities.
Improved management of climate-related risks to City operations and services.
Reduced emissions from future City-owned and operated buildings and facilities through planning and design.

Environment Strategy Principle 1.6: Increase collaborative climate change responses.

ACTION
Develop working relationships through the Climate Change Partnership Grant that lead to carbon pollution reduction or adaptation to climate change impacts.
Investigate a regional adaptation strategic partnership for the Bellarine Peninsula.
DESIRED OUTCOMES
Improved management of climate-related risks to City operations and services.

OUR *ENVIRONMENT STRATEGY* CLIMATE CHANGE MITIGATION AND ADAPTION TARGETS FOR 2020–30 ARE:

- Adopt a Climate Change Response Plan by 2021. **(Complete)**
- Amend our Environmentally Sustainable Design Policy to require sustainable design assessments for all multi-unit developments by 2023. **(Complete)**
- All City-managed operations to be carbon neutral by 2025.
- Review planning policies and processes to support UN Sustainable Development Goals and the IPCC 1.5-degree pathway by 2025.
- 100% renewable electricity supply used for all City owned and operated buildings and streetlights by 2025.
- 95 per cent of Drysdale Landfill methane gas emissions recovered and used for energy production by 2025.
- All City-owned light fleet vehicles powered by zero-emission power sources by 2030.
- All new large City-owned buildings built after 2020 to achieve a 5-star 'Green Star' environmental rating.
- All new small City-owned buildings built after 2020 to comply with Built Environment Sustainability Scorecard sustainable design standards.

GOAL TWO

CREATE GREENER COMMUNITY SPACES

GOAL 2 - KEY OUTCOMES AND ACHIEVEMENTS 2020-24

Boronggook Drysdale Library

The 5 star environmentally sustainable design rated Boronggook Drysdale Library, featuring an innovative circular design and green rooftop, was officially opened to the public in May 2023. The first of its kind in the Greater Geelong region, the state-of-the-art library features 4,300 plants, including 18 different native species on its rooftop, providing habitat for birds, bees and butterflies. The living habitat was included in a bid to mitigate urban heat island effects and protect against increasing peak temperatures, provide insect and bird habitat and improve site ecology through drought tolerant and climate adapted plantings.

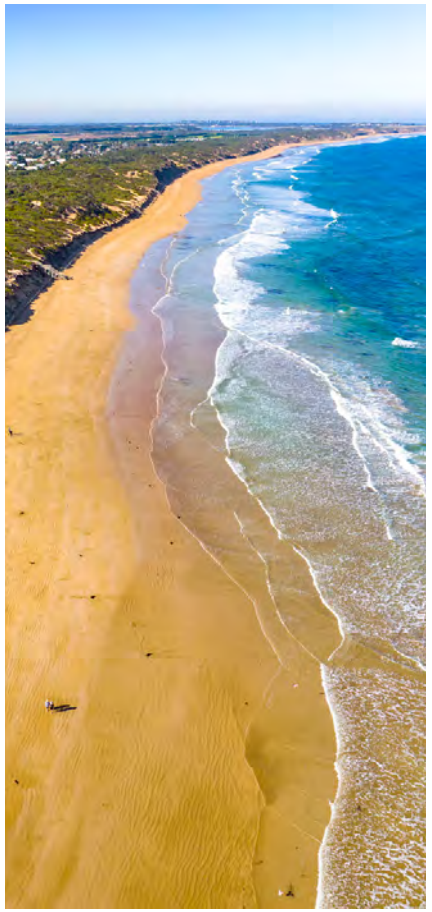
Greenway Projects

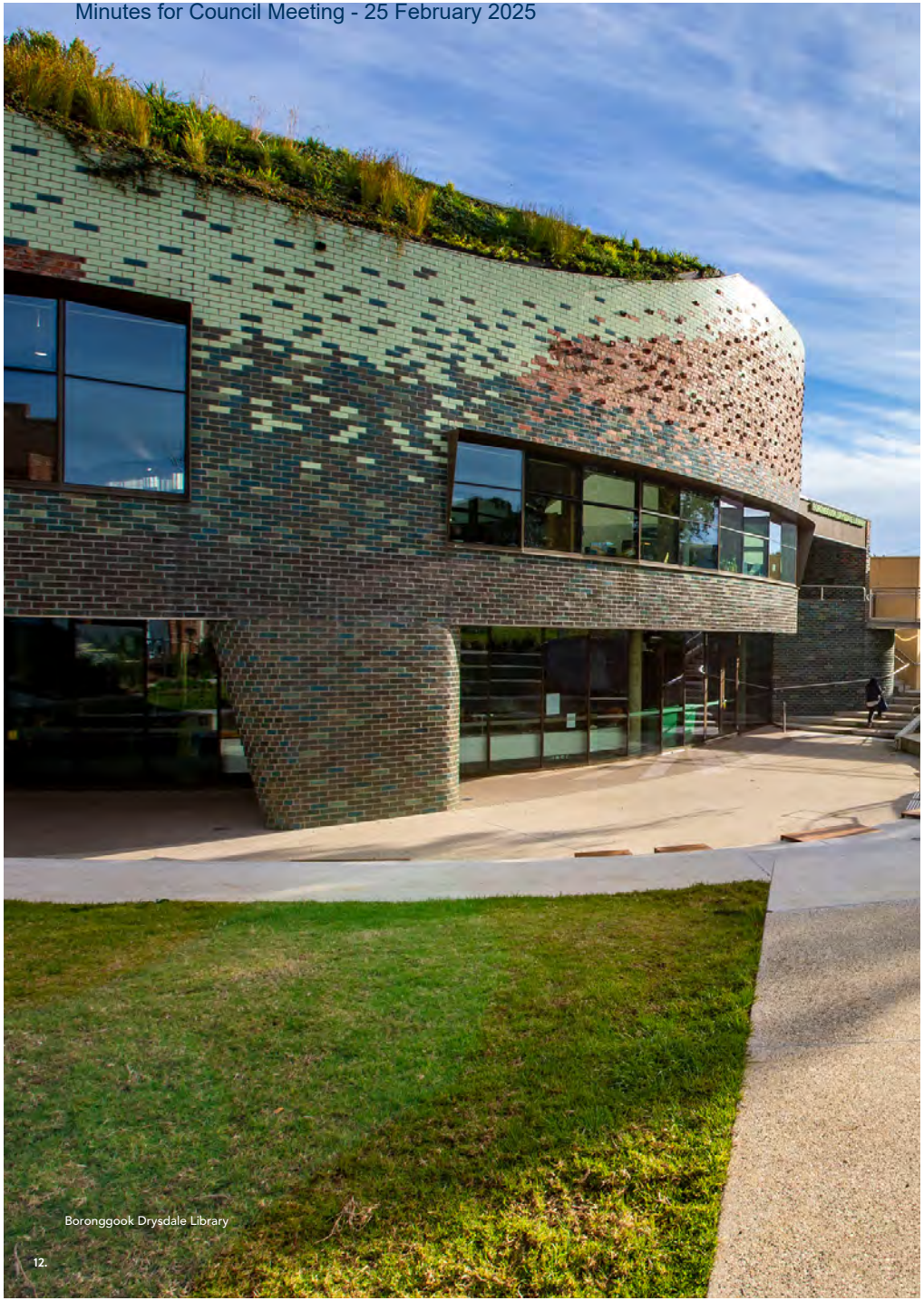
As part of our Greenway Project, the City has worked with community groups to plant over 60,000 trees and direct seed 2 hectares of native grasses along the Ted Wilson Trail shared pathway. We have also delivered the Armstrong Creek waterway restoration project which re-established a 3.6-hectare native grassland reserve in a closed rural road easement.

Greening these spaces has created new nature-based recreation opportunities for users of the shared pathway, while also establishing nature corridors that improve the biodiversity in our region.

The Our Coast Project

The Our Coast project is a partnership with community, all levels of government and coastal management agencies to successfully respond to the challenges of climate change. The Geelong and Bellarine Peninsula region is one of four Victorian coastal regions involved in undertaking Local Coastal Hazard Assessments. These assessments expand on previous climate change coastal hazards research the Victorian Government has done, and will assist coastal communities, councils and government to plan and respond future climate change impacts.





Boronggook Drysdale Library

GOAL 2 - REVISED ACTION PLAN 2024-26

Environment Strategy Principle 2.1: Increase amenity of community spaces and reduce urban heat risk.

ACTION
Identify new opportunities for policy or project development from the discussion paper on understanding and mitigating the health impacts of climate change.
Embed minimum community space greening and green/blue infrastructure requirements for private sector developments in new Precinct Structure Plans.
Update the *Open Space Strategy* to establish goals to reduce urban heat in our community reserves.
Enhance landscape planning permit conditions to achieve community space greening outcomes.
Review the *Urban Forest Strategy* and integrate any actions from other relevant strategies and plans.
Maintain existing green infrastructure in the public realm owned or managed by the City.
Collect data on planting programs that occur in new developments to allow for more comprehensive reporting.
Update priority areas for planting across the City.
Protect and restore our tree population.
Improve standards and/ or policies for new developments and locating utility services to allow for adequate space for street tree root zones.
DESIRED OUTCOMES
Reduced climate-related risks to human health.
Increased biodiversity values (i.e. conservation, ecological health and habitat values) on City-owned and operated lands.

Environment Strategy Principle 2.2: Increase adoption of nature-based, green-blue infrastructure solutions.

ACTION
Create a methodology to track alternative water sources as a percentage of the total water use.
DESIRED OUTCOMES
Increased use of alternative water sources in fit-for-purpose uses.

Environment Strategy Principle 2.3: Connect people to nature.

ACTION
Identify and develop projects to increase biolinks and nature in our urban areas.
Support community involvement in greening the city actions through education and outreach programs.
DESIRED OUTCOMES
Increased biodiversity in urban areas.
Increased number of people taking action to protect, enhance and restore biodiversity.
Increased number of people using active travel pathways to commute to work.

OUR *ENVIRONMENT STRATEGY* URBAN GREENING TARGETS FOR 2020–30 ARE:

- Complete urban heatwave vulnerability modelling and identify priority urban greening sites by 2023. **(Complete)**
- Develop and implement a sustainable food policy to support community food production by 2023.
- Improve landscape planning controls to support desired urban greening outcomes by 2024.
- Develop an urban ecology plan by 2025. »
- Develop an integrated water management strategy and waterway management plan by 2025.
- Plant one million new trees in Greater Geelong by 2030. »
- Increase tree canopy cover in urban Greater Geelong to 25 per cent by 2045, with an interim target of 20 percent by 2030.
- Establish and maintain parkland areas within 400 metres of all households.

» * Target progress needs improvement

Garden organics composting facility, Anakie

GOAL THREE

CONTRIBUTE TO A CIRCULAR ECONOMY BY REDUCING WASTE.

GOAL 3 - KEY OUTCOMES AND ACHIEVEMENTS 2020-24

Turning garden and food waste into compost

The City opened our garden organics composting facility in 2018. Each year this facility turns approximately 35,000 tonnes of garden waste, collected through our kerbside collection service, into high quality compost that is used on City reserves and sold as a horticultural product.

Between 2021 and 2023 we also delivered a food waste collection trial where food waste from participating households was collected and turned into compost. This trial collected approximately 3.5 tonnes of food waste every week, material that would have otherwise gone to landfill. The knowledge gained through this trial is informing our planning for the future expansion of food waste collection services across our municipality.

Using recycled materials in road construction

The City is delivering innovative road construction projects using recycled products as construction materials. Our road construction projects are using crushed glass as a replacement for sand, rubber reclaimed from old tyres in asphalt sealing products, recycled plastics in asphalt mixes, and reclaimed asphalt and concrete in place of new materials.

These projects are keeping thousands of tonnes of glass, plastic and other recyclable materials out of landfill, and the use of efficient construction processes is reducing the greenhouse gas emissions of these projects by as much as 30 percent.

In 2023-24, 15.39% of the materials we used in delivering 45.5km of road resurfacing works, 12.9km of footpath replacement works, and 5.6km of kerb replacement works were recycled materials.

GOAL 3 - REVISED ACTION PLAN 2024-26

Environment Strategy Principle 3.1: Avoid creating waste.

ACTION
Audit and employee education campaign to reduce waste.
Ensure Sustainable Design Assessments, Environmental Management Plans and Waste Management Plans for planning applications incorporate waste minimisation requirements.
Implement sustainable procurement practices to prioritise using products produced with sustainable and recycled materials.
DESIRED OUTCOMES
Reduced waste from City operations.
Reduced environment and sustainability impacts from new urban development.
Reduced environmental impact of goods and services through sustainable procurement.

Environment Strategy Principle 3.2: Recover more resources.

ACTION
Develop the infrastructure to transition to a food organics collection and processing service.
Incorporate contractual measures in new kerbside waste collection contract to improve service delivery and waste minimisation.
Introduction of residential kerbside glass and food organics collection services.
Drive behaviour change in resident recycling through bin inspection program and education campaigns.
DESIRED OUTCOMES
Increased diversion of waste from landfills and recovery of more organic and recyclable resources

Environment Strategy Principle 3.3: Protect the environment from waste impacts.

ACTION
Enable special drop off service for items that are not recyclable through kerbside bins at the Geelong and Drysdale Resource Recovery Centres.
Implement environmental monitoring and operational plans for Drysdale Landfill.
Conduct annual environment audit of Drysdale Landfill and implement recommendations.
Reduce and offset emissions from landfill.
Support community clean up and waste diversion events such as Clean Up Australia Day.
Respond to illegal littering reports and remove dumped rubbish from the environment.
DESIRED OUTCOMES
Increased diversion of waste from landfills and recovery of more organic and recyclable resources.
Sustainable management of waste to landfill operations to minimise environmental impacts.
Improved ability to offset residual emissions from City-operations.
Reduced environmental impact of waste.

OUR *ENVIRONMENT STRATEGY* WASTE REDUCTION TARGETS FOR 2020–30 ARE:

- Develop a single-use plastics prevention policy for City operations and events by 2020. **(Complete)**
- Use at least 95 per cent of landfill gas generated at the Drysdale Landfill for energy production by 2022. **(Complete)**
- Single-use plastics phased out of City-owned buildings by 2022.*
- Reduce waste produced in City-operated office buildings by 20 per cent by 2025.
- Halve the volume of organic materials going to landfill from residential waste bins between 2020 and 2030, with an interim target of 20 percent reduction by 2025.
- Reduce residential recycling bin contamination rates to less than 10 percent by 2025.

* Target progress needs improvement

Sparrovale Wetland Reserve – Ngubitj Yooree

GOAL FOUR

PROTECT, ENHANCE AND RESTORE OUR REGION'S BIODIVERSITY.

GOAL 4 - KEY OUTCOMES AND ACHIEVEMENTS 2020-24

Traditional Land Management Learning

The City and the Wadawurrung Traditional Owners Aboriginal Corporation are working together to build awareness and understanding of traditional land management practices. The 2023 Geelong Nature Festival was a 6-week journey spanning six different landscapes across Wadawurrung Country, attended by over 2,000 people. The event included the "Nature, Our Backyard" art installation that celebrated our regions iconic native plant and animal species which were selected with guidance from the Wadawurrung Traditional Owners Aboriginal Corporation.

The Dell Eco Reef

The City installed the multi award-winning Dell Eco Reef coastal protection reef in 2022. The innovative modular reef units create a healthier ecosystem along our coastlines by reducing coastal erosion and creating new habitat for marine life. The reef is also becoming an attraction for tourists, recreational snorkellers and swimmers.

Sparrovale Wetland Reserve – Ngubitj Yooree

Sparrovale Wetland Reserve – Ngubitj Yooree is a 500-hectare reserve adjacent to the Barwon River and Lake Connewarre. The City purchased this reserve in 2019 to protect the sites important wetlands and to manage stormwater impacts for the Armstrong Creek Urban Growth Area.

We have established an ecological monitoring program for these wetlands to capture and report on ecological changes to the site as it transitions from farmland to a conservation reserve. We will use the findings of this program to guide our planning and management practices for the site to improve conservation outcomes.

GOAL 4 - REVISED ACTION PLAN 2024-26

Environment Strategy Principle 4.1: Collaborate with the Wadawurrung Traditional Owners to connect culture and biodiversity.

ACTION
Conduct collaborative activities with the Wadawurrung Traditional Owners to deliver cultural and caring for country activities. »
DESIRED OUTCOMES
Increased involvement of traditional owners in the management of City-owned and managed land.

» * Action delivery needs improvement

Environment Strategy Principle 4.2: Protect and enhance indigenous biodiversity.

ACTION
Maintain City-owned and managed conservation areas.
Implement education and incentive activities to encourage planting on private land.
Identify priority strategic reserve acquisitions.
Develop an advocacy process to support priority strategic reserve acquisitions.
Establish public parkland as per phase 2 (2022-2030) of the Sparrovale Wetland Reserve – Ngubitj Yooree Master Plan.
Conduct planning scheme environmental assessments to minimise loss of biodiversity.
Prepare the Strategic Assessment under the Environment Protection and Biodiversity Conservation Act and biodiversity conservation strategy for the Northern and Western Growth Areas.
Undertake a detailed ecological assessment of the Western Growth Areas
Conduct pest plant and animal control on existing council reserves to reduce impacts on biodiversity.
Conduct pest plant and animal control on new council reserves to reduce impacts on biodiversity.
DESIRED OUTCOMES
Increased biodiversity values (i.e. conservation, ecological health and habitat values) on City-owned and operated land.
Increased plantings on private land for biodiversity values.
Increased area of protected and enhanced biodiversity on City-owned and operated land.
Increased area of biodiversity in protected reserves.
Reduced environment and sustainability impacts from new urban development.

Environment Strategy Principle 4.3: Restore biodiversity in modified urban landscapes.

ACTION
Establish new habitat in urban landscapes.
DESIRED OUTCOMES
Increased area of restored biodiversity values on City-owned and operated land.

Environment Strategy Principle 4.4: Adaptive management approach to biodiversity conservation.

ACTION
Complete ecological surveys of fish, frogs and birdlife as required for developing the Sparrovale Wetland Reserve – Ngubitj Yooree.
Undertake mapping of the region's biodiversity assets.
DESIRED OUTCOMES
Increased understanding of nature.
Reduced risk of loss of biodiversity from future urban growth.

Environment Strategy Principle 4.5: Build community knowledge, engagement and partnerships.

ACTION
Conduct the bi-annual Nagoya -Geelong wetland partnership conference.
Build community knowledge, engagement and partnerships to protect and restore our region's biodiversity.
DESIRED OUTCOMES
Healthy behaviours and environments are promoted, supported and accessible.
Increased number of people taking action to protect, enhance and restore biodiversity.

OUR *ENVIRONMENT STRATEGY* BIODIVERSITY PROTECTION AND RESTORATION TARGETS FOR 2020–30 ARE:

- Review and update our Biodiversity Strategy by 2021. »
- Establish conservation protection for all remnant biodiversity patches larger than 10 hectares by 2025.
- Engage 100,000 people in nature education and conservation activities by 2025.
- Establish an additional 1,000 hectares of protected natural habitat by 2030.
- Prevent any new indigenous species or habitat area extinctions during the term of this strategy. »
- Achieve a net gain of biodiversity within Greater Geelong during the term of this strategy. »

» * Target progress needs improvement

Nature, Our Backyard art installation

GOAL FIVE

ACHIEVE BETTER INTEGRATED WATER MANAGEMENT THROUGH PLANNING AND DESIGN.

GOAL 5 - KEY OUTCOMES AND ACHIEVEMENTS 2020-24

Eastern Park Stormwater Harvesting System

Water run-off from the East Geelong drainage system is captured and stored in the Eastern Park dam. Water flowing into this stormwater harvesting dam is treated to remove pollutants before being used for irrigation in the Botanic Gardens, as well as tree watering around Greater Geelong. This stormwater harvesting system supplies between 50 and 70 per cent of water used for irrigation in the Botanic Gardens, saving up to 15 million litres of drinking water each year.

Gross Pollutant Traps.

The City has installed and operates a network of 52 gross pollutant traps across our drainage and stormwater asset network. These traps remove litter and sediment from stormwater runoff before it enters our waterways to reduce the impacts these pollutants can have on our environment, our marine and terrestrial wildlife, and the health and wellbeing of our community.

GOAL 5 - REVISED ACTION PLAN 2024-26

Environment Strategy Principle 5.1: Support sustainable water use.

ACTION
Demonstrate a reduced operational potable water demand in City facilities.
DESIRED OUTCOMES
Increased use of alternative water in fit-for-purpose uses.

Eastern Park stormwater harvesting dam

Environment Strategy Principle 5.2: Sustainable management of drainage and stormwater asset networks.

ACTION
Participate in the periodic review and update of the Local Government Infrastructure Design Association's Infrastructure Design Manual.
Participate in the periodic update of City of Greater Geelong's Standard Drawings and Design Notes.
Complete all flood risk reduction actions outlined in the City of Greater Geelong's *Stormwater Services Strategy*.
Assess and prioritise stormwater reuse opportunities using the stormwater services strategy flood studies data.
Periodically review the performance of existing stormwater treatment and reuse infrastructure. »
Develop a tool that specifies the City of Greater Geelong's preferred stormwater treatment and reuse design options with respect to location (i.e. land use and waterway catchment, etc.).
Update and adopt the *Geelong IWM Plan* and implement priority actions. »
Continuing participation in the Barwon Integrated Water Management Forum.
Support the DEECA stormwater offsets project and deliver a stormwater treatment offset scheme pilot.
DESIRED OUTCOMES
Reduced environment and sustainability impacts from new urban development.
Reduced urban flood risk.
Increased use of alternative water in fit-for-purpose uses.
Reduced impacts on waterways from urban stormwater.
Improved ability to apply IWM in the design of new urban infrastructure.

» * Action delivery needs improvement.

OUR *ENVIRONMENT STRATEGY* INTEGRATED WATER MANAGEMENT TARGETS FOR 2020–30 ARE:

- Develop a waterway management plan by 2025. »
- Develop an integrated water management plan for the North Western Geelong Growth Area by 2025.
- Develop an integrated water management plan for Geelong by 2025. »
- Identify catchment management units that don't comply with best-practice standards for water quality, and establish priority infrastructure improvement projects, by 2026.
- Implement the *Stormwater Services Strategy 2020–30*.

» * Target progress needs improvement

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CITY OF GREATER GEELONG

2.2. Amendment C457ggee - Highton Village Urban Design Framework - Consideration of Submissions

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

1. To consider the submissions to Planning Scheme Amendment C457ggee and recommend that all submissions be referred to an independent planning panel.

Background

2. The Highton Village Urban Design Framework (UDF) supports Council's goal of providing for fifty percent of future housing needs through urban infill, as well as delivering greater housing diversity and affordability.

3. Highton Village is a thriving centre that plays a local day-to-day retail and hospitality role within Highton. It currently comprises 7,000sqm retail floor space with a mix of independent shops and a supermarket. The Geelong Retail Strategy identifies the need for an additional 1,000sqm of floorspace by 2031 to meet the shopping needs of the community.

4. On 25 October 2022, Council adopted the UDF subject to several changes. Council also resolved to prepare and exhibit a planning scheme amendment to implement the UDF.

5. The exhibited amendment proposed to rezone two Council-owned car parks at 19 Belle Vue Avenue and 1A Taylor Court, Highton, and the road reserves, from General Residential Zone Schedule 4 to Commercial 1 Zone; apply a new Design and Development Overlay Schedule 52 (DDO52) to land within Highton Village; insert a new Clause 16.01-2L (Affordable housing); and include the UDF as a Background document.

6. The City prepared an updated January 2024 version of the UDF to reflect Council's 2022 resolution, and the UDF was exhibited with the amendment.

7. Public exhibition commenced with a letter mail out on 31 October and closed on 9 December 2024.

Key Matters

8. A total of 25 submissions were received to the exhibited amendment. Of these, one was supporting, two provided comments, four were duplicate submissions and the balance of 18 raised objection on several issues.

9. Concerns raised include the proposed rezoning of two Council car parks to the Commercial 1 Zone, proposed development heights, inclusion of an affordable housing policy for the Centre, two potential development sites, car parking reduction, the addition of pedestrian crossings, exhibition timing, loss of facilities including public toilets and the library, and changes to the character of the Centre.

10. In accordance with the *Planning and Environment Act (1987)* Council must now either:

    10.1. Change the amendment in the manner requested by the submitters;

    10.2. Refer the submissions to an independent panel; or

    10.3. Abandon the amendment or part of the amendment.

11. In response to submissions Council officers propose the following changes:

    11.1. Delete DDO52 Map 1 (UDF Framework Plan), as the overlay is a stand-alone development control without the need to show the framework plan; and

    11.2. Remove the adopted UDF as a Background document in the Planning Scheme.

12. In response to submissions Council officers maintain the currently adopted Council position on the following items:

    13. Maintain proposed development heights across the Village Centre, the DDO52 includes a 9 metre (2 storey) height limit along Bell Vue Avenue. Other heights permitted on the balance of the Commercial 1 Zone area are 12 metres (3 storey) and 15 metres (4 storey), refer to Attachment 1;

    14. Maintain the Commercial 1 Zone for the two car parks in line with Council's approach with other activity centres. These car parks are owned by Council and there is no intention by Council to develop these sites in the foreseeable future; and

    14.1. Maintain the inclusion of an affordable housing policy for the Centre.

15. Given this report removes the UDF as a Background document in the Planning Scheme, concerns raised in submissions regarding pedestrian crossings and the library are no longer relevant to the amendment.

16. Importantly, the amendment implements design guidelines to protect the village character from inappropriate development where none exist now.

17. It is recommended that all submissions be referred to an independent panel appointed by the Minister for Planning.

Recommendation

Moved Cr T Sullivan, seconded Cr A Aitken -

That Council, having considered all submissions to Amendment C457ggee to the Greater Geelong Planning Scheme, resolves to:

1. **Request the Minister for Planning appoint an independent panel under Part 8 of the *Planning and Environment Act 1987*;**

2. **Refer all submissions to the panel; and**

3. **Submit to the panel its response to the submissions as outlined in this report, including the supported changes to remove the Highton Village Urban Design Framework (UDF) Framework Plan from Design and**

Development Overlay Schedule 52 and to remove the UDF as a Background document in the Planning Scheme.

RESOLUTION – Item 2.2

Amendment

Moved Cr A Katos seconded Cr E Kontelj -

That Council, having considered all submissions to Amendment C457ggee to the Greater Geelong Planning Scheme, resolves to:

1. **Request the Minister for Planning appoint an independent panel under Part 8 of the Planning and Environment Act 1987;**

2. **Refer all submissions to the panel; and**

3. **Submit to the panel its response to the submissions as outlined in this report, including the supported changes to remove the Highton Village Urban Design Framework (UDF) Framework Plan from Design and Development Overlay Schedule 52 (DDO52) and to remove the UDF as a Background document in the Planning Scheme, and also subject to reducing the maximum preferred DDO52 building height limit to 9 meters for the entire Commercial 1 zone area to maintain the character of Highton Village.**

Carried

Financial Sustainability

18. The amendment will not have any significant financial implications to Council expect for the usual costs associated with the planning scheme amendment process including Panel hearing fees.

Community Engagement

19. Consultation on the Urban Design Framework itself was undertaken over the period between 2016 and 2021.

20. Exhibition and notice of the resulting Amendment C457ggee were conducted in accordance with the requirements of the *Planning and Environment Act 1987*.

21. Notice was sent to over 220 owners and occupiers either directly impacted by the amendment or nearby. Notice was also sent by email to all people who made a submission during the consultation phase of the UDF.

22. The amendment and supporting documents were published on C457ggee webpage on Council's website.

23. Notice of the amendment was published in the local newspaper on 1 November 2024 and in the Victorian Government Gazette on 7 November 2024.

24. Prescribed Ministers, relevant authorities and government agencies were notified.

Social Equity and Sustainability

25. The amendment provides for increased housing diversity in proximity to local shopping and community facilities, and within an Increased Housing Diversity Area.

26. Local policy encourages affordable and social housing contributions in activity centres and is consistent with the City's Social Housing Plan 2020-2042 and accords with State Government policy.

27. The amendment provides direction to the local community about the future development parameters of the centre for which currently none exist. Implementing the DDO52 will ensure that excellent design and built form outcomes are to be achieved in any new development of the centre.

28. Improvements to the public realm of the Highton Village Shopping Centre through encouraging active frontages and improving pedestrian and cycling amenities will also lead to positive social effects and outcomes for customers, staff, and the wider community.

Relevant Law/Policy/Legal Implications

29. Council's 2020 Settlement Strategy outlines the need to provide infill housing opportunities to support population growth and identified Highton as an Increased Housing Diversity Area (IHDA). The UDF and amendment seek to provide the parameters and direction for growth of the centre fulfilling this policy.

30. The amendment is consistent with State and local planning policy on activity centres, urban design, housing supply and affordability and movement networks.

Alignment to Community Plan and Vision

31. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

32. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

34. Council’s Retail Strategy has identified demand for increased gross floor area in Highton Village, however, there is currently limited supply. Without new development the activity centre may not meet the needs of the community.

35. The proposed two storey/nine metre preferred maximum building height for development in Belle Vue Avenue will be lower than the eleven metre development height in the residential parts of the Increased Housing Diversity Area. There is a risk that this may not be supported through a planning panel process and amendment approval.

Environmental Sustainability

36. The amendment is expected to have a positive impact on the environment by ensuring that new development is responsive to the local context and providing built form controls that will guide new and infill development.

37. The UDF features “*retain and enhance the tree canopy and greenery of the Village*” “*encourage Environmentally Sustainable Design (ESD) in the architecture and design of buildings and public spaces*” and “*improve pedestrian and cyclist safety and amenity when designing new streets and buildings*” as some of its core urban design guiding principles. These have important environmental benefits for the Highton community.

Attachments

1. Attachment 1 - Map Building Heights and Interfaces [**2.2.1** - 1 page]
2. Attachment 2 – Background and Consideration of Submissions C457GGEE [**2.2.2** - 28 pages]

Map 2 to Schedule 52 to Clause 43.02 Building Heights and Interfaces

ATTACHMENT 2 – BACKGROUND AND CONSIDERATION OF SUBMISSIONS C457GGEE

BACKGROUND

1. Amendment C457ggee proposes to implement the Highton Village Urban Design Framework January 2024 (Highton UDF) into the Greater Geelong Planning Scheme.

2. The amendment does this by rezoning land at 19 Belle Vue Avenue,1A Taylor Court, the road reserves of Belle Vue Avenue, part of Taylor Court and the laneway east of Belle Vue Avenue, Highton from General Residential Zone 4 (GRZ4) to Commercial 1 Zone (C1Z), introducing a new planning policy to achieve a social and affordable housing contribution in new residential development, applying a Design and Development Overlay (DDO) to the commercially zoned extent of the Centre, and introducing the Highton UDF as a Background Document.

3. The Highton Village Urban Design Framework (UDF) supports Council's goal of providing for fifty percent of future housing needs through urban infill, as well as delivering greater housing diversity and affordability.

4. Highton Village is one of twenty-four neighbourhood activity centres across Greater Geelong, within the broader area of Highton-Wandana Heights-Ceres.

5. The Village is a thriving centre that plays a local day-to-day retail and hospitality role within Highton. It currently comprises 7,000sqm retail floor space with a mix of unique and independent stores. The Geelong Retail Strategy identifies the need for an additional 1,000sqm of floorspace in the Highton Village by 2031 to meet the shopping needs of the community.

6. Highton Village is located 5km from Central Geelong on Barrabool Road, which is the primary movement corridor between Central Geelong, the Barwon River, and the Geelong Ring Road. Roslyn Road to the south provides access to Belmont's High Street 1.5km to the east.

7. The location of the Centre is within the middle of the Highton Increased Housing Diversity Area (IHDA), and this is a desirable, middle-distance suburb to live.

8. On 25 October 2022, Council adopted the Highton Village Urban Design Framework with the following changes:

    - Include a maximum preferred building height of 9 metres on Belle Vue Avenue to protect the character of the Highton Village.
    - Retain the roundabout on Belle Vue Avenue.
    - Retain the Clock Tower.
    - Retain access to the service road from Belle Vue Avenue and Barrabool Road; and
    - No net loss of car parking, with no additional pedestrian crossings.

9. At the same meeting, Council resolved to support and prepare the planning scheme amendment and request the Minister for Planning to authorise the preparation and exhibition.

10. The amendment applies to land within the Highton Village Shopping Centre as shown in Figure 1.

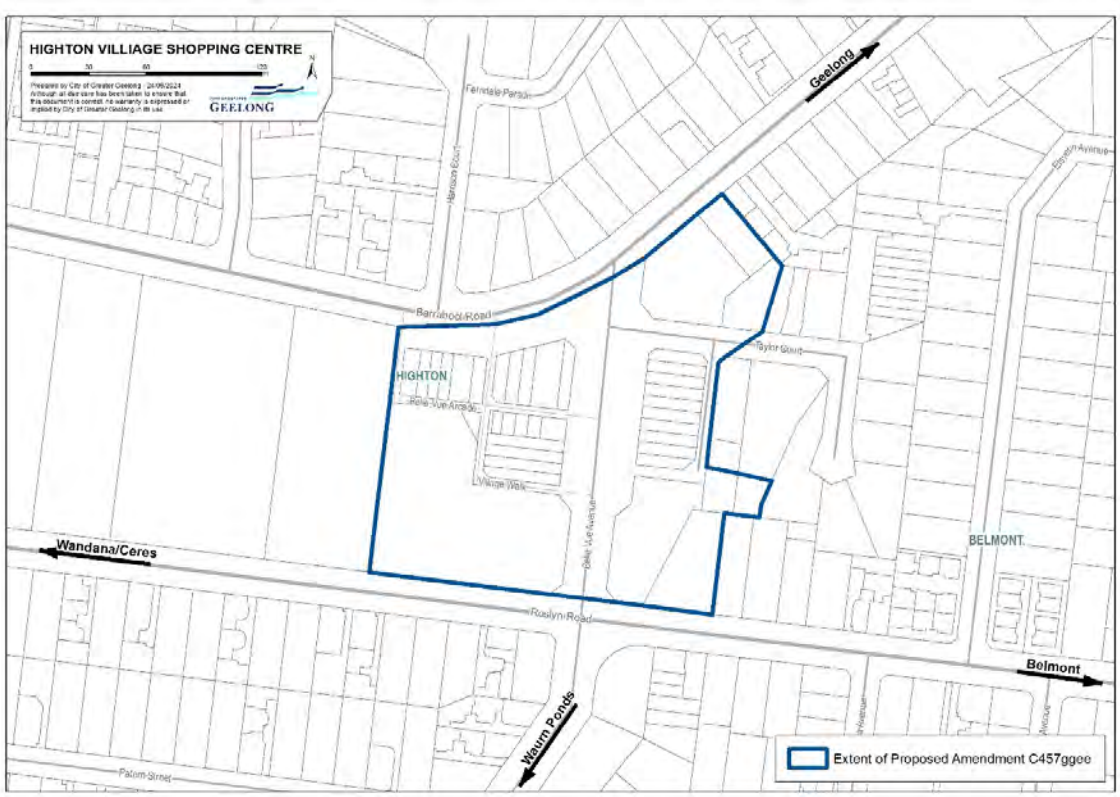

Figure 1 – Land affected by Amendment C457ggee

PROPOSED PLANNING SCHEME CHANGES

11. The amendment proposes to change the Greater Geelong Planning Scheme by:

    a) Rezoning two Council-owned car parks at 19 Belle Vue Avenue and 1A Taylor Court, Highton and the road reserves from General Residential Zone 4 (GRZ4) to Commercial 1 Zone (C1Z).

    b) Applying a new Design and Development Overlay Schedule 52 (DDO52) to land within the Highton Village Shopping Centre to control built form outcomes.

    c) Inserting local policy at Clause 16.01-2L to facilitate the provision of social and affordable housing as part of any new residential development.

    d) Including the Highton Village Urban Design Framework (January 2024) as a Background Document to Schedule to Clause 72.08.

12. The following are the proposed map changes.

Figure 2 – Amendment C457ggee Zone and Overlay Map Changes

AUTHORISATION AND PUBLIC EXHIBITION

13. Council requested authorisation to exhibit Amendment C457ggee on 19 March 2024.

14. On 4 June 2024 under delegation from the Minister, Council was authorised to prepare and exhibit Amendment C457ggee subject to the following conditions:

    - Council must submit a supporting document which outlines the strategic basis of proposed Clause 16.01-2L. These details are also to be included in the exhibited Explanatory Report.
    - Include the rezoning to Commercial 1 Zone of Belle Vue Avenue, part of Taylor Court and the laneway to the east of Belle Vue Avenue.
    - Remove the parcel of land at the rear of 15 Belle Vue Avenue, being Lot 2 of LP92525, from the DDO52.
    - Revise the Explanatory Report and Instruction Sheet in accordance with the attached track-changes documents.
    - Revise the proposed DDO52 Schedule generally as outlined below, and the previous comments/edits provided by Department of Transport and Planning (DTP) officers:
        - Where practical, consolidating the information on Maps 2 – 4 into a single map.
        - Including a table to more clearly show preferred setbacks, street wall heights, and building heights, similar to the DDO exhibited as part of Amendment C432ggee; and
    - Correcting language and formatting errors.

15. Preparation of the amendment for exhibition came too close to the caretaker period and Council election. Officers deferred the exhibition until after the close of the election and sought an exemption from the amendment timelines from DTP. On 31 July 2024, DTP granted an exemption for the deferment on the condition that the amendment be exhibited as soon as possible following the result of the election held on 26 October 2024.

16. The amendment and supporting documents were placed on exhibition from 31 October to 9 December 2024.

17. Notice was sent to 225 directly affected landowner and occupiers, and to 78 people who had made submissions about the UDF document. Notice was published in the local newspaper and in the Victorian Government Gazette.

18. Notice was sent to prescribed Ministers and to relevant Government agencies and authorities.

19. The amendment and supporting documents were published on Council's C457ggee webpage.

SUBMISSIONS

20. A total of 25 submissions (4 of which were duplicates) were received in response to the public exhibition of the amendment. Of these, 18 objected to the amendment, 1 supported the amendment and 2 provided comments.

COMMON THEMES AND RESPONSES

21. There are common themes across the objecting submissions, and these are summarised and responded to in the following section of this report.

Height of development

22. Common amongst most opposing submissions is the desire to retain a lower height limit across the Village Centre (Submissions 2, 4, 5, 6, 12, 14, 15, 17, 18, 19, 21, 22, 24 and 25). These submissions oppose a maximum 4-storey height limit, preferring the retention of a nine metre/two storey height for new development. The primary reason for objecting to the maximum height for development is the impact this will have on the character and appearance of the Village Centre.

23. Submission No.11 supports three storey height for development across the Village, and is concerned that four storeys may have a detrimental impact for surrounding properties and visual amenity for the immediate area, and potential shadowing effect in winter for the low rise properties on the south side of Roslyn Road.

Council Officer Response

24. The UDF identified design guidelines to protect the village character from inappropriate development through the introduction of building heights where none exist now. A mixture of development, including some 3-4 storey development, will maintain a village feel, locating jobs, shops, cafes and community services near each other, providing access to everyday needs and creating active, social places that people choose to spend time in.

25. The proposed height provisions will manage the future growth of the Village Centre appropriately. The UDF analysis has considered relevant factors in establishing the mix of preferred maximum building height provisions, with an emphasis on retaining the current scale along Belle Vue Ave, with highest development planned for the western side adjacent to the Highton Reserve. The building heights have also addressed the interfaces with the surrounding residential areas.

26. There has been a balance between the role of an activity centre to deliver commercial and residential growth within the municipality, whilst responding to the local context.

27. The building heights in the DDO52 have been derived from the detailed urban design framework.

28. The height provisions are aimed at seeking to facilitate a good design outcome from new development. The DDO52 includes a 9 metre (2 storey) height limit along Belle Vue Avenue. This height is lower than the surrounding General Residential zone which allows 11-metre maximum building heights or three storeys. Other heights permitted on the balance of the Commercial 1 Zone area are 12 metres (3 storeys) and 15 metres (4 storeys).

29. Applying a blanket 3-storey limit across the Village will impact the character that submitters reference. The mix proposed in the DDO52 balances character and future growth of the Village Centre.

Change to Character of Highton Village

30. Many of the objecting submissions comment that the UDF and amendment are against the wishes of local community as expressed in petitions, previous consultations on the UDF, and against Council decision.

31. Submission No's. 2, 3, 4, 5, 6, 12, 14, 15, and 24 all submit that the character of the Village Centre will be lost with new, higher development and expansion onto the potential development sites. Submission No. 15 summarises the sentiment to preserve the community character of Highton Village which is well known for its community-oriented atmosphere, characterized by low-rise buildings, green spaces, and easy accessibility. Increasing building heights and traffic congestion would undermine this ambiance, deterring residents from utilizing local amenities.

32. Submissions opposing the change to the character of the Village consider that eyesore buildings, overlooking and over towering from new development and high density living in the Centre will result from the UDF and amendment.

Council Officer Response

33. In developing the design guidelines in the UDF, key considerations included:

    - Maintaining the low scale character of the Village

- Maintaining the intimate character of the laneways
- Minimising overshadowing of new and existing public open spaces.

34. The development of the UDF was cognisant of the Village character in its recommendations for building height, new development areas, overall development design parameters and these have been translated into the DDO52.

35. The current planning scheme for Highton Village has the zoning as Commercial 1 Zone (all except for the two Council car parks) with no overlays except the Special Building Overlay (which relates to flooding from the stormwater system). This means that there are currently no maximum building heights or other specific design and development controls or planning policy for Highton village.

36. Officers consider the proposed DDO52 will provide protection for the character of the Village that doesn't exist under the C1Z, with the design objectives being:

    - To support a low-rise built form character for Highton Village.
    - To maintain and enhance the established high-street character of Belle Vue Avenue and the intimate character of the laneways.
    - To enhance Highton Village's character as a desirable destination for local shopping and recreation by promoting contemporary design and built form that demonstrates design excellence.
    - To prioritise the pedestrian environment by encouraging active frontages at ground floor level adjacent to existing roads and laneways.
    - To consolidate lots within the retail core to improve overall design and development outcomes while retaining the fine grain pattern of the streetscape.

37. The UDF and the amendment introduces design guidelines to protect the village character from inappropriate development through building height guidelines where none exist now. A mixture of development heights, including some 3-4 storey development, and mandating a 2-storey presence along Belle Vue Ave, will maintain a village feel, locating jobs, shops, cafes and community services near each other, providing access to everyday needs and creating active, social places that people choose to spend time in.

38. It is standard process to prepare and update UDFs to respond to changing conditions, including population growth, the demand for employment and retail space, as well as the need for public realm upgrades. The current zone control that applies to Highton Village has no limits and effectively allows for more development than what is proposed in the UDF and DDO52. The new proposed controls are therefore intended to support changing conditions while protecting the character of the Village.

39. Places evolve over time and the amendment will guide this future development.

40. The quality of new development will be assessed against the design objectives and decision guidelines of both the DDO52, the decision guidelines on the C1Z and the general planning decision guidelines in clause 65 of the Planning Scheme. There is an emphasis in clause 6.0 of the DDO52 for development to employ a massing strategy that reduces visual bulk, achieves design excellence by providing high quality and innovative architecture, landscape architecture and urban design, and make a public contribution to the streetscape appearance of the area. There are no plans on which any judgements can be made about how development will look at this time.

41. As Greater Geelong grows, it is critical to ensure the community has access to everyday services within a 20 minute drive from home. It is our planning policy that that retail centres, of which Highton Village is one, should be encouraged to grow and transition over time into activity centres with an extended offer including uses other than retail.

42. The inclusion of housing within activity centres is supported by local planning policy, specifically at clause 11.03-1L Activity Centres. This clause supports the role and function and the continued diversification over time of centres in Geelong through including encouraging a mix of uses, supporting accommodation uses above ground floor level, encouraging redevelopment of car parking areas for commercial and residential uses, supporting increased intensity and vertical growth of centres, and encouraging development that supports a diversity of retail forms.

43. DDO52 provides the guidance on built form that can accommodate above-ground floor level accommodation, allows development to support active uses along ground floor frontages and contains development opportunities to support maintaining the neighbourhood centre level role within the retail hierarchy.

44. It is both appropriate and supported by planning policy that Highton Village accommodate housing within new development opportunities.

Overshadowing

45. Submission no. 11 supports a blanket three storey height maximum across the Village Centre, concerned that a height of four storeys may have a potential shadowing effect in winter for the low-rise residential properties on the south side of Roslyn Road.

Council Officer Response

46. No overshadowing analysis has been undertaken for the south side of Roslyn Road to the west of Belle Vue Avenue. This was not necessary because Roslyn Road is approximately 20-metre-wide road reserve, and the DDO52 requirements along Roslyn Road are for 8 metres (2 storey) maximum street wall height with a 4-metre setback above street wall and a maximum preferred building height of 12 metres (3 storeys). This combination acting to avoid overshadowing on the south side of Roslyn Road.

47. Any new development in a Commercial 1 Zone must be considered against the decision guidelines (Clause 34.01-8 of the Planning Scheme), which for buildings and works includes consideration of the overlooking and overshadowing affecting adjoining land in a General Residential Zone, which land on the south side of Roslyn Road is zoned.

48. This combination means that overshadowing is a matter that will be addressed and ameliorated in any detailed design process.

Rezoning of Council Car Parks to Commercial 1 Zone

49. Submissions have been made against the rezoning of the two Council car parks and the road reserves from General Residential Zone 4 to Commercial 1 Zone. Submission No. 11 has acknowledged that change proposed for 1A Taylor Court whilst submission No's. 17, 18, 21 and 22 object to their rezoning for reasons including that rezoning will lead to multi-storey car parking which would become a paid parking and be less safe for users and gives Council the power to sell/lease parts of them to developers for new commercial spaces.

50. Submission No. 12 acknowledges the intent of the rezoning of the car parks to the C1Z as clearing up historical anomalies but is concerned about who pays for higher commercial rates as

this goes against the agreement with eastern side Belle Vue traders that rates would reflect the closeness of the public car park and toilets.

Council Officer Response

51. The proposed planning scheme amendment seeks to extend the Commercial 1 Zone to two Council car parks which are currently zoned General Residential Zone 4 (GRZ4). The residential zoning is at odds with their role as carparks for the activity centre and location within the extent of the activity centre.

52. Whilst not a recommendation of the Highton Village UDF, in preparation of the amendment Officers considered that the zoning of these two parcels which are contained within the shopping centre and which are used and largely be retained for car parking use, was an anomaly and should be rectified as part of this amendment. Alike other retail centres across the municipality such as Pakington Street in Geelong West and Newtown, it is appropriate to include car parks within the retail centres within the same C1Z as the balance of the centre. The use and future of these properties better aligns with the purpose of the C1Z than the current GRZ4.

53. The northern portion of the 19 Belle Vue Avenue site car park is identified in the Highton Village UDF as a key development site, although there is no current redevelopment plan for the land.

54. A condition of the ministerial authorisation for the amendment was to also rezone the road reservations of Belle Vue Avenue, part of Taylor Court, and the laneway to the east of Belle Vue Avenue to C1Z. This is an administrative and mapping exercise which does not at all imply that the road reserves will be developed for commercial purposes and no longer be available as roads.

55. The car park at 1A Taylor Court is not identified in the UDF for any development and is subject to a section 173 Agreement under the Planning and Environment Act 1987 requiring Council to hold this land as a car park for users of the shopping centre. For the car park at the 19 Belle Vue Avenue, the UDF identifies a northern portion of this site as a future development site.

56. It is an appropriate planning outcome to include the car parks within the C1Z regardless of whether a part of one of these sites is identified in the UDF as potential development site.

57. The land use of ‘car park’ is a permit required use in both the GRZ4 and the C1Z; buildings and works for a car park require a permit in both zones; and notice and review rights apply regardless of a GRZ4 or C1Z zoning.

58. This combination should provide comfort for the local community to be informed about the future of the area as in either the GRZ4 or C1Z a permit will be required, and notice/review rights will apply.

59. The concern in submissions against rezoning of the carparks to C1Z as would allow for future multi-level commercial/residential development, would also apply to the land remaining as is because this would be possible under the current GRZ4 too. It would be subject to a planning permit for buildings and works and notice/review rights apply. Under the proposed DDO52 the height of any development along Belle Vue Avenue would be limited to two storeys and have a maximum street wall height of 8 metres.

60. In response to the concerns for the portion of the car park site at 19 Belle Vue Ave, Council would first have to undertake a feasibility study on making the land available for a mixed-use development. This would then need to be followed by a Council decision to sell the land and go through a full public process. This will be required regardless of whether the land is in the GRZ4 or the C1Z.

61. The impact on commercial rates of adjoining properties is not a consideration for the planning scheme amendment.

Traffic Impacts on Highton Village

62. Several submissions raise concerns about the impact of traffic generated from new development in the area. Submission No. 11 comments that traffic management has a major influence over the functionality of the centre and that a traffic management study should be undertaken and implemented in any design development strategy adopted. This would include any recommendations for rerouting traffic in and around the Village and consideration as to whether land needs to be acquired and redeveloped to facilitate the proper and adequate traffic, loading and unloading of provision vehicles and also pedestrian movement in and around the Village.

63. Submission No. 9 from DTP comments that future development in the Village Centre will need to be consistent with the Clause 18 – Transport of the Planning Scheme and utilise an integrated approach.

64. DTP advises that a detailed Traffic and Transport Impact Assessment (TTIA) study may be required to support all future works within and modification of intersections with Barrabool Road, including any intersections not specifically identified by the UDF.

65. Submission No. 11 opposes for safety and congestion reasons the proposal on map 3 in the DDO52 for an exit south from the Woolworths site onto Roslyn Road. This is within 50 metres of the roundabout and pedestrian crossing at the Roslyn Road/Belle Vue Ave intersection.

Council Officer Response

66. The UDF is a long-term vision for the area, and it is anticipated that any new and redevelopment of parcels within the Village Centre will happen over time. The need for any traffic mitigation and parking changes will continue be assessed as development applications are considered and any changes being made on an as needed basis.

67. A traffic assessment was undertaken as part of the UDF process with emphasis on the then proposed changes to the Barrabool Road/Belle Vue Avenue intersection. However, as these changes are no longer being pursued assessment has no ongoing relevance.

68. Car parking would be considered with a permit application proposing additional commercial and residential development in the Highton Village and would be appropriately managed through Clause 52.06 (Car parking) of the Planning Scheme. Should car parking become an issue in the future, the City may consider a Parking Overlay or other measures such as parking restrictions and resident parking permits.

69. A design and development overlay as proposed by this amendment does not usually trigger the need for a broader traffic study of the area. The DDO is about setting out the development parameters for any future development of the Village Centre and

70. The amendment is unlikely to have a significant impact on the transport system of the Village Centre as it is providing controls over the scale and form of future development. There is scope in the UDF for two potential development sites and any proposals for these will need to be subject to a full planning permit assessment including the localised traffic impacts of any such development.

71. The issue for map 3 raised by Submission No. 11 is as shown on Figure 3. This is a future service laneway that could be implemented if the Woolworths site is redeveloped. It is necessary to have access onto Roslyn Road at this point as there will be no vehicular cross overs on Belle Vue Ave. Final design of any development proposals at this site will need to address access suitability and

safety. Map 3 is intended to show key access and movement locations and intentions rather than final detailed design outcomes.

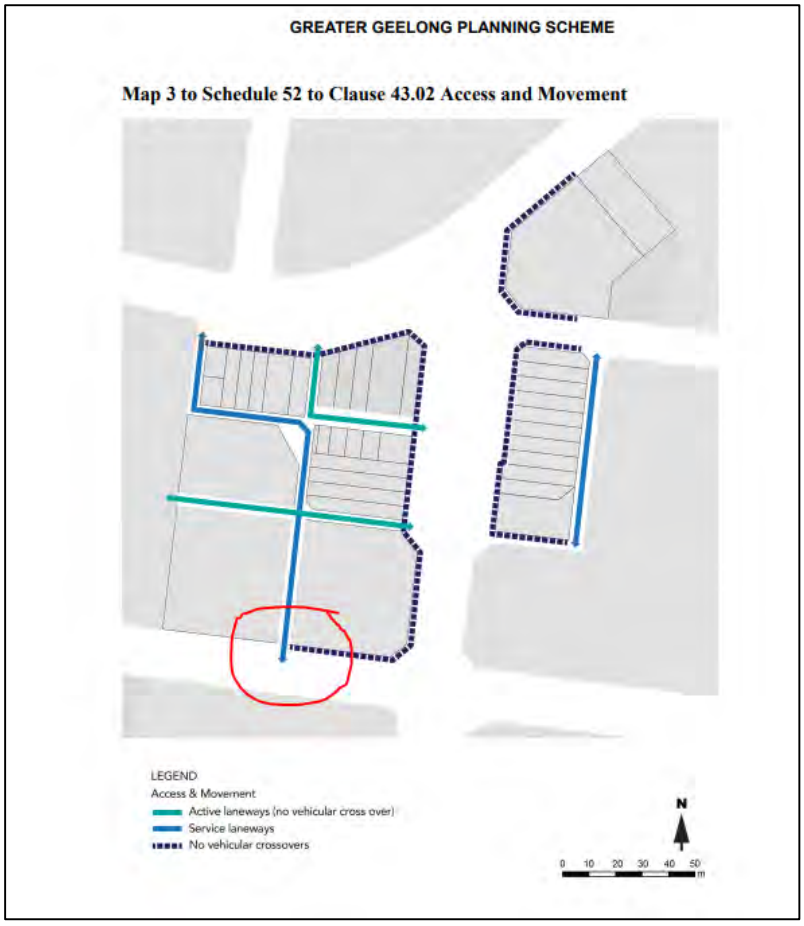

Figure 3 – Map 3 extract from DDO52

Affordable Housing Local Policy

72. Submission No. 12 raises concerns that the five percent use for residential buildings is only window dressing and fails to address where such residents will park. Submission No. 1 seeks no 4-storey car park with affordance housing.

73. Submission No.10 raises concern about how possible affordable housing will change the feel and structure of the Village. Submission No's. 17, 18, 21, and 22 comment that social and affordable housing doesn't fit the Village and should be proposed in residential area not in commercial areas.

74. Submission No. 9 by Department of Transport and Planning notes that there is more detail to be provided about affordable housing on the potential development sites and wishes to be involved in the detailed planning, design and construction phases and the impacts on Barrabool Road.

Council Officer Response

75. The inclusion of the social and affordable housing policy builds on Council's commitment to increase the housing supply and is appropriate to include in the activity centre just like we are doing in the activity centres of South Geelong, Pakington Street, and Central Geelong.

76. The proposed local policy will allow for a negotiation as part of a planning permit that allows for residential use.

77. One of the primary recommendations of the UDF is to promote high-quality mixed-use development up to four storeys that respects the low scale-built form of the Village.

78. Any redevelopments of sites within the Village Centre may include space above ground level for residential use. This is becoming more common with residential use supplied in activity centres and provides for much needed housing to be delivered close to services.

79. The local planning policy supports social and affordable housing in areas with good access to services and facilities. In Highton Village, daily needs can be accommodated, as well as public transport, recreation, and leisure services/facilities.

80. The Village Centre is within the middle of the Highton IHDA as shown in Figure 4.

81. It is the objectives of the IHDA to:

    - To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.
    - To support development that makes a positive architectural and urban design contribution to the IHDA.
    - To maintain streetscape character in heritage areas.
    - To promote pedestrian safety within the IHDA.

82. The strategies for implementing these objectives are:

    - Maximise opportunities for housing in IHDA by accommodating:
        - High density housing in the activity centres consistent with their primary commercial and retail role.
        - Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
    - Encourage a diversity of housing types to cater to a variety of lifestyle needs.
    - Encourage development to provide a high level of on-site amenity for future residents.

83. Local policy encourages development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape and encourages development of up to three stories which should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.

84. A five percent contribution is a start and is a modest contribution. Greater contributions will be realised elsewhere across Geelong as described earlier, but all areas in urban Geelong can contribute to the increase in affordable and social housing to meet a great community need.

85. As part of any future planning permit application, Council will negotiate with applicants for an affordable housing provision. An overall development approval will include plans for parking provision or exemption as required.

86. DTP will be involved with application referrals and will be engaged in development approvals process.

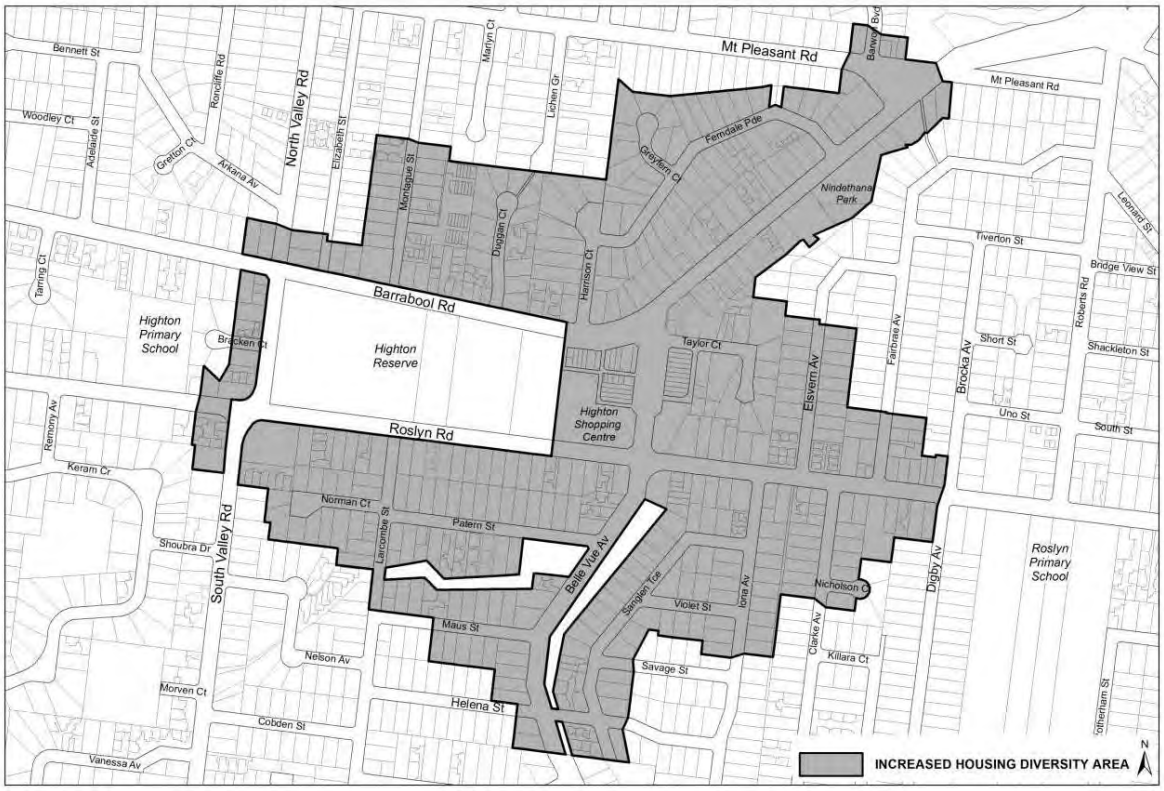

Figure 4 – Highton Increased Housing Diversity Area

UDF Specific Issues

Loss of Car Parking from Highton Village Shopping Centre

87. Most of the objecting submissions expressed opposition to the loss of car parking available with the Village Centre. Submission No. 12 outlined the numerical loss of car parking spaces if the potential development sites are developed.

88. Submissions opposing the loss of car parking have stated that the alternative raised in the UDF of multi-storey car parking is unsuitable for Highton, and that at-grade parking is the preferred method for traders and shoppers/visitors. Submission No. 17 states that development of multi-storey parking will likely result in a pay-to-park model which is not supported by the community.

89. Submitters say that a loss of car parking will detract from the ease of accessibility for the Village Centre and lead to people preferencing Waurn Ponds instead.

Council Officer Response

90. The submission about this matter, and those about pedestrian crossings, intersection changes, the clocktower and loss of the library are only relevant to the UDF. These are not matters that are being proposed by the amendment. To clear this up, Officers recommend the deletion of the map 1 (UDF Framework Plan) from the DDO52 and the removal of the UDF as a background document in the Planning Scheme. Nonetheless, a response is provided to these submissions.

91. Figure 5 shows the existing and proposed car parking provisions outlined in the UDF:

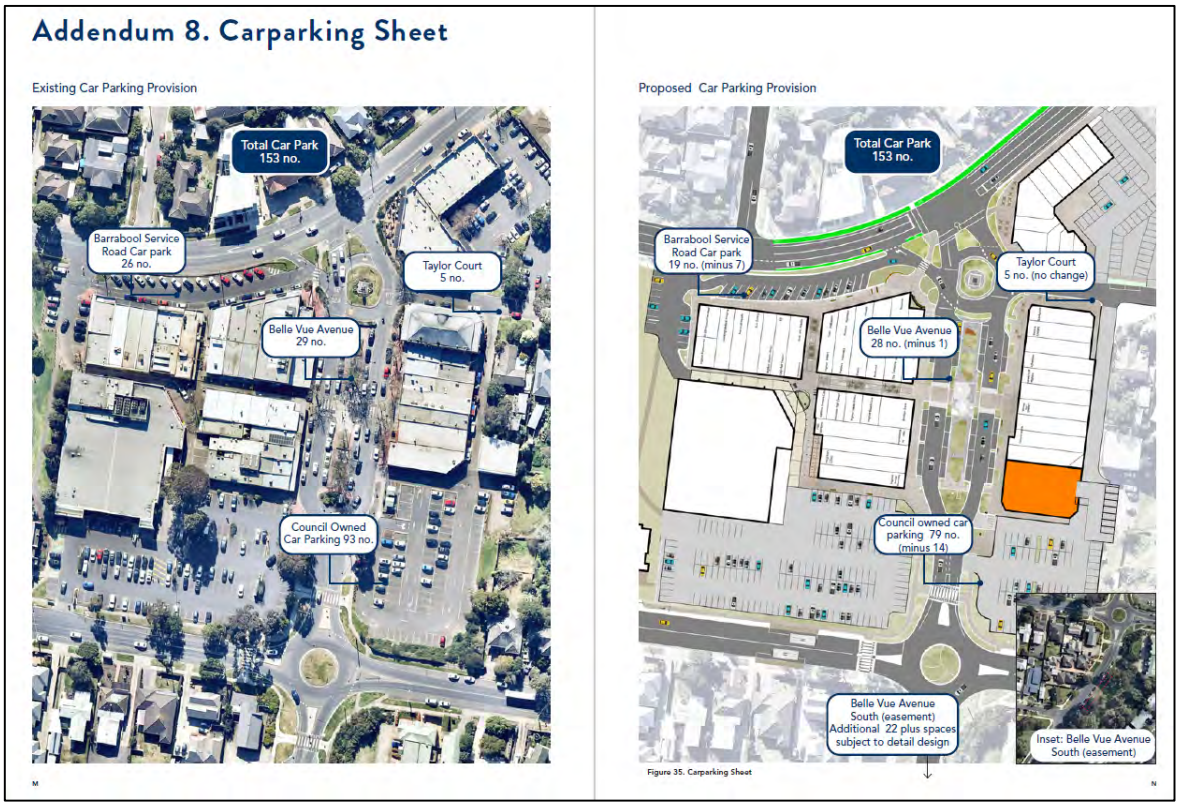

Figure 5 – Car parking changes

92. There will be a re-direction of car parking spaces to the south of the Village Centre in Belle Vue Avenue with some 22 spaces lost from within the Centre. This is a matter for the UDF rather than the amendment.

93. The UDF proposes a net loss of 8 spaces to accommodate significant upgrades for the public realm, primarily from along Barrabool Road.

94. If the potential development site on the Council car park on the east side of Belle Vue Ave proceeds, this will involve the loss of 14 spaces. Should this not proceed, these spaces will remain in situ.

95. These plans do not show the loss of car parking if the potential development site to the south of Amcal and on the Woolworths site is developed. Any future development of these sites may require alternate forms of parking to be provided on site, albeit in a different configuration such as basement or multistorey. Any form of development will need to meet the design guidelines of the DDO52 and be assessed against these and other provisions of the Planning Scheme.

96. An independent study of parking prepared as part of the UDF preparation showed that demand peaked at 90% in off-street car parks during the week and at the weekend for less than one hour. Parking demand on-street peaked at 70% during the week and lower on the weekends. These findings show that there is always parking available in the village.

97. The UDF proposes the development of a parking precinct plan to manage car parking in the Village Centre to ensure parking time limits more closely reflect the needs of businesses and services in the village. This form of parking management may increase the utilisation of the existing parking supply.

98. The loss of parking is always an issue for the community. The UDF outlines how alternatives can be implemented to provide new areas for parking.

99. As part of any new development within the Village, car parking will need to be addressed and considered as part of any planning permit applications.

No Additional Pedestrian Crossings

100. No additional pedestrian crossings in Belle Vue Avenue than currently exist have been a clear message across submission No's. 3, 4, 6, 11, 12 and 24. Submission No.3 sums the issue up by commenting that there is opposition to more pedestrian crossings as these will impede traffic flow and increase congestion, frustrate drivers, and result in posing a safety risk to pedestrians.

Council Officer Response

101. There are 4 existing pedestrian links across Belle Vue Avenue. However, two of them (circled in orange in Figure 6) are not "Key Pedestrian Routes", and these two lines will need be removed from the UDF Framework Plan. This is in line with the Council resolution adopting the UDF, but it seems that this was an error to not correct the Framework Plan in the adopted version.

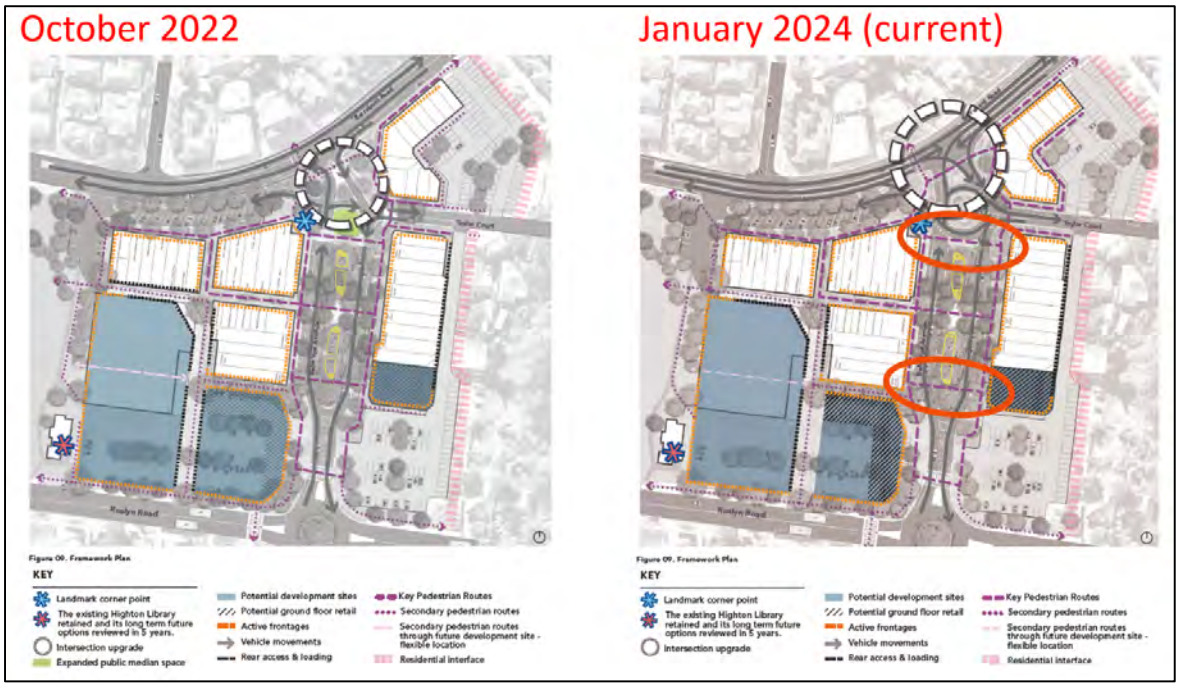

Figure 6 – pedestrian crossing map changes

102. This edit will reflect at framework plan level what has already been detailed in the updated UDF's "Streetscape Concept Plan" as show in Figure 7.

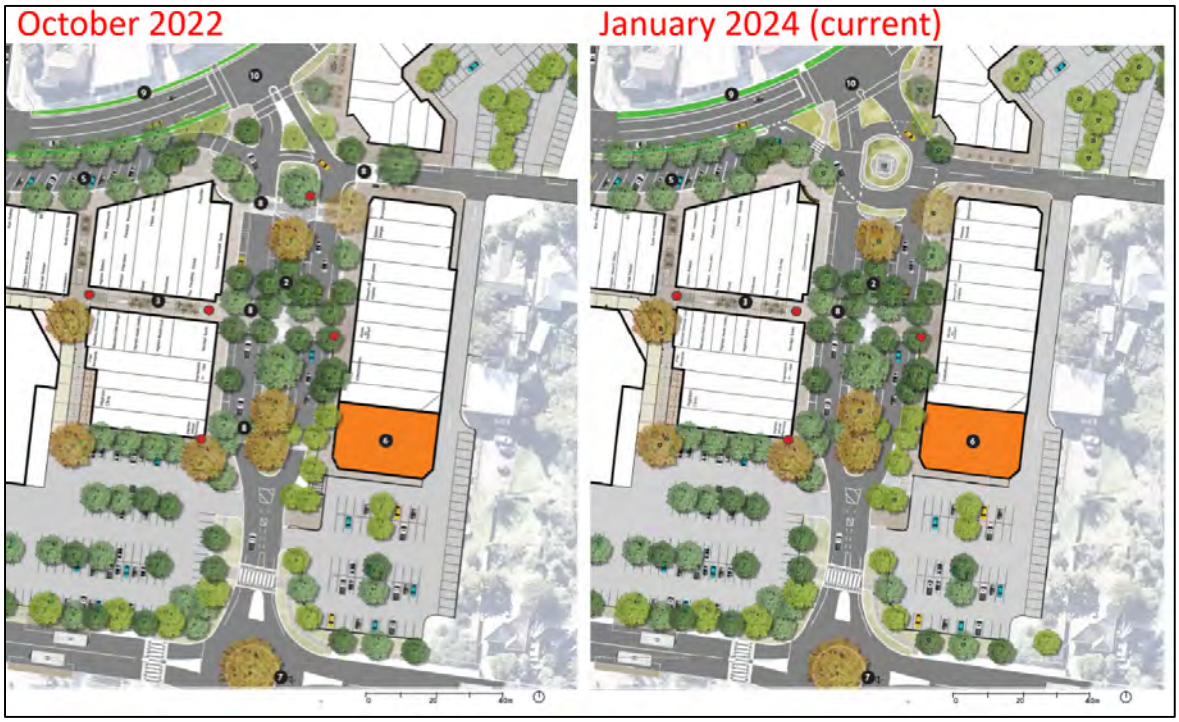

Figure 7 – Streetscape Concept Plan changes

Belle Vue Avenue/Barrabool Road intersection

103. Submission 12 opposes any changes to the Barrabool Road – Belle Vue Avenue intersection preferring it to remain in its current state as it works effectively for drivers leaving Belle Vue Ave to Barrabool Road and within the Village Centre. This submission comments that their local lawyer experience shows no evidence of personal injury claims from this intersection operation.

104. Submission No.12 also submits that the clock tower is an essential feature of the Village and moving it will disturb the time capsule and disrespect the community and traders asset.

105. Submission No.9 from the Department of Transport and Planning (DTP) comments on the UDF works to Barrabool Road, noting that they are the road manager and must be engaged in any changes or development on this road and intersection. DTP further advises that a detailed Traffic and Transport Impact Assessment may be required to support all works within and modification of intersections with Barrabool Road, including any not specifically identified in the UDF.

Council Officer Response

106. There are no changes proposed to the intersection of Barrabool Road and Belle Vue Avenue in accordance with the Council resolution of 22 October 2022. It seems that the intersection upgrade designation on the Framework Plan in the updated UDF was not removed whilst the underlying road configuration was changed back to the current layout. This will need to be corrected.

107. There are no changes to the clocktower.

Loss Of Public Facilities

108. Submission No's. 2, 4, 5, 6, 12, 15, 17, 18, 21, 22, and 25 are opposed to the loss of the public toilets affected by the potential development site on the southeastern end of Belle Vue Avenue.

There is concern that as these are an essential service their loss will diminish accessibility and inclusivity, and there is no justification for moving their location or removal.

109. Submission No's. 2, 4, 6, 8, 12, 15, 17, 18, 19, 21, 22, and 25 do not want to see any changes to the current location of the library and that it should remain where it is and that no ratepayer's money is to be wasted in moving it to another location. Submission No.19 comments that any move of the library will create a dead zone.

Council Officer Response

110. The UDF identifies that the library is being retained and that its long-term options will be reviewed in 5 years. The UDF does not make any plans for this site if a future decision relocates or closes the library. Any future decision will be made by the Geelong Regional Library Corporation.

111. Public toilets – an essential infrastructure in an activity centre – would need to be relocated in event of potential development occurring on the eastern side of Belle Vue Ave south of Nardi's. This means they could be relocated elsewhere in the Council car park or incorporated into any development rather than removed altogether.

112. There are no plans for this now as the site is only marked as a potential development site. It is acknowledged that the UDF Framework Plan does not show an alternate location for these facilities.

113. As this potential development site is owned by Council, development of this site is within Council's control and would need to go through a public process for any sale and planning permission for any redevelopment. Council will be able to direct how the provision of public toilets are managed.

Potential Development sites

114. Submission No's. 12 and 14 specifically reference the potential development sites on either side of the southern end of Belle Vue Avenue and their impact on the character of the Village Centre with potential bulky, multi-storey development, whilst Submission No. 5 considers these sites will allow for overdevelopment by short term development interests.

115. Submission No's. 6 and 7 question the need to provide for more retail floorspace in the Village Centre, as there are current vacancies. These submissions consider that new shops will impact on the survival of small businesses and that Council needs to focus on supporting current stakeholders rather than creating future challenges.

116. Submission No.14 states that there are already commercial vacancies with no tenants to fill them, considering the amendment will be detrimental to current businesses with a flow on effect to landlords, and an oversupply of commercial properties.

117. Other submissions are generally opposed to these as they will remove needed car parking spaces and amenities.

118. Submission No's. 17-23 comment on the impact of the potential development site on the eastern side of Belle Vue Avenue. This would remove the current laneway to the south of or adjacent to Nardi's Cellarbrations shop impacting the driveway access into the car park affecting both car park flow and truck access for deliveries to the rear of the shops.

Council Officer Response

119. Highton Village is a thriving centre that plays a local day-to-day retail and hospitality role within Highton. As the much larger centres of Waurn Ponds and Belmont cover the wider catchment, Highton will continue to serve a local, neighbourhood centre role. The Village Centre currently

comprises 7,000sqm retail floor space with a mix of unique and independent stores offering the opportunity to continue to capitalise on the trend in retailing and consumer behaviour to seek 'experiences' rather than just a marketplace for goods and services. The Geelong Retail Strategy identifies the need for an additional 1,000sqm of floorspace in the Highton Village by 2031 to meet the shopping needs of the community.

120. The Highton UDF identifies where this additional floorspace could be provided with potential development sites.

121. These sites were selected as they are logical locations for further expansion. The sites are contiguous to the Belle Vue Ave strip, are in large parcels, and have single owners. These factors would allow for easier development planning and investment.

122. The potential development site around Woolworths is already zoned C1Z and could be considered for redevelopment at any time under the provisions of the zone.

123. The other potential site on the eastern side of Belle Vue Ave is under Council ownership and would be subject of a public process if it is to be realised for any redevelopment.

124. Economic impacts of amendments are considered in a wider sense and for achieving a net community benefit rather than at a micro business level. Private economic impacts are not considered a relevant planning consideration. Whilst the UDF nominates potential development sites, the amendment does not approve these or make them happen and there is no short-term time frame identified in the UDF for these to occur.

125. The laneway south of Nardi's Cellarbrations would need to move further southward as part of any future building on the potential development site. This is shown in map 3 of the DDO52 (refer to Figure 3). The laneway would not be removed but rather relocated further south. Access to the rear of the shops is still planned for in this scenario.

Maintain the Basics of the Village Centre

126. Some submitters such as No's. 1 and 14 seek Council to focus on doing the basics for repairs and maintenance of the existing Centre features such as footpaths, remove graffiti etc instead of making significant changes proposed in the UDF and amendment. S14 noted that there $606,000 in the 2022/2023 budget to upgrade pavements.

127. Submission 12 is thankful for the February commitment to rectify footpaths and surfaces after many accidents in the Village Centre.

Council Officer Response

128. Council services continue to be provided in the Centre and are unaffected by the amendment or UDF.

129. Whilst the Village Centre is a success for the local community there are challenges and opportunities for improvement. It has been many years since the streetscapes in Highton Village have been updated and some infrastructure is old and tired and presents hazards for walkers that need attention. Without an overall plan for investment, upgrades and maintenance of infrastructure will be replaced in an ad hoc way. The UDF will guide this future investment and Council budget allocations.

130. The UDF includes streetscape upgrade works in Barrabool Road, Village Walk, Belle Vue Arcade, the rear laneway and Belle Vue Avenue to emphasise pedestrian routes and create a unified material palette throughout the Village Centre. These street and landscape works, including

changes to the car parking along Barrabool Road are not being implemented by the amendment but will rather be separate Council capital works projects.

131. There is no budget allocation in this year's budget for the capital works and projects identified in the UDF but there have been funds for footpath upkeep/repairs that have been allocated to the Centre as outlined in Submission No. 12.

132. It is possible for Council to undertake basic service delivery such as maintenance whilst also planning for change.

Timing of exhibition

133. Some submissions such as Submitter No's. 2, 4, 5, 6, 17, 18, 21, 22, and 25 raised issue that the amendment was exhibited during caretaken period and in December, being the busiest time of year for retailers. Further, commenting that this was at a time when local representation was not available.

Council Officer Response

134. Following receipt of authorisation, the preparation for exhibition came too close to the caretaker period and Council election. Officers deferred the exhibition until after the close of the election to avoid any conflict with this process. As the amendment timelines would be affected, Officers sought an exemption from DTP for the giving of notice of the amendment within 40 business days after authorisation. On 31 July 2024, DTP granted an exemption for the deferment of exhibition on the condition that the amendment be exhibited as soon as possible following the result of the election held on 26 October 2024.

135. Notices for the amendment were sent out on 31st October with exhibition concluding on Monday 9th December 2024. Exhibition was timed to avoid being close to the Christmas period and ending just into December.

136. All submissions are summarised in the table in Attachment 2.

SUMMARY OF CHANGES TO THE AMENDMENT

137. It is recommended that the following changes be made to the amendment:

a) Delete map 1 from the DDO52 and make consequential changes to the text references and map numbering of DDO52 – there is no need to retain the UDF framework plan as the DDO52 can stand alone without the UDF Framework Plan.
b) Delete the UDF as a background document from the DDO52 and from the proposed new local planning policy, Clause 16.01-2L.

Attachment 2

Summary of Submissions for Amendment C457ggee

Submitter	Summary of Submission
Submitter No. 1 **Name:** Adams **Address:** Belle Vue Ave Highton	• No change to current car parks • No 4-storey car park with affordable housing • Highton is a quality area. • Unique shopping village • Changes will destroy the fabric and the businesses. • Only need to fix footpaths
Submitter No. 2 **Name:** Local business and property owner **Address:** Belle Vue Ave, Highton	• Plan disregards views of local tenants, landlords and business owners. • Threatens character and functionality. • Opposes loss of car spaces. • Opposed to loss of library. • Opposed to loss of public toilet. • Rezoning of car parks will lead to potential for multi-storey car parks and high-density housing. • Current nine metre height limit is appropriate – 4 storeys are too much and will alter character of the centre. • Rezoning of roads – absurd to propose closure of roads and take away valuable and necessary car spaces. • Opposed to more pedestrian crossings as will impact traffic flow and pose safety risks to pedestrians. • Negative impact to local businesses as already vacant shops – why do we want to create more? • Timing of amendment in caretaker period – timed to limit opportunities for people to consult with elected Councillors. • Reconsider the proposal entirely.
Duplicate of submission 2	
Submitter No. 4 **Name:** Local business owner and resident **Address:**	• Plan disregards views of local tenants, landlords and business owners. • Threatens character and functionality. • Opposes loss of car spaces. • Opposed to loss of library. • Opposed to loss of public toilet. • Rezoning of car parks will lead to potential for multi-storey car parks and high-density housing. • Current nine metre height limit is appropriate – 4 storeys are too much and will alter character of the centre.

Submitter	Summary of Submission
Ferndale Parade, Highton	• Rezoning of roads – absurd to propose closure of roads and take away valuable and necessary car spaces. • Opposed to more pedestrian crossings as will impact traffic flow and pose safety risks to pedestrians. • Negative impact to local businesses as already vacant shops – why do we want to create more? • Timing of amendment in caretaker period – timed to limit opportunities for people to consult with elected Councillors. • Reconsider the proposal entirely.
Submitter No. 5 **Name:** Resident and commercial landlord **Address:** Chisholm Close, Wandana Heights	• Wasting time and effort on proposal – original was laid to rest 12 months ago but proposal is now back again. • Council does not care about the Village, community and livelihoods. • Lack of transparency – 2-page summary lacked substance and only skimmed the surface. QR code led to too many links of documents that have already been rejected by the community. • Amendment put together during caretaker period meaning no access to local member – seems to have been strategically timed for this to limit public awareness. • Opposed to rezoning the car parks. • Opposed to loss of car parking spaces – will impact on business as parking already limited and will push shoppers to other centres. • Opposed to DDO as will allow for over development by short term developers. • Retain the 9-metre height limit to preserve the low-density profile of the centre. • DDO poses a risk to permanently alter the character of the village and will lead to an oversupply of commercial properties. • Opposed to removal of public toilets and library.
Submitter No. 6 **Name:** Commercial landlord and local resident **Address:** Helena Street, Belmont	• Plan disregards views of local tenants, landlords and business owners. • Threatens character and functionality. • Opposes loss of car spaces. • Opposed to loss of library. • Opposed to loss of public toilet. • Rezoning of car parks will lead to potential for multi-storey car parks and high-density housing. • Current nine metre height limit is appropriate – 4 storeys are too much and will alter character of the centre. • Rezoning of roads – absurd to propose closure of roads and take away valuable and necessary car spaces. • Opposed to more pedestrian crossings as will impact traffic flow and pose safety risks to pedestrians. • Negative impact to local businesses as already vacant shops – why do we want to create more? • Timing of amendment in caretaker period – timed to limit opportunities for people to consult with elected Councillors. • Reconsider the proposal entirely.

Submitter	Summary of Submission
Submitter No. 7 **Name:** Investor and local resident **Address:** Belle Vue Arcade, Highton	• Proposal offers no benefits to residents, business, tenants. • Will hinder practicality of the Highton Village • Removal car parks will be a detriment to business, make less accessible and push them to other centres. • Impact on survival of small businesses • Commercial rezoning of road and car parks will impact business and property owners – already vacant shops and additional retail spaces will add to vacancies – need to support current stakeholders rather than create future challenges. • High -density housing and a multi-storey car park not the solution • Proposal is not future -proofing Highton Village • Similar proposal refuted by community last year. • Council operating to ignore community decision and not serving community effectively. • Cosmetic improvements needed
Submitter No. 8 **Name:** Local resident **Address:** Stoneleigh Crescent, Highton	• Village is practical for residents. • Rezoning and adding more shops and removing car parks will not add any benefit to the Village but will deter shoppers from using the Village. • Removing and rezoning the roads and car parks will make it more difficult to access the Village by car. • Solution of multi-storey car park is not what Highton is about – is suburbia not inner-city Geelong. • Chose to live in Highton as a beautiful suburb with convenient and self-contained shopping. • Library is a safe learning space and conveniently located next to Highton reserve. • Similar proposal rejected previously
Submitter No. 9 **Name:** Department of Transport and Planning **Address:** Melbourne	• Offers no objection to the planning scheme changes and inclusion of the UDF as a background document. • Identifies issues that would need further consideration and engagement with DTP during the future development of the centre: Future development and transport • design for future development of the site should broadly be consistent with ‘Clause 18 – Transport’ of the Planning Scheme. Future development should consider an integrated approach to land use and transport planning in its design, and in particular be in accordance with ‘Clause 18.01-1S-Land use and transport integration’. Impacts on Barrabool Road • a) Barrabool Road is an arterial road within the Transport 2 Zone (TRZ2). The UDF document refers to the following works on Barrabool Road • significant restructure work is proposed on the service road, which currently serves the northern part of the shopping centre. • new bike lanes on both sides of the road. • a new right turning lane on Barrabool Road onto Belle Vue Avenue. • other future upgrade works on Belle Vue Road intersection.

Submitter	Summary of Submission
	DTP, as the road manager, must be engaged in any future discussion on the development of the UDF land and any proposed changes involving Barrabool Road would require DTP's consideration and approval. • b) May be need to investigate the movement efficiency and safety of the western intersection with Belle Vue Arcade, which has not been referenced in the UDF. • c) DTP advises that a detailed Traffic and Transport Impact Assessment (TTIA) study may be required to support all future works within and modification of intersections with Barrabool Road, including any intersections not specifically identified by the UDF. Affordable housing and Potential development sites • a) Notes that the amendment supports the growth of commercial and residential development in the centre, and notes that the UDF presents two potential development sites as part of its Concept Plans. Interested to know more about the traffic arrangements internally and the flow on impacts on Barrabool Road to the north, if any. Wishes to engage in and provide advice during the detailed planning, design, and the construction phases of the development.
Submitter No. 10 **Name:** B. Esposti, local business owner **Address:** Pebble Street, Fyansford	• Opposes any reduction to existing parking. • Nice local village of open-air shopping enjoyed by locals and traders. • Opposed to becoming a soulless mall. • Concerned about how possible affordable housing will change feel and road structure of the village. • Council to focus on maintaining existing centre – trees, security cameras, graffiti, aging paintwork and waste management.
Submitter No. 11 **Name:** Local resident **Address:** Taylor Court, Highton	• Concept and general detail supported in principle. Car park at 1A Taylor Court • Acknowledges that the majority of the Village will become C1Z including the car park at 1A Taylor Court • Concerned if rezoning the car park at 1A Taylor Court will lead to change from an open air car park to a multi-level car park • Understands s173 agreement affects this land to require it to remain a car park – concerned if this changed and future development potential would have a negative impact on adjoining residential properties. Acknowledges notification process would exist • S173 does not define the use 'carpark' as being at grade or multi-storey – legal or substantive advice if change made to allow a multi-storey car park on the land Roslyn Road Frontage • Roslyn Road frontage and the western reserve frontage nominated for 4 storeys when other parts only 3 storey – rationale for this. • Supports a 3-storey maximum as 4 storey may impact for surrounding properties and visual amendment for the immediate area, and potential shadowing effect in winter for the low rise properties on the south side of Roslyn Road Traffic management • Parking, loading and unloading have shortcomings in the centre for tenants and shoppers.

Submitter	Summary of Submission
	• Traffic management an issue. • Traffic Management has a major influence over the functionality of the village, daily congestion occurs throughout the village in all areas together with wayfinding hazards for pedestrian users. • Detailed Traffic Management study for the Village should be undertaken and implemented in any Design Development Strategy adopted. Car parking • Inadequate patron carparking and lack of user-friendly loading and unloading facilities for tenants. Proposed changes to parking for workers are insufficient. • Future residential development will add further parking pressure and needs to be assessed now. Policing of current parking limits is infrequent. Traffic Assessment could include parking designated for village employees.
Submitter No. 12 **Name:** Local resident and former business owner **Address:** Larcombe Street, Highton	• Convenor of rallies and petitions in October 2022 opposing the UDF. • Wishes of community not listened too. • Thankful for the February commitment to rectify footpaths and surfaces after many accidents in the Village. • C1Z whilst clearing up historical anomalies - who pays for higher commercial rates? Against the agreement with eastern side Belle Vue traders that the rates would reflect the closeness of the public car park and toilets. • Woolworths allowed to remove existing court, build on site and control parking in front of their supermarket on condition they provide a community asset, the library – now UDF map showing development site and removal of car parking. • No new pedestrian crossings as more will inhibit traffic flow. • No changes to Belle Vue Avenue/ Barrabool Road intersection. Local lawyer has no experience no personal injury claims lodged. • Clock tower is essential feature of the centre and moving it would disturb the time capsule and disrespect the community and trader's asset. Potential development sites for ground floor retail. • Site next to Nardi's – loss of 18 car parks for development and loss of 4 for tree plantings. Where will public toilets resulting in another 8-10 car parks lost. • Centre traders and users are used to ground level parking. Majority of centre is single storey. Suggests alternative parking locations to be provided. • Site next to Amcal (Woolworths site) has 138 car parks. Development site will lead to substantial loss of car parks including 12 alongside Bellevue Ave, 15 alongside the land next to Amcal with an unknown quantity with a 4-storey building permitted. A North South road on this site to Roslyn Road will remove 5 car parks. • Potential development site next to Woolworths has no provision for car parks and will be a 4-storey bulky unattractive development dominating the Village and will hide the view to the library. • Map 2 in DDO – limit building height to 9 metres (2 storeys) across whole of the village except for the 12 metres (3 storeys) for the current Woolworths building. This would be consistent with trend in other areas for street level parking and 2 storey retail buildings. • Map 3 - exit onto Roslyn Road 50 metres from new pedestrian crossing will cause congestion and safety concerns.

Submitter	Summary of Submission
	• 5% use for residential buildings at upper levels – only window dressing and doesn't address where they will park their cars.
Submitter No. 13 **Name:** Achelen Holmes **Address:** Riversdale Road, Highton	• Highton needs this proposal, so it doesn't end up like other small shopping centres in Geelong such as Labuan shops or Forster St in North Geelong. • Highton is not competing with Waurn Ponds but rather High St Belmont • Most residents will support this despite a noisy small crowd opposing it. Council needs to support this and not overreacting to special interests.
Submitter No. 14 **Name:** Local resident and landlord in Highton Village **Address:** Ferndale Parade, Highton	• Proposal will destroy Highton Village and have a significant negative impact on community. • Have not listened to local community, business, landowners and shoppers and lack of regard with pushing for these changes • The outcome of the original UDF was evident. The community spoke, rallied together and strongly objected, and your plans were stopped in its tracks, but for some reason here we are again. • Proposal and amendment threaten to destroy Highton Villages, character, charm, appeal and convenience, and the livelihoods of our small business owners and landlords. • Rezoning of the two council car parks and the DDO will open the door for future developments such as multi-storey car parks and high-density housing for developers with no long-term interest in Highton Village, the success of businesses or consideration for existing landlords and residents. • Opposes eyesore buildings built, overlooking and over towering our low density, small village. This is NOT what Highton is about and this area is not in Melbourne CBD. • Supports current building height limit of 9 meters as it aligns with the Villages character. • Commercial vacancies in Highton Village are an issue. Amendment will be detrimental to the current businesses and landlords, with the potential of oversupply in commercial properties/high-density buildings. • Opposed to removal of car spaces as access is already not enough and threatens to push people to other shopping centres, affecting the viability of all Highton small businesses which most are family operated and owned independently. • Disagrees that Highton Village requires additional activities for young people or expanded after-hours of operations. • Changes risk turning peaceful community hub into a commercialized mall (like central Geelong mall) attracting anti-social behaviour and increases the probability trouble and crime. which does not align with the values of Highton Village, nor those who visit. • The Highton Community will continue to fight this; therefore, we suggest you listen and put this to bed. • Beautify the village by replacing hazardous pavements to upkeep the Village with the $606,000 budget allocated.

Submitter	Summary of Submission
Submitter No. 15 **Name:** Local landlord **Address:** Barrabool Road, Highton	• Plan overlooks the views of residents, property owners, and business operators, and could jeopardize the character and functionality of the Village. • Opposes reduction in parking spaces as parking is already a challenge for shoppers. • Opposes loss of community facilities including the library and the public toilets. These are important for the community, especially for elderly individuals. • Opposes to commercial rezoning of the car parks and roads. The suggestion to close these roads and remove valuable, essential parking spaces throughout the village is unacceptable. • Opposed to multi-storey car parks and high-density housing. • Opposed to raising height limit from 9-metres as would alter the Village into an urban environment. • New developments will disrupt the local business landscape. Shifting the focus toward larger corporations at the expense of small, family-owned shops would erode the unique charm that defines Highton Village. Supporting local businesses is crucial for preserving our community's identity. • Village is known for its community-oriented atmosphere, characterized by low-rise buildings, green spaces, and easy accessibility. Increasing building heights and traffic congestion would undermine this. • Lack of meaningful consultation on the UDF – the community need to have their views and concerns.
Duplicate of submission 15	
Submitter No. 17 **Name:** A Nardi, local owner **Address:** Belle Vue Avenue, Highton	• Rezoning the roads and car park to C1Z is unnecessary and will give Council the power to sell or lease parts of them to developers which does not suit the feel of the community village. • Opposed to loss of car parking – less parking means less business in the Village. • Opposed to loss of toilet block – waste of money. • Opposed to removal of the library and relocating next tot Nardi's. Will impact on the driveway access into the car park, congest the car park flow and impact on truck access deliveries to the rear of the shops. • Opposed to more pedestrian extra crossings. • Retain 9-metre height limits as voted by Council. • Social and affordable housing doesn't fit the Village and should be proposed in residential areas not in commercial ones. • Opposed to multi story car parking which would change from free to park to a pay-to-park model. Will negatively affect the Village and drive people to Waurn Ponds where can park for free. • Exhibited during caretaker period (when council were unable to discuss during election period) and in December which is the busiest time of year for retailers. Feels sneaky as councillors couldn't work during this period. • Council already voted to squash the last Highton UDF yet has now been brought back, with slight changes.

Submitter	Summary of Submission
Submitter No. 18 **Name:** K Nardi **Address:** Belle Vue Ave, Highton	• Rezoning the roads and car park to C1Z is unnecessary and will give Council the power to sell or lease parts of them to developers which does not suit the feel of the community village. • Opposed to loss of car parking – less parking means less business in the Village. • Opposed to loss of toilet block – waste of money. • Opposed to removal of the library and relocating next tot Nardi's. Will impact on the driveway access into the car park, congest the car park flow and impact on truck access deliveries to the rear of the shops. • Opposed to more pedestrian extra crossings. • Retain 9-metre height limits as voted by Council. • Social and affordable housing doesn't fit the Village and should be proposed in residential areas not in commercial ones. • Opposed to multi story car parking which would change from free to park to a pay-to-park model. Will negatively affect the Village and drive people to Waurn Ponds where can park for free. • Exhibited during caretaker period (when council were unable to discuss during election period) and in December which is the busiest time of year for retailers. Feels sneaky as councillors couldn't work during this period. • Council already voted to squash the last Highton UDF yet has now been brought back, with slight changes.
Submitter No. 19 **Name:** Individual Submitter **Address:** Anakie Road, Bell Park	• Objects to the changes. • Opposes to the rezoning of the carpark and decreasing the amount of street level parking. Will limit access and shopping at the Village • Multi-storey car parking will not feel safe in the evening. • Current parking allows for easy access to the shops at Highton Village. • Moving the library between the parking and the shops will create a "dead" zone in the evenings as the library is closed. • Council is not listening to community concerns. Previously objected to the UDF about these exact changes. • Leave Highton Village alone as it works and is safe as it is.
Duplicate of submission 19	
Submitter No. 21 **Name:** Individual submitter **Address:** Anakie Road, Bell Park	• Rezoning the roads and car park to C1Z is unnecessary and will give Council the power to sell or lease parts of them to developers which does not suit the feel of the community village. • Opposed to loss of car parking – less parking means less business in the Village. • Opposed to loss of toilet block – waste of money. • Opposed to removal of the library and relocating next tot Nardi's. Will impact on the driveway access into the car park, congest the car park flow and impact on truck access deliveries to the rear of the shops. • Opposed to more pedestrian extra crossings. • Retain 9-metre height limits as voted by Council.

Submitter	Summary of Submission
	• Social and affordable housing doesn't fit the Village and should be proposed in residential areas not in commercial ones. • Opposed to multi story car parking which would change from free to park to a pay-to-park model. Will negatively affect the Village and drive people to Waurn Ponds where can park for free. • Exhibited during caretaker period (when council were unable to discuss during election period) and in December which is the busiest time of year for retailers. Feels sneaky as councillors couldn't work during this period. • Council already voted to squash the last Highton UDF yet has now been brought back, with slight changes.
Submitter No. 22 **Name:** S Nardi **Address:** Belle Vue Ave, Highton	• Rezoning the roads and car park to C1Z is unnecessary and will give Council the power to sell or lease parts of them to developers which does not suit the feel of the community village. • Opposed to loss of car parking – less parking means less business in the Village. • Opposed to loss of toilet block – waste of money. • Opposed to removal of the library and relocating next tot Nardi's. Will impact on the driveway access into the car park, congest the car park flow and impact on truck access deliveries to the rear of the shops. • Opposed to more pedestrian extra crossings. • Retain 9-metre height limits as voted by Council. • Social and affordable housing doesn't fit the Village and should be proposed in residential areas not in commercial ones. • Opposed to multi story car parking which would change from free to park to a pay-to-park model. Will negatively affect the Village and drive people to Waurn Ponds where can park for free. • Exhibited during caretaker period (when council were unable to discuss during election period) and in December which is the busiest time of year for retailers. Feels sneaky as councillors couldn't work during this period. • Council already voted to squash the last Highton UDF yet has now been brought back, with slight changes.
Duplicate of submission 22	
Submitter No. 24 **Name:** Individual submitter **Address:** Pall Mall, Wandana Heights	• Rejects and opposes urban design framework for Highton Village. • Threatens character, functionality and accessibility of Highton Village. • Rezoning of car parks poses a significant risk and threat to business owners, residents and stakeholders. • High density housing and multi-storey car parks do not align with the Highton Village street scape • Rezoning opens the doors to unwanted developers, and their large scale, high-density projects. • The current zoning and 9- metre building height is suitable and consistent with the village's character • Adding pedestrian crossings will impede traffic, causing significant congestion, this could pose a safety risk for pedestrians due to the frustrations of drivers.

Submitter	Summary of Submission
	• The removal of car spaces will cause frustration, parking issues and congestion in Highton Village. Will impact businesses as the element of convenience, and a quick stop in will not be available and less accessible, pushing shoppers to the Belmont and Waurn Ponds, furthermore the Impact landlords, residents and the community has also not been taken into consideration. • Leave Highton as it is -no high-density urbanised living. • Repair and replace hazardous paving and make clearer markings on the round-about. • Revival of UDF disregards community views
Submitter No. 25 **Name:** S Robinson **Address:** Preston Street, Geelong West	• No loss of car space/parking • Opposes removal of toilet • Opposes removal of library and relocating next to Nardi's therefore allowing no driveway access • extra crossing causing congestion and slowing traffic • height limits to be 9 metres • no rezoning of property • no multi story car parking • exhibited during caretaker period

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

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

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

Background

2. Amendment C468ggee proposes to identify the South-West Geelong Investigation Area (SWGIA) as a site for future investigation by introducing strategic directions in accordance with the recommendations of the South-West Employment Land Review (HillPDA, 2023).

3. The Review (HillPDA, 2023) was the result of recommendations in Amendment C395ggee Settlement Strategy Panel Report (2020) in relation to the future use and development of the former Boral quarry at Waurn Ponds and the Western Industrial Precinct in the Armstrong Creek Growth Area.

4. The Review identified the need for 170 hectares of additional employment land within the investigation area to meet future employment land needs, as well as consideration of land-use options for surplus land, such as residential or tourism. The Review was adopted by Council at its meeting on 12 December 2023.

5. This amendment introduces strategic directions and further work clauses to the Greater Geelong Planning Scheme which facilitate the delivery of new employment land and consideration of other land uses, and makes associated changes to the planning scheme.

6. **Attachment 1** provides a background summary of the amendment process.

Key Matters

7. Exhibition of the amendment in September and October 2024 resulted in nine written submissions. Five were accepting submissions while four agency submissions provided comment. The submitting agencies were the Country Fire Authority (CFA), the Corangamite Catchment Management Authority (CCMA), the Department of Transport and Planning (DTP) and the Victorian Planning Authority (VPA).

8. A number of submissions requested minor changes in the form of adjustments to text or mapping corrections. In response to the submissions, the changes outlined below in paragraphs 9-11 were made in accordance with s23(1) of the *Planning and Environment Act 1987*.

9. In response to Submitter 001 (Boral Ltd), the municipal framework plan at Clause 02.04-1 (Municipal framework plan) was updated to remove the major resources designation south of the SWGIA.

10. At the request of Submitter 004 (DTP), the plan in *Armstrong Creek Urban Growth Plan Framework Plan, February 2025* was updated in line with comments from DTP.

11. At the request of Submitter 009 (VPA), and subject to further discussion with the submitter, text at Clause 74.02 (Further strategic work) was amended to expand the planning mechanisms for delivering the land once investigations are complete. This change also responds to a comment from Submitter 006 (UDIA Victoria).

12. **Attachment 1** includes the City's detailed response to matters raised in submissions.

13. With requested changes made, where within the scope of this amendment, Amendment C468ggee (**Attachment 2**) is ready for adoption.

RESOLUTION - Item 2.3

Cr A Katos moved, Cr E Sinclair seconded -

That Council:

1. **Adopts Amendment C468ggee – South West Geelong Investigation Area to the Greater Geelong Planning Scheme in the form as contained in Attachment 2 of this report; and**

2. **Submits the adopted Amendment C468ggee together with the prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

14. There are no significant financial implications to Council beyond that usually associated with the planning scheme amendment process.

15. There is a separate process for Council to consider the timing, process and resource implications to deliver the identified planning outcomes through a precinct structure plan or similar mechanism. This would be subject to a future Council decision.

16. In the long term, development contributions will be included as part of the planning for the area.

Community Engagement

17. The amendment was exhibited as required by the *Planning and Environment Act 1987*. Exhibition took place between 5 September and 14 October 2024.

18. Direct notice was given to affected landowners and occupiers, relevant agencies, and State Government departments and to prescribed Ministers. Notices were published in City News and on Council's webpage.

19. In response to exhibition, nine submissions were received. These submissions either supported the amendment, raised no objection or sought a change. The submissions are included in **Attachment 1** to this report.

20. No submission was received from the Wadawurrung Traditional Owners Aboriginal Corporation, who manage land adjacent to the precinct.

Social Equity and Sustainability

21. There are no significant social equity considerations. The further work this amendment facilitates will deliver employment land in south-west Geelong, ensuring communities in the region have access to employment close to where they live.

22. The preparation of the PSP will need to address the culturally significant 3.6-hectare Duneed Reserve off Ghazeepore Road site owned by the Wadawurrung Traditional Owners Aboriginal Corporation. This site abuts the investigation area and an appropriate interface will need to be determined in consultation with the Wadawurrung Traditional Owners.

23. Consultation both during the preparation of the Review (HillPDA, 2023) and the exhibition of Amendment C468ggee has aimed to allow those potentially affected to have their say.

Relevant Law/Policy/Legal Implications

24. The amendment is consistent with the Planning Policy Framework of the Planning Scheme.

25. The amendment has been prepared in the format required for planning schemes as outlined in the Ministerial Direction on the Form and Content of Planning Schemes.

26. A summary of changes to the Greater Geelong Planning Scheme is provided in **Attachment 1**.

Alignment to Community Plan and Vision

27. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

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

Conflict of Interest

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

Risk Assessment

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

31. There is a risk if the recommendations are not accepted, there could be a shortage of employment land in the south-west of Greater Geelong.

Environmental Sustainability

32. This area is already identified for long term urban development in the Greater Geelong Planning Scheme and G21 Regional Growth Plan.

33. The future detailed planning for the area will include environmental considerations such as native vegetation, biodiversity, water, servicing, transport and environmentally sustainable design consistent with precinct structure plan and other legislative requirements.

Attachments

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

Attachment 1 – Background and Consideration of Submissions

Background

1. Amendment C468ggee proposes to identify the South-West Geelong Investigation Area (SWGIA) as a site for future investigation by introducing strategic directions in accordance with the recommendations of the *South-West Employment Land Review* (HillPDA, 2023) (the 'Review') and make associated changes to the Greater Geelong Planning Scheme.

2. Specifically, the Amendment makes the following changes to the planning scheme:
   - Amends Clause 02.03-1 (Settlement) to insert strategic directions for the South-West Geelong Investigation Area.
   - Amends Clause 02.04-1 (Municipal framework plan) to indicate the extent of the South-West Geelong Investigation Area.
   - Amends Schedules 1, 2, 3, and 4 of Clause 37.07 (Urban Growth Zone) to update references to the *Armstrong Creek Urban Growth Plan - Framework Plan.*
   - Amends the Schedule to Clause 72.04 (Incorporated Documents) to replace the *Armstrong Creek Urban Growth Plan - Framework Plan, November 2008 (updated September 2012 and June 2015)* with the revised February 2025 version.
   - Amends the Schedule to Clause 72.08 (Background Documents) to insert the *South-West Employment Land Review* (HillPDA, 2023).
   - Amends the Schedule to Clause 74.02 (Further Strategic Work) to outline further strategic work needed to implement the new strategic directions.
   - Updates incorporated *Armstrong Creek Urban Growth Plan Framework Plan* (City of Greater Geelong, February 2025) to implement the Review's recommendations, including:
     - Amending document date to reflect changes;
     - Updating phrasing in the Employment sub-section of the framework plan; and
     - Replacing the map in the framework plan with a version which indicates the Western Industrial Precinct's inclusion in the South-West Geelong Investigation Area.

3. The amendment applies to the South-West Geelong Investigation Area (SWGIA) which is approximately 710 hectares of land in Waurn Ponds and Mount Duneed (see Figure 1). It is generally bounded to the east by Drayton Road; to the north by McPherson Road, the Geelong-Warrnambool Railway Line, Baanip Boulevard, and the Armstrong Creek; to the west by Airport Road; and to the south by Whites/Reservoir Road.

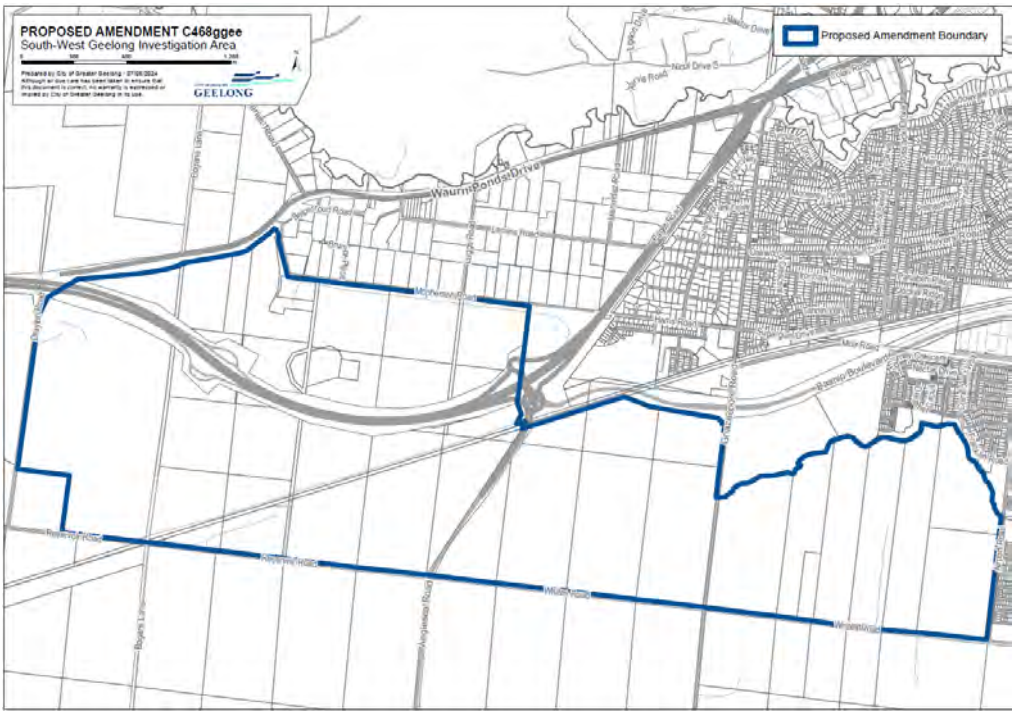

Figure 1. Land affected by the amendment

4. The new policy at Clause 02.03-1 (Settlement) introduces local policy and strategic direction to the Greater Geelong Planning Scheme. It identifies the delivery of 170 hectares of employment land as the priority of future investigations in the area to ensure the supply of employment land up to 2051. Surplus land could be identified for other strategic uses including residential and tourism uses, subject to further investigation, once the employment land has been identified. The new policy introduces three strategic directions to support this policy:
    - Facilitate the delivery of 170 hectares of employment land (net developable area) within the investigation area catering for a range of employment uses that meet local and sub-regional needs.
    - Accommodate a range of industrial lot sizes to provide for a diverse range of uses including sites capable of accommodating large scale manufacturing operations.
    - Strategically plan other land uses, including residential or tourism, on the balance of the land within the investigation area as part of a precinct structure planning process once employment land has been identified.

5. New policy is also added at Clause 74.02 (Further strategic work) which directs the next steps in investigating the land and preparing structure planning frameworks to allow future development.

6. Changes to Urban Growth Zone Schedules are to update the reference to the *Armstrong Creek Urban Growth Framework Plan* (City of Greater Geelong, February 2025).

7. The Review was commissioned as part of work conducted in the wake of Amendment C395ggee (Settlement Strategy), which was gazetted on 6 May 2021. At the C395ggee panel hearing, Council indicated willingness to investigate the potential for changes to the strategic direction

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

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

Consideration of Submissions

9. Amendment C468ggee was exhibited between 5 September and 14 October 2024, and during this period nine submissions were received. Of these, four were agency comments and five were accepting submissions. The submissions are summarised and responded to in the table on the following pages.

10. In general, the submissions supported the amendment though some submissions requested minor changes and further information provided by agencies allowed for corrections to be made to maps and planning scheme text. No submission was received from the Wadawurrung Traditional Owners Aboriginal Corporation, who manage land adjacent to the precinct.

11. Minor changes applied in response to submissions include further updates to the planning scheme map at Clause 02.04-1 (Municipal framework plan) and adjustment to wording of text in Clause 74.02 (Further strategic work). All changes requested and the Council officer responses are outlined in Table 1.

12. With no objecting submissions and the changes requested by submitters as outlined below accepted, Council can progress to adopt the amendment. There is no need for referral to an independent panel.

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

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

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

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

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

Planning and Environment Act 1987

Greater Geelong Planning Scheme

Amendment C468ggee

Instruction sheet

The planning authority for this amendment is the City of Greater Geelong.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Purpose and Vision** – replace Clause 02.03-1 with a new Clause 02.03-1 in the form of the attached document.

2. In **Purpose and Vision** – replace Clause 02.04-1 with a new Clause 02.04-1 in the form of the attached document.

3. In **Zones** – Clause 37.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

4. In **Zones** – Clause 37.07, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

5. In **Zones** – Clause 37.07, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

6. In **Zones** – Clause 37.07, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

7. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

8. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

9. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

02.03 STRATEGIC DIRECTIONS

07/07/2022
C417ggee

02.03-1 Settlement

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Proposed C468ggee

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

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

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

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

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

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

Strategic directions

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

Central Geelong

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

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

Strategic directions

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

West Fyans-Fyans Street

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

Strategic directions

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

Corio Norlane

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

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

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

Strategic directions

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

Urban growth areas

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

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

Strategic directions

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

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

Strategic direction

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

South-West Geelong Investigation Area

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

Strategic direction

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

Lara

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

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

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

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

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

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

Strategic directions

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

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

Bellarine Peninsula

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

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

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

Strategic directions

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

Wandana

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

Strategic directions

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

Anakie

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

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

Strategic directions

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

Moolap-Point Henry

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

Strategic direction

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

Activity centres and retail

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

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

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

GREATER GEELONG PLANNING SCHEME

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

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

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

Strategic directions

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

02.03-2 Environmental and landscape values

07/07/2022
C417ggee

Biodiversity, waterbodies and coastal areas

The City's rural areas contain important environmental assets.

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

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

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

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

Strategic directions

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

02.03-3 Environmental risks and amenity

07/07/2022
C417ggee

Bushfire

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

Strategic directions

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

Flooding and coastal inundation

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

Strategic directions

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

Salinity

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

Strategic direction

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

Amenity

Residential

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

Strategic direction

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

Commercial

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

Strategic direction

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

Rural Living

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

Strategic direction

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

02.03-4 Natural resource management

07/07/2022
C417ggee

Agriculture

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

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

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

Strategic directions

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

02.03-5 Built environment and sustainability

07/07/2022
C417ggee

Built environment

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

Strategic directions

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

Heritage

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

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

Strategic direction

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

02.03-6 Housing

07/07/2022
C417ggee

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

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

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

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

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

Strategic directions

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

02.03-7 Economic development

07/07/2022
C417ggee

Industry

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

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

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

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

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

Strategic directions

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

Tourism

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

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

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

Strategic directions

Support tourism use and development that:

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

02.03-8 Transport

07/07/2022
C417ggee

Transport

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

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

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

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

Strategic directions

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

Geelong Port

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

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

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

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

Strategic directions

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

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

02.03-9 Infrastructure

07/07/2022
C417ggee

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

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

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

Strategic directions

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

Materials recycling

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

Strategic direction

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

02.03-10 Gaming

07/07/2022
C417ggee

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

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

Strategic direction

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

GREATER GEELONG PLANNING SCHEME

02.04 STRATEGIC FRAMEWORK PLANS

07/07/2022
C417ggee

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

02.04-1 Municipal framework plan

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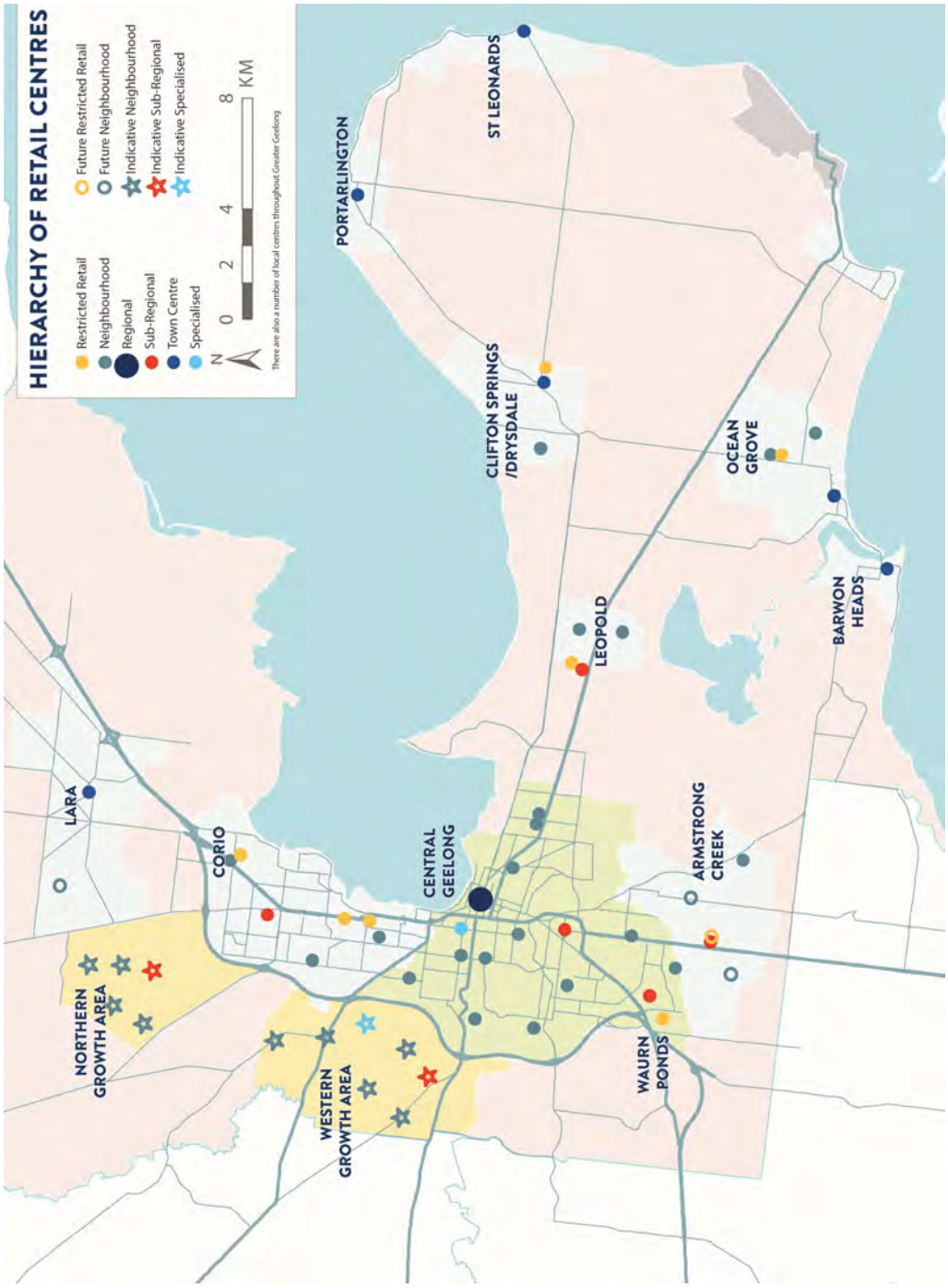
Proposed C468ggee

GREATER GEELONG PLANNING SCHEME

02.04-2 Retail activity centre hierarchy

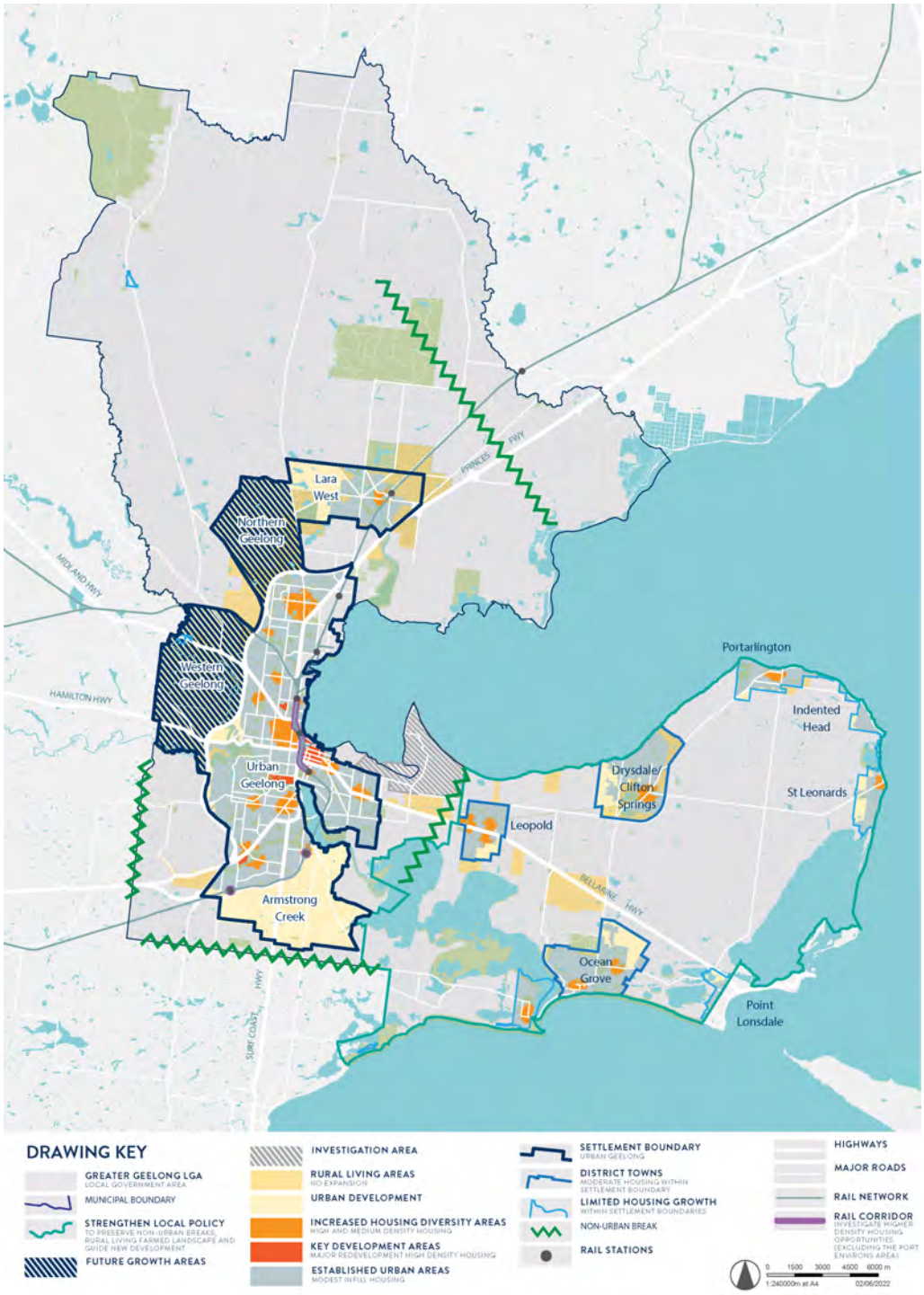
07/07/2022
C417ggee



GREATER GEELONG PLANNING SCHEME

02.04-3 Housing and settlement framework plan

29/06/2023
C434ggee



GREATER GEELONG PLANNING SCHEME

07/08/2014
C310

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

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

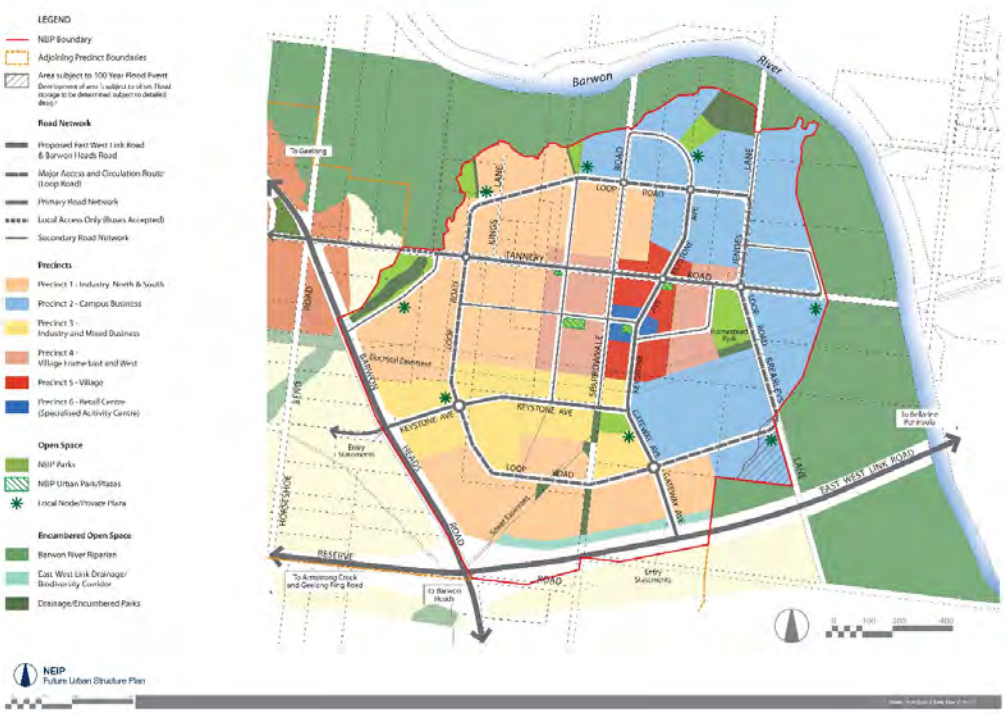
1.0 The Plan

07/12/2020
C396ggee

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

Plan 1 to Schedule 1 to Clause 37.07

Armstrong Creek North East Industrial Precinct Urban Structure Plan



2.0 Use and development

07/12/2020
C396ggee

2.1 The Land

07/12/2020
C396ggee

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

GREATER GEELONG PLANNING SCHEME

Plan 2 to Schedule 1 to Clause 37.07

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

2.2 Applied zone provisions

07/12/2020
C396ggee

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

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

Table 1: Applied zone provisions

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

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

2.3 Specific provisions – Use of land

07/12/2020
C396ggee

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

Precincts 1 and 2 - Industrial 1 Zone

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

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

Precinct 3 - Commercial 2 Zone

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

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

Precincts 4 and 5 - Mixed Use Zone

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

Precinct 6 - Commercial 1 Zone

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

2.4 Specific provisions – Subdivision

None specified.

2.5 Specific provisions – Buildings and works

None specified.

2.6 Specific provisions – Resolution of doubt

07/12/2020
C396ggee

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

2.7 Specific provisions – Provision of reticulated recycled water

07/12/2020
C396ggee

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the responsible authority.

2.8 Exemptions from permit requirements

07/12/2020
C396ggee

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

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

3.0 Application requirements

03/06/2010
C207

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

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

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

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

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

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

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

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

4.0 Conditions and requirements for permits

07/12/2020
C396ggee

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

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

Public open space

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

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

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

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by an applicable Development Contributions Plan

Drainage

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

Requirements for Native Vegetation

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

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

5.0 Exemption from notice and review

07/12/2020
C396ggee

None specified.

6.0 Decision guidelines

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

The following decision guidelines apply to an application for a permit to subdivide, use and/or develop land under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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

7.0 Signs

07/12/2020
C396ggee

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

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

8.0 Background documents

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

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

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

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

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

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

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

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

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

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

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

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

GREATER GEELONG PLANNING SCHEME

09/03/2017
C301

SCHEDULE 2 TO CLAUSE 37.07 URBAN GROWTH ZONE

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

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

1.0 The Plan

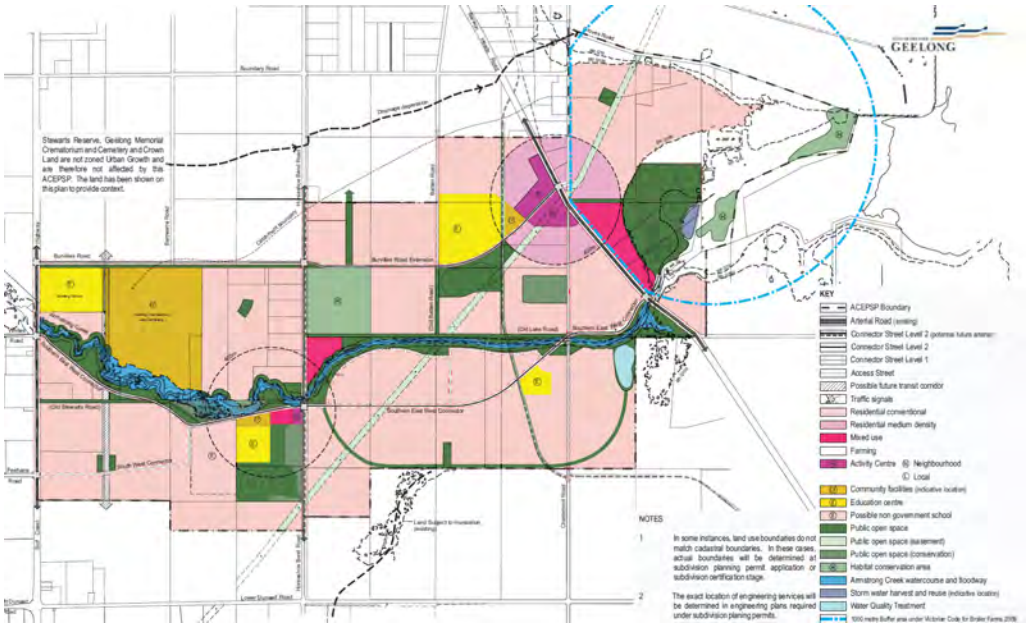
07/12/2020
C396ggee

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

GREATER GEELONG PLANNING SCHEME

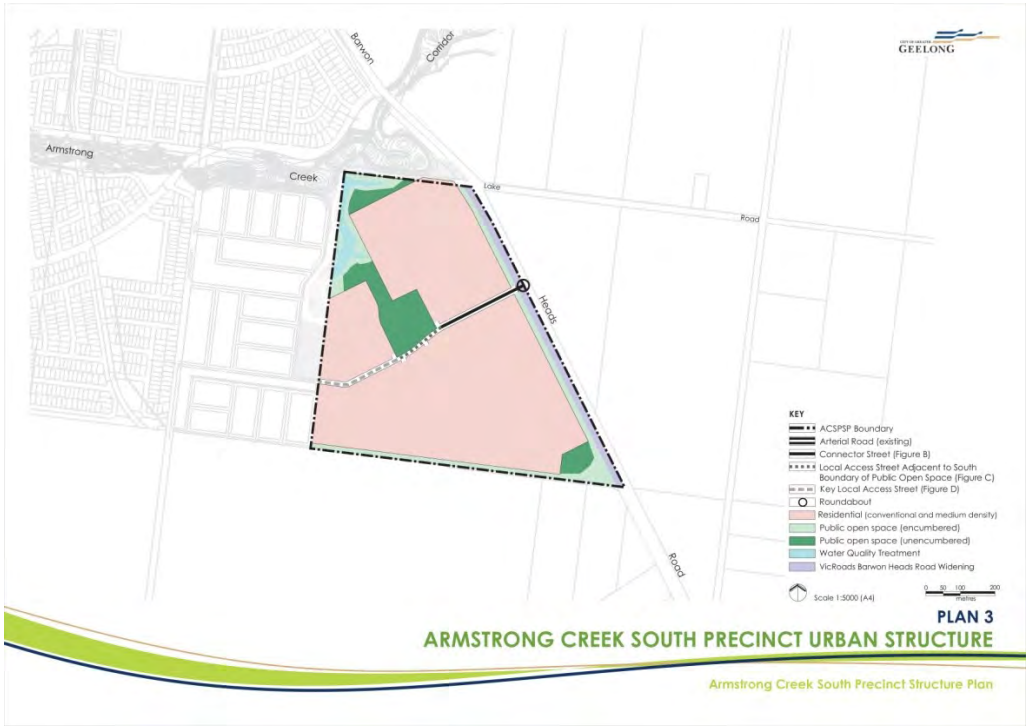
Plan 1 to Schedule 2 to Clause 37.07

Armstrong Creek East Precinct Urban Structure Plan (November 2011)



Plan 2 to Schedule 2 to Clause 37.07

Armstrong Creek South Precinct Urban Structure Plan (February 2016)



2.0 Use and development

09/03/2017
C301

2.1 The Land

07/12/2020
C396ggee

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

2.2 Applied zone provisions

07/12/2020
C396ggee

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Plan 1 and Plan 2 of this schedule.

Table 1: Applied zone provisions

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

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

The precise boundary of the Public Park and Recreation Zone will be determined by the Landscape Masterplan, approved as a condition of permit for subdivision.

2.3 Specific provisions – Use of land

07/12/2020
C396ggee

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Display home on land shown as residential or mixed use in Plan 1 of this schedule	Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.

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

2.4 Specific provisions – Subdivision

None specified.

2.5 Specific provisions - Buildings and works

07/12/2020
C396ggee

A permit is not required for the construction or carrying out of buildings and works associated with a display home on a lot over 300 square metres.

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code.

2.6 Specific provisions - Resolution of doubt

07/12/2020
C396ggee

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the Responsible Authority is satisfied that the use or development is in accordance with the incorporated *Armstrong Creek East Precinct Structure Plan* or the incorporated *Armstrong Creek South Precinct Structure Plan*.

2.7 Specific provisions – Provision of reticulated recycled water

07/12/2020
C396ggee

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.

3.0 Application requirements

09/03/2017
C301

An application for use, buildings and works, or subdivision must be accompanied by a site assessment of the potential for contaminated land as a result of the previous land uses in areas proposed for a sensitive use (residential use, child care centre, pre-school centre or primary school). If the Responsible Authority is satisfied that this requirement is not relevant to the assessment of the application, it may waive or reduce the requirement.

Activity Centres

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within the land identified as the neighbourhood activity centre in the incorporated *Armstrong Creek East Precinct Structure Plan* until an urban design framework for the neighbourhood activity centre has been prepared to the satisfaction of the Responsible Authority.

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

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to approval of an urban design framework if, in the opinion of the Responsible Authority, the grant of the permit will assist in achieving the objectives and the planning and design guidelines for the activity centre set out in the incorporated precinct structure plan.

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

Mixed Use Area East of Barwon Heads Road

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within the land identified as the mixed use area east of Barwon Heads Road in the incorporated *Armstrong Creek East Precinct Structure Plan* until an urban design framework for the mixed use area east of Barwon Heads Road has been prepared to the satisfaction of the Responsible Authority.

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

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to approval of an urban design framework if, in the opinion of the Responsible Authority, the grant of the permit will assist in achieving the objectives and the planning and design guidelines for the mixed use area east of Barwon Heads Road set out in the incorporated precinct structure plan.

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

Subdivision

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

- Integration with the existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape character.
- The staging of the development.
- Where appropriate, the location of proposed planned community infrastructure, public open space areas and their recreation function.
- An assessment of the existing surface and subsurface drainage conditions on the site by a suitably qualified professional and the potential impacts on the proposed development, including any measures required to mitigate the impacts of springs on the development and the impact of the development on drainage.
- An application for a residential subdivision of 10 lots or more must be accompanied by:
- a written statement that explains how the subdivision meets the objectives and planning and design guidelines for the Image and Character and Subdivision and Housing elements of the incorporated Armstrong Creek East Precinct Structure Plan or the incorporated *Armstrong Creek South Precinct Structure Plan*..
- subdivision and housing guidelines.

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

An application for subdivision within the incorporated *Armstrong Creek South Precinct Structure Plan* must be accompanied by a Precinct Infrastructure Plan which addresses the following:

- the provision, staging and timing of stormwater drainage works.
- what land may be affected or required for the provision of infrastructure works.
- the provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- the landscaping of any land.
- the provision of public open space and land for any community facilities.
- what, if any, infrastructure set out in the *Armstrong Creek South Precinct Structure Plan* is sought to be provided as 'works in kind' subject to the consent of the collecting agency.
- any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

Drainage and Floodplain Management

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

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

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

4.0 Conditions and requirements for permits

09/03/2017
C301

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

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

09/03/2017
C301

Public open space and community facilities

Land identified as public open space or community facilities in the incorporated *Armstrong Creek East Precinct Structure Plan* and specified on Plan 3 - Urban Structure Plan and in Table 1 - Land Use Budget in the incorporated *Armstrong Creek East Precinct Structure Plan* and in the incorporated *Armstrong Creek South Precinct Structure Plan* and specified on Plan 3 - Urban

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

Public open space must be provided in accordance with Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Armstrong Creek East Precinct Structure Plan* and Plan 3 - Urban Structure Plan and Table 1 – Summary Land Use Budget in the incorporated *Armstrong Creek South Precinct Structure Plan*, beforebefore to the issue of a Statement of Compliance (or as otherwise agreed with the Responsible Authority). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request in addition to that reflected in Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Armstrong Creek East Precinct Structure Plan* and Plan 3 - Urban Structure Plan and Table 1 - Summary Land Use Budget in the incorporated *Armstrong Creek South Precinct Structure Plan*, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by an applicable Development Contributions Plan.

Drainage

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

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

Flood Mitigation

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

Requirements for Native Vegetation

Armstrong Creek East Precinct

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

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

Armstrong Creek South Precinct

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

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

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

4.2 Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

07/08/2014
C310

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority, which identifies the lots that will include a restriction which reads "The construction or extension of a dwelling on lots identified on this plan must be assessed for compliance against the Small Lot Housing Code". This restriction must also be shown on the plan of subdivision submitted for certification to the satisfaction of the Responsible Authority.

5.0 Exemption from notice and review

07/12/2020
C396ggee

None specified.

6.0 Decision guidelines

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

The following decision guidelines apply to an application for a permit to subdivide, use and/or develop land under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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

7.0 Signs

07/12/2020
C396ggee

The sign category is the category which is applicable for the relevant applied zone.

Despite the provisions of Clause 52.05, a permit may be granted to display a sign that promotes the sale of land or dwellings, whether or not the sign is located on the land for sale.

8.0 Background documents

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

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

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

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

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

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

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

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

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

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

Warralily Desktop Contamination Assessment, Coffey, 29 April 2015

GREATER GEELONG PLANNING SCHEME

07/08/2014
C310

SCHEDULE 3 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ3.**

ARMSTRONG CREEK WEST PRECINCT STRUCTURE PLAN SEPTEMBER 2012

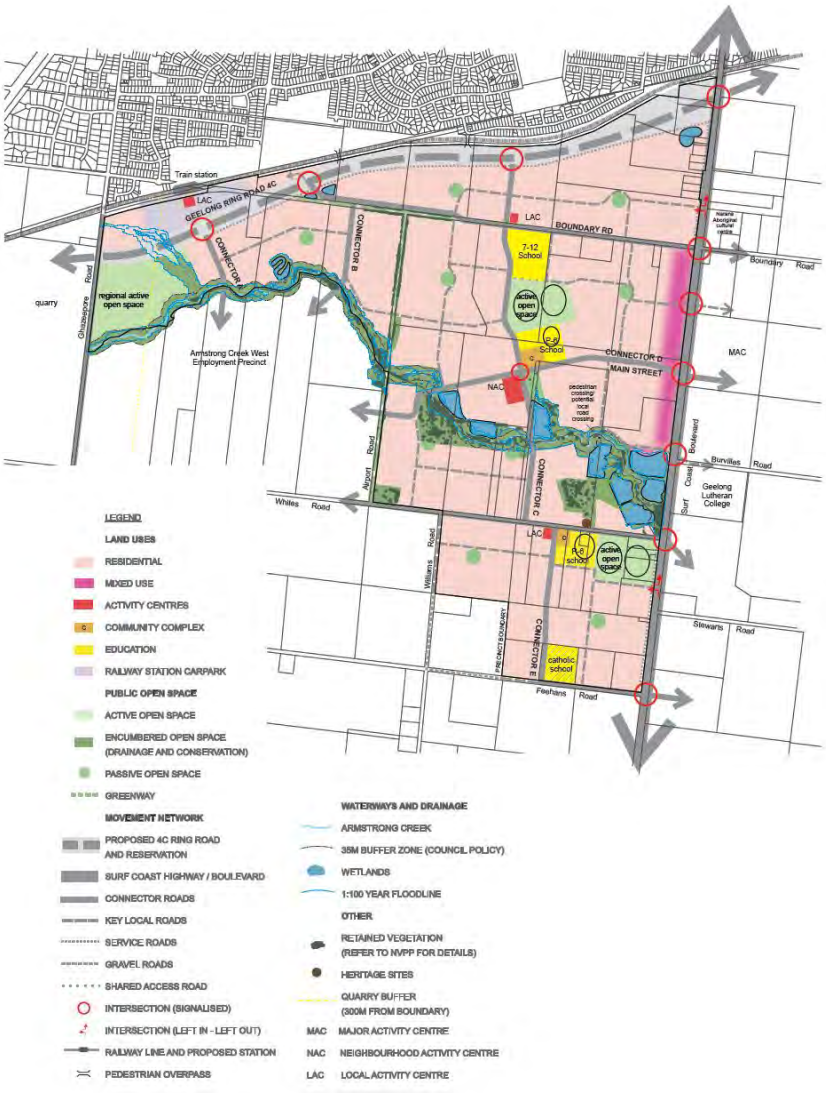
1.0 The Plan

07/12/2020
C396ggee

Plan 1 shows the future urban structure outlined in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).

Plan 1 to Schedule 3 to Clause 37.07

Armstrong Creek West Precinct Structure Plan



2.0 Use and development

07/08/2014
C310

2.1 The Land

07/12/2020
C396ggee

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

2.2 Applied zone provisions

07/12/2020
C396ggee

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Plan 1 of this schedule.

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule	Applied zone provisions
Residential	Clause 32.08 - General Residential Zone (Schedule 1)
Mixed use	Clause 32.04 - Mixed Use Zone
Activity Centre - Neighbourhood Activity (NAC)	Clause 34.01 - Commercial 1 Zone
Activity Centre - Local Activity (LAC)	Clause 34.01 - Commercial 1 Zone
Community complex	Clause 32.04 - Mixed Use Zone
Education	Clause 32.01 - Commercial 1 Zone
Active open space	Clause 36.02 - Public Park and Recreation Zone
Passive open space	Clause 36.02 - Public Park and Recreation Zone
Encumbered open space (drainage and conservation)	Clause 36.02 - Public Park and Recreation Zone
Armstrong Creek watercourse and floodway	Clause 36.02 - Public Park and Recreation Zone
Wetlands	Clause 36.02 - Public Park and Recreation Zone

The precise boundary of the Commercial 1 Zone for local activity centres will be determined by the designation of land in a relevant plan of subdivision as a local centre to the satisfaction of the Responsible Authority.

The precise boundary of the Commercial 1 Zone for neighbourhood activity centres will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of the Responsible Authority and as informed by the Urban Design Framework approved by the Responsible Authority.

The precise boundary of the Mixed Use Zone will be determined by the designation of land in a relevant plan of subdivision as a mixed use area to the satisfaction of the Responsible Authority and as informed by the Urban Design Framework approved by the Responsible Authority.

The precise boundary of the Public Park and Recreation Zone will be determined by the Landscape Masterplan, approved as a condition of permit for subdivision.

2.3 Specific provisions – Use of land

07/12/2020
C396ggee

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Display home on land shown as residential or mixed use in Plan 1 of this schedule	Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.
Restaurant/Food and drink premises (Cafe) **Real estate agency office (temporary)**	The land identified within the Mixed Use area as 'potential restaurant/café and/or 'temporary real estate office' on Plan 10 in the *Armstrong Creek West Precinct Structure Plan* (September

Use	Condition
	2012) may, subject to a permit, be used and developed for the purposes of restaurant, café and/or temporary real estate agency office.

2.4 Specific provisions – Subdivision

None specified.

2.5 Specific provisions - Buildings and works

07/12/2020
C396ggee

A permit is not required for the construction or carrying out of buildings and works associated with a display home on a lot over 300 square metres.

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code.

2.6 Specific provisions - Resolution of doubt

07/12/2020
C396ggee

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the Responsible Authority is satisfied that the use or development is generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan*(September 2012).

2.7 Specific provisions – Provision of reticulated recycled water

07/12/2020
C396ggee

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.

3.0 Application requirements

07/12/2020
C396ggee

An application for use, buildings and works, or subdivision must take into consideration the Phase 1 Report on Contamination and Geotechnical Opportunities and Constraints undertaken by Golder Associates (9 November 2010) for the *Armstrong Creek West Precinct.*

An application for use, buildings and works, or subdivision in areas identified in the Golder Associates report as specific areas requiring further assessment must be accompanied by an Environmental Assessment in areas proposed for a sensitive use (public open space, residential use, child care centre, pre-school centre or primary school), to the satisfaction of the Responsible Authority. If the Responsible Authority is satisfied that this requirement is not relevant to the assessment of the application, it may waive or reduce the requirement.

An Environmental Assessment must include assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by Council. If the Responsible Authority is satisfied that significant levels of contamination have been found:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environmental Protection Act 1970*, or
- An environmental auditor appointed under the *Environmental Protection Act 1970* must make a statement in accordance with Part IXD of the *Environmental Protection Act 1970* that the environmental condition of the land are suitable for the sensitive use.

Activity Centres

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within land identified as the Armstrong Creek West Precinct Neighbourhood Activity Centre and land identified as the Armstrong Creek West Precinct Train Station Local Activity Centre in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012), until an urban design framework has been prepared for these centres to the satisfaction of the Responsible Authority.

Unless the Responsible Authority agrees otherwise, the urban design framework must address all of the land in the Armstrong Creek West Precinct Neighbourhood Activity Centre and the Armstrong Creek West Precinct Train Station Local Activity Centre and must be generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan* and must address and respond to Section 4.5 and Appendix 6 of the incorporated *Armstrong Creek West Precinct Structure Plan*(September 2012) and any other relevant part of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) as appropriate.

A permit may be granted for the use or subdivision of land, to construct a building or construct and carry out works prior to approval of an urban design framework for the Armstrong Creek West Precinct Neighbourhood Activity Centre and the Armstrong Creek West Precinct Train Station Local Activity Centre if, in the opinion of the Responsible Authority, the granting of the permit will assist in achieving the objectives, the relevant planning and design guidelines and provisions of Appendix 6 for the Neighbourhood Activity Centre set out in the incorporated Armstrong Creek West Precinct Structure Plan.

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

Mixed Use Area West of Surf Coast Highway

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within the land identified as the mixed use area west of Surf Coast Highway in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) until an urban design framework for the mixed use area has been prepared to the satisfaction of the Responsible Authority.

The urban design framework for the mixed use area west of the Surf Coast Highway must be generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) and must address and respond to Section 4.5 of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) and any other relevant part of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) as appropriate.

A permit may be granted for the use or subdivision of land or to construct a building or construct and carry out works prior to approval of an urban design framework if, in the opinion of the Responsible Authority, the grant of the permit will assist in achieving the objectives and the planning and design guidelines for the mixed use area west of Surf Coast Highway set out in the incorporated precinct structure plan.

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

Subdivision

Site analysis

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

- A summary of relevant background technical reports previously prepared for the *Armstrong Creek West Precinct*.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

Design response

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

- A written statement that explains how the subdivision meets the objectives and planning and design guidelines for the *Image and Character* and *Subdivision and Housing* elements of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).
- A Density Strategy which applies to the entire land holdings of an applicant and demonstrates that the proposed subdivision achieves the density targets set out in the *Armstrong Creek West Precinct Structure Plan.* The Density Strategy should include a table which identifies the net developable residential area, the number of lots proposed, the average lot size as well as the overall density achieved. The Density Strategy should also consider and respond to any already approved Density Strategies as part of other subdivisions within the *Armstrong Creek West Precinct Structure Plan* (September 2012) area.
- Integration with the existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape character.
- The staging of the development.
- Where appropriate, the location of proposed planned community infrastructure, public open space areas and their recreation function.
- An assessment of the existing surface and subsurface drainage conditions on the site by a suitably qualified professional and the potential impacts on the proposed development, including any measures required to mitigate the impacts of springs on the development and the impact of the development on drainage.
- An assessment against the 'three step approach' (avoid, minimise and offset) pursuant to the Native Vegetation Management Framework for all vegetation identified as 'practical retention trees' in Appendix B of the *Armstrong Creek West Native Vegetation Precinct Plan.*

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

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

- the provision, staging and timing of stormwater drainage works.
- what land may be affected or required for the provision of infrastructure works.
- the provision, stating and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- the landscaping of any land.
- the provision of public open space and land for any community facilities.
- what, if any, infrastructure set out in the *Armstrong Creek West Development Contributions Plan* is sought to be provided as "works in lieu" subject to the consent of the collecting agency.
- any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

4.0 Notice of an application

07/08/2014
C310

Notice of any application for a permit affecting land identified by the *Armstrong Creek West Native Vegetation Precinct Plan* as an offset site must be given to the Department of Environment and Primary Industries pursuant to Section 52(1)(d) of the *Planning and Environment Act 1987*.

5.0 Referral of an application

07/08/2014
C310

An application for the removal of vegetation identified as 'retained vegetation' in the *Armstrong Creek West Native Vegetation Precinct Plan* must be referred to the Department of Environment and Primary Industries pursuant to Section 55 of the *Planning and Environment Act.*

Any application relating to land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 19 (Flood boundary for existing conditions Q100) in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012) must be referred to the relevant Catchment Management Authority.

6.0 Conditions and requirements for permits

07/08/2014
C310

General Requirements

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the *Armstrong Creek West Precinct Structure Plan* (September 2012) and the *Armstrong Creek West Native Vegetation Precinct Plan* are implemented as part of the planning permit or the plans endorsed under the planning permit.

Requirements for Neighbourhood Activity Centre and Mixed Use Area along Surf Coast Highway

The subdivision, development or use of the Neighbourhood Activity Centre or Mixed Use Area along Surf Coast Highway must be generally in accordance with the relevant Urban Design Framework approved by the Responsible Authority.

Requirements for implementation of Environmental Assessments

If a statement by an environmental auditor is provided rather than a certificate of environmental audit, and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, those conditions must be inserted as conditions of permit and must be implemented to the satisfaction of the Responsible Authority.

Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

- Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority, which identifies the lots that will include a restriction which reads "The construction or extension of a dwelling on lots identified on this plan must be assessed for compliance against the Small Lot Housing Code". This restriction must also be shown on the plan of subdivision submitted for certification to the satisfaction of the Responsible Authority.

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

07/03/2013
C240

Public open space and community facilities

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

Public open space must be provided in accordance with Plan 6 Public Open Space in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012), prior to the issue of a Statement of Compliance for the relevant stage (or as otherwise agreed with the Responsible Authority). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request and approved by the Responsible Authority, in addition to that reflected in Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012), must be transferred to or vested in Council at no cost to Council and is not subject to compensation or equalisation.

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must transferred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Armstrong Creek West Development Contributions Plan*.

Drainage

Individual stages of development must demonstrate compliance with the staged delivery of ultimate drainage infrastructure in accordance with Plan 19 of the incorporated *Armstrong Creek West Precinct Structure Plan* (September 2012).

7.0 Exemption from notice and review

07/12/2020
C396ggee

None specified.

8.0 Decision guidelines

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Proposed C468ggee

The following decision guidelines apply to an application for a permit to subdivide, use and/or develop land under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the application is generally in accordance with the *Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)*.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Precinct Structure Plan*, September 2012 including any approved Urban Design Frameworks.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Precinct Native Vegetation Precinct Plan*, November 2012.
- Whether the application is generally in accordance with the incorporated *Armstrong Creek West Precinct Development Contributions Plan,* December 2023.

9.0 Signs

07/12/2020
C396ggee

The sign category is the category which is applicable for the relevant applied zone.

Despite the provisions of Clause 52.05, a permit may be granted to display a sign that promotes the sale of land or dwellings, whether or not the sign is located on the land for sale.

Education promotion signs

Despite the provisions of Clause 52.05, a permit may be granted, for a period of no more than 5 years, to display a sign that promotes an education centre on land identified as education on Plan 1 to this Schedule.

GREATER GEELONG PLANNING SCHEME

10.0 Background document

Armstrong Creek West Precinct Phase 1 Assessment Report on Contamination and Geotechnical Opportunities and Constraints, 9 November 2010

GREATER GEELONG PLANNING SCHEME

27/11/2014
C259

SCHEDULE 4 TO CLAUSE 37.07 URBAN GROWTH ZONE

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

ARMSTRONG CREEK HORSESHOE BEND PRECINCT STRUCTURE PLAN, SEPTEMBER 2014

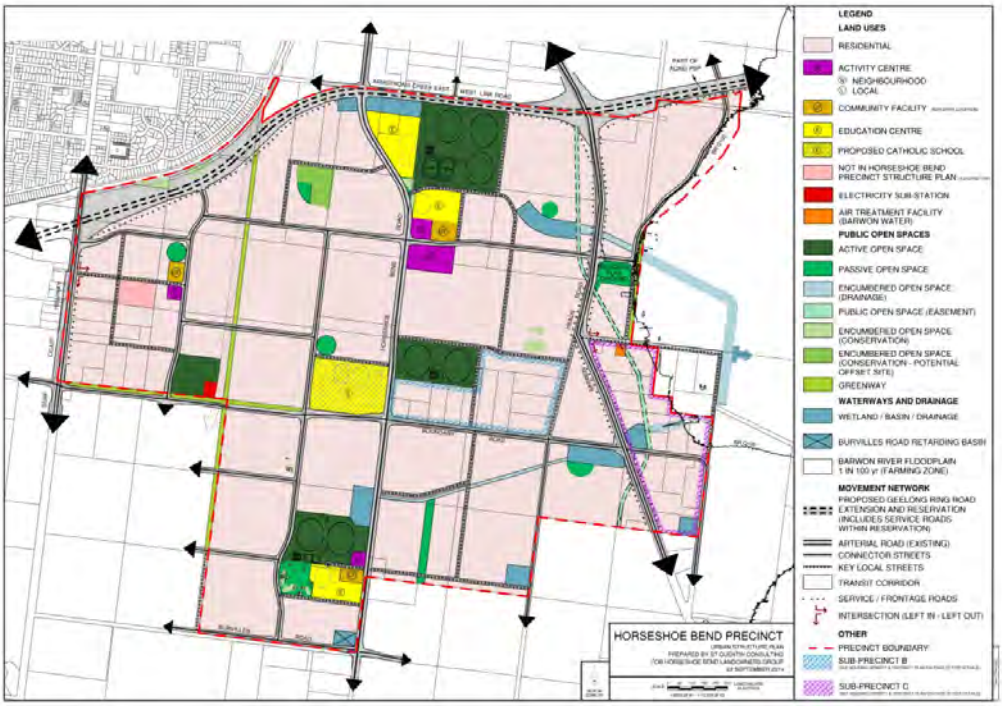
1.0 The Plan

07/12/2020
C396ggee

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

Plan 1 to Schedule 4 to Clause 37.07

Horseshoe Bend Precinct Structure Plan



2.0 Use and development

27/11/2014
C259

2.1 The Land

07/12/2020
C396ggee

The provisions specified in this schedule only apply to land in the Armstrong Creek Horseshoe Bend Precinct (Plan 1) that is zoned UGZ.

2.2 Applied zone provisions

09/03/2023
C451ggee

The provisions of the following zones in this scheme apply to the use and subdivision of land, construction of a building and construction and carrying out of works, by reference to Plan 1 of this schedule.

Table 1: Applied zone provisions

Land shown on plan 1 of this schedule	Applied zone provisions
Activity Centre - Local Activity (LAC)	Clause 34.01 - Commercial 1 Zone

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

2.3 Specific provisions – Use of land

07/12/2020 C396ggee

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Display home on land shown as residential in Plan 1 of this schedule	Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.

2.4 Specific provisions – Subdivision

None specified.

3.0 Buildings and works

27/11/2014 C259

3.1 Display homes

27/11/2014 C259

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

3.2 Lots less than 300 square metres

27/11/2014 C259

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the incorporated Small Lot Housing Code.

4.0 Application requirements

27/11/2014 C259

4.1 Environmental Assessment

07/12/2020 C396ggee

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

An application to use or subdivide land, construct a building or construct or carry out work in areas identified in the SKM report as specific areas requiring further assessment must be accompanied by an Environmental Assessment if the land is proposed for a sensitive use (public open space, residential use, child care centre, pre-school centre or primary school),. If the Responsible Authority is satisfied that this requirement is not relevant to the assessment of the application, it may waive or reduce the requirement.

An Environmental Assessment must include assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. This assessment is to be peer reviewed by a suitably qualified environmental professional approved by the Responsible Authority. If the Responsible Authority is satisfied that significant levels of contamination have been found:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of *the Environmental Protection Act 1970*, or
- An environmental auditor appointed under the *Environmental Protection Act 1970* must make a statement in accordance with Part IXD of the *Environmental Protection Act 1970* that the environmental condition of the land are suitable for the sensitive use.

4.2 Subdivision

10/02/2022
C399ggee

Site analysis

An application must be accompanied by a site analysis and design response as detailed in Clause 56.01. The site analysis must address or provide the following to the satisfaction of the responsible authority:

- A summary of relevant background technical reports previously prepared for the Armstrong Creek Horseshoe Bend Precinct.
- A consolidated site analysis plan in digital and hard copy format that depicts all relevant site analysis information.

Design response

The design response must address or provide the following to the satisfaction of the responsible authority:

- A written statement that explains how the subdivision meets the objectives and planning and design guidelines for the *Image and Character* and *Subdivision and Housing* elements of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan.*
- Integration with the existing or proposed subdivision of adjoining properties including through alignment and configuration of the street network and landscape character.
- The staging of the development.
- Where appropriate, the location of proposed planned community infrastructure, public open space areas and their recreation function.
- An assessment by a suitably qualified professional of the existing surface and subsurface drainage conditions on the site and the potential impacts on the proposed development, including any measures required to mitigate the impacts of springs on the development and the impact of the development on drainage.
- An assessment to confirm that the application will avoid, minimise and offset loss pursuant to the *Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines* (DEPI, 2013) for all vegetation identified as 'practical retention trees' in the *Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area August 2014 (Amended July 2021).*

If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may waive any of the above requirements.

Precinct Infrastructure Plan

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

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

- What land may be affected or required for the provision of infrastructure works.
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment.
- The landscaping of any land.
- The provision of public open space and land for any community facilities.
- What, if any, infrastructure set out in the *Armstrong Creek Horseshoe Bend Development Contributions Plan* is sought to be provided as 'works in lieu' subject to the consent of the collecting agency.
- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

4.3 Drainage and Floodplain Management

27/11/2014
C259

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

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

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

5.0 Referral and notice

27/11/2014
C259

5.1 Native vegetation

10/02/2022
C399ggee

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

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

5.2 Flooding

27/11/2014
C259

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

6.0 Conditions and requirements for permits

27/11/2014
C259

6.1 Requirements for provision of reticulated recycled water

27/11/2014
C259

All newly created lots and buildings must be connected to a reticulated recycled water supply system for toilet flushing and garden watering. Where a reticulated recycled water supply system is not available to the building, a building must be connected to a rain water tank with a minimum capacity of 2500 litres for toilet flushing and garden watering or an alternative grey water recycling system to the satisfaction of the Responsible Authority.

6.2 Requirements for Activity Centres

27/11/2014
C259

A permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works within land identified as the North East Neighbourhood Activity Centre in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Pl*an, until an urban design framework has been prepared for this centre to the satisfaction of the Responsible Authority.

Unless the Responsible Authority agrees otherwise, the urban design framework must address all of the land in the North East Neighbourhood Activity Centre and must be generally in accordance with the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* and must address and respond to any relevant part of the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan* as appropriate.

This does not apply if, in the opinion of the Responsible Authority, the grant of the permit will assist in achieving the objectives and the planning and design guidelines for the activity centre set out in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*.

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

6.3 Requirements for native vegetation

10/02/2022
C399ggee

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

6.4 Requirements for implementation of Environmental Assessments

27/11/2014
C259

If a statement by an environmental auditor is provided rather than a certificate of environmental audit, and the statement indicates that the environmental conditions of the relevant land are suitable for a sensitive use subject to conditions, those conditions must be inserted as conditions of permit and must be implemented to the satisfaction of the Responsible Authority.

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

27/11/2014
C259

Public open space and community facilities

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

Public open space must be provided in accordance with Plan 3 – Urban Structure Plan in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, prior to the issue of a Statement of Compliance for the relevant stage (or as otherwise agreed with the Responsible Authority). These contributions are subject to an equalisation for unencumbered open space.

Any public open space provided at the applicants request and approved by the Responsible Authority, in addition to that reflected in Plan 3 - Urban Structure Plan and Appendix 1 - Detailed Land Use Budget by Property in the incorporated *Horseshoe Bend Precinct Structure Plan*, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

Road widening

Apart from land affected by a Public Acquisition Overlay, land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the *Armstrong Creek Horseshoe Bend Development Contributions Plan*.

Drainage

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

Flood mitigation

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

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

7.0 Resolution of doubt

07/12/2020
C396ggee

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the responsible authority is satisfied that the use or development is in accordance with the incorporated *Horseshoe Bend Precinct Structure Plan – September 2014*.

8.0 Exemption from notice and review

07/12/2020
C396ggee

None specified.

9.0 Decision guidelines

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Proposed C468ggee

The following decision guidelines apply to an application for a permit to subdivide, use and/or develop land under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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

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

10.0 Signs

07/12/2020
C396ggee

The sign category is the category which is applicable for the relevant applied zone.

Despite the provisions of Clause 52.05, a permit may be granted to display a sign that promotes the sale of land or dwellings, whether or not the sign is located on the land for sale.

Despite the provisions of Clause 52.05, a permit may be granted, for a period of no more than 5 years, to display a sign that promotes an education centre on land identified as education on Plan 1 to this Schedule.

11.0 Background document

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

GREATER GEELONG PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

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Proposed C468ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads (June 2020)	C415ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment (July 2011)	C257
Adventure Park Comprehensive Development Plan (May 2014)	C288
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan (May 2016)	C316
Armstrong Creek East Native Vegetation Precinct Plan (May 2010)	C206
Armstrong Creek East Precinct Structure Plan (May 2010, Amended November 2011)	C214
Armstrong Creek East Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek North East Industrial Precinct Growling Grass Frog Conservation Management Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan (May 2010)	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan (May 2010)	C207
Armstrong Creek South Precinct Structure Plan (February 2016)	C301
Armstrong Creek Town Centre Precinct Structure Plan (March 2014)	C267
Armstrong Creek Town Centre Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek Urban Growth Plan Framework Plan (City of Greater Geelong, February 2025)	C468ggee
Armstrong Creek West Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Armstrong Creek West Precinct Native Vegetation Precinct Plan (November 2012)	C240
Armstrong Creek West Precinct Structure Plan (September 2012)	C240
Australian Standard AS2021-2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (Standards Australia Limited, 2015)	VC244
Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document (October 2020)	C413ggee
Batman Park, Indented Head Incorporated Plan (June 2015)	C274
BUPA Aged Care Facility, Bellarine Lakes (May 2016)	C336
Central Road Drysdale Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Chisholm Road Prison Project, Lara, Incorporated Document (June 2019)	C389ggee
City of Greater Geelong Sign Guidelines (City of Greater Geelong, February 2024)	C383ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
"Claremont" 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan (February 2022)	C422ggee
"Claremont Homestead" 12-16 Kinsmead Street, Waurn Ponds Statement of Significance (February 2022)	C422ggee
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong (July 2017)	C358
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document (September 2020)	C401ggee
Drysdale Bypass (November 2017)	C369
Environmental Weeds (City of Greater Geelong, September 2008)	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements (December 2002)	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings (Graeme Butler for the City of Geelong, 1993)	C258
Geelong Convention and Exhibition Centre Strategic Development Site Project (April 2023)	C456ggee
Geelong Library and Heritage Centre Redevelopment (March 2013)	C287
Geelong Ring Road – Section 4C Incorporated Document (June 2010)	C232
Geelong TAC Office Development (October 2006)	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document (July 2019)	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan (December 2017)	C365
Heritage and Design Guidelines (City of Greater Geelong, 1997)	NPS1
HO1613 McLeods Waterholes Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1613 McLeods Waterholes Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1617 Rocky Point Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1618 Woollen Mills Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1620 Drysdale Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1622 Latrobe Terrace Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1623 Newtown Hill Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1624 Latrobe Terrace Shops Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1624 Latrobe Terrace Shops Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1625 Chilwell and Saffron Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1626 Aberdeen, George and Skene Streets Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1627 Aphrasia Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1628 Autumn Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1630 Drumcondra and Rippleside Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1631 The Esplanade Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1632 Girton Crescent Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1633 Lawton Avenue Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO1634 Pakington Street Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1635 Villamanta Street Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1637 Geelong Commercial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1638 Woolstores Industrial Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1638 Woolstores Industrial Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1639 City East Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1640 Civic Centre Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1641 City South Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1642 Early Twentieth Century Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1643 Post World War 1 Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1644 City South-East Residential Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1649 Flinders Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1650 Golf Links Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1732 Fyans Heritage Area Statement of Significance (City of Greater Geelong, 2022)	C417ggee
HO1903 Wimmera Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1905 Evans Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1906 Kardinia Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1908 Belmont Heights Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1909 Elderslie Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
HO1916 Aberdeen Street (Newtown) Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1917 Eyre Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1918 Hermitage Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1919 William and Margaret Streets Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1920 Shannon Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1921 Clarkes Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1922 Bareena Estate Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1923 Mercers Hill Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1924 Cairns Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1925 Fairview Avenue Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1926 Bona Vista Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1958 Ballinasloe Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1959 Great Western Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1960 Milton Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1961 Pineville Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO1962 Waterloo Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2005 Upper Skene Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2006 Newtown West Heritage Area Heritage Design Guidelines (City of Geelong, 2022)	C417ggee
HO2007 West Melbourne Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2016 Austin Park and Environs Heritage Area Heritage Design Guidelines (City of Greater Geelong 2022)	C417ggee
HO2017 Myers Street Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
HO2018 Western Beach Road Heritage Area Heritage Design Guidelines (City of Greater Geelong, 2022)	C417ggee
Horseshoe Bend Precinct Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Jetty Road Urban Growth Area Stage 1 Development Contributions Plan (Urban Enterprise, December 2023)	VC249

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
Lara West Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013)	C246
Lara West Precinct Structure Plan, Revision J (25 September 2013)	C246
Melbourne Geelong Interconnection Project (June 2010)	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan (June 2014)	C285
Mental Health Beds Expansion Program Incorporated Document (November 2020)	GC176
Native Vegetation Precinct Plan: Armstrong Creek Town Centre Precinct (July 2021)	C399ggee
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct (March 2013)	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area (July 2021)	C399ggee
Newtown Heritage Study Review Report, Volume 3 (City of Greater Geelong, 2008)	C191
New Station Estate Restructure Plan (July 2010, Amended December 2017)	C376pt1ggee
Part 1 / 250 Beach Road, Avalon, August 2022	C448ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002)	VC17
Regional Fast Rail Project, Integrated Approval Requirements (December 2002)	VC17
Rail Upgrades at Geelong Port Project (May 2010)	C211
Rippleside Comprehensive Development Plan (David Lock Associates and James D. Ramsey, February 2000)	C2
Rippleside Urban Design Guidelines (David Lock Associates and Andrew Olszewski, June 2000)	C2
Saleyards Comprehensive Development Plan (April 2023)	C434ggee
Small Lot Housing Code (December 2012)	C267
Specialist Training Facility Incorporated Document (June 2019)	C392ggee
Stage 5 GMHBA Stadium Development Kardinia Park Moorabool Street, Geelong South Incorporated Document (March 2021)	C423ggee
Thirteenth Beach Golf Resort, Barwon Heads Comprehensive Development Plan (Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006)	C54
Warrnambool Line Upgrade Incorporated Document (December 2019)	GC121
Waterfront Geelong Design and Development Code (Keys Young, July 1996)	NPS1
Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document (May 2020)	GC104
West Fyans-Fyans Street Precinct Structure Plan (June 2009)	C205

GREATER GEELONG PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

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Proposed C468ggee

Name of background document	Amendment number - clause reference
Armstrong Creek Urban Growth Plan Background Report (City of Greater Geelong, 2006)	Clauses 02 and 17
Armstrong Creek Urban Growth Plan (Collie Pty Ltd, 2010, Amended 2012)	Clause 02
Ashby Heritage Review Stage 2 (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2009)	Clauses 02 and 15
Barwon Heads Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review (Dr David Rowe Authentic Heritage Services and Wendy Jacobs, 2013)	Clauses 02 and 15
Bellarine Heritage Study Volumes 1-3 (Huddle, Howe, Lewis and Francis, 1996)	Clauses 02 and 15
Bellarine Peninsula Strategic Plan (City of Greater Geelong, 2006)	Clauses 02 and 11
Belmont Heritage Areas Report Volume 1 (Dr David Rowe, Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Areas: Inventory of Places Volume 2 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Belmont Heritage Report: Individual Citations Volume 3 (Dr David Rowe Authentic Heritage Services Pty Ltd, 2007)	Clauses 02 and 15
Buckley Falls Management Plan (Department of Conservation and Natural Resources, 1990)	Clause 02
Building in Wildfire Management Overlay Areas (CFA, 2002)	Clause 02 and 11
Central Geelong Framework Plan - A plan for the heart of Djilang (Department of Environment, Land, Water and Planning, 2023)	Clauses 37.08-s1, 43.02-s47, 43.04-s38 to 45
Central West Victoria Estuaries Coastal Action Plan (Western Coastal Board, 2005)	Clauses 02, 12 and 13
Central West Victoria Regional Coastal Action Plan (Western Coastal Board, 2003)	Clauses 02, 12 and 13
Ceres Heritage Citations Project (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017 updated 2018)	Clauses 02 and 15
City Fringe Heritage Area Review Part 1 and Part 2 (RBA Architects + Conservation Consultants Pty Ltd, 2017 updated 2018)	Clauses 02 and 15
City of Geelong West Urban Conservation Study Volumes 1-2 (Huddle, Aitken and Honman, 1986)	Clauses 02 and 15
City of Greater Geelong Advertising Sign Guidelines Review – Issues and Options Paper (City of Greater Geelong, May 2022)	Clause 15
City of Greater Geelong Economic Development Strategy (City of Greater Geelong, 2005)	Clauses 02 and 17
City of Greater Geelong Environment Management Strategy 2006 - 2011 (City of Greater Geelong, 2006)	Clauses 02, 12 and 13
City of Greater Geelong Housing Diversity Strategy (alphaPlan, David Lock Associates and City of Greater Geelong, 2007)	Clauses 02, 11, 15 and 16

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
City of Greater Geelong Housing Strategy Background and Issues Report (Swinburne University, 2005)	Clauses 02, 11, 15 and 16
City of Greater Geelong Retail Strategy 2020-2036 (City of Greater Geelong and SGS Economics and Planning, August 2020)	Clauses 02, 11, 15 and 17
City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff, 2007)	Clauses 02, 14, 17 and 19
City of Greater Geelong Settlement Strategy (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16, 17, 19
City of Greater Geelong Stormwater Management Plan (WBM Oceanics Australia, 2002)	Clauses 02, 12, 13 and 19
City of Greater Geelong Urban Furniture Style Manual (Taylor and Cullity Pty Ltd, 1996)	Clauses 02, 11, 15 and 16
City of Newtown Urban Conservation Study Volumes 1-4 (Context Pty Ltd, 1991)	Clauses 02 and 15
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b) (Richard Peterson, 1997)	Clauses 02 and 15
Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clauses 02 and 11
Code of Practice for The Greyhound Industry Dealing with Greyhound Premises and The Keeping and Welfare of Greyhounds (Geryhound Racing Victoria, March 2008)	Clauses 14
Corangamite Regional Catchment Strategy 2013-2019 (Corangamite Catchment Management Authority, 2013)	Clauses 02, 12, 13 and 19
Corio Bay Coastal Action Plan (Central Coastal Board and the City of Greater Geelong, 2005)	Clauses 02, 12, 13 and 19
Corio Norlane Structure Plan Background Report (City of Greater Geelong and the Department of Planning and Community Development, 2011)	Clause 02 and 11
Corio Norlane Structure Plan (City of Greater Geelong and Department of Planning and Community Development, 2012)	Clause 02 and 11
Drysdale-Clifton Springs Structure Plan (City of Greater Geelong, 2010)	Clauses 02 and 11
Drysdale Urban Design Framework (City of Greater Geelong, 2012)	Clauses 02 and 11
Former Dennys Lascelles Woolstore 20 Brougham Street Heritage Assessment (Dr David Rowe Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2017)	Clauses 02 and 15
Geelong Biodiversity Strategy (City of Greater Geelong, 2003)	Clauses 02, 12, 13 and 19
Geelong City Urban Conservation Study 'C' Citations, Volume 4(a) (Helen Lardner, 1995)	Clauses 02 and 15
Geelong City Urban Conservation Study, Volumes 2-5 (Graeme Butler for the City of Geelong, 1991)	Clauses 02 and 15
Geelong Economic Development Strategy 2005-2010 (City of Greater Geelong, 2005)	Clause 02, 14, 17 and 18
Geelong Flood Mitigation Strategy (Gutteridge Haskins & Davey Pty Ltd, 1997)	Clauses 02, 12, 13 and 19
Geelong Region Historic Buildings and Objects Study Volumes 1-3 (Allan Willingham, 1986)	Clauses 02 and 15
Geelong Regional Floodland Study (Geelong Regional Commission, 1979)	Clauses 02, 12, 13 and 19

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Geelong Ring Road Employment Precinct Urban Design Guidelines (City of Greater Geelong, 2010)	Clauses 17 and 43.02-s18
Geelong Sale Yards Conservation Management Plan (Dr David Rowe and Wendy Jacobs, 2007)	Clauses 02 and 15
Geelong Saleyards Precinct Surface Water Management Strategy (BMT, 2021)	Clauses 02 and 11
Geelong Seafood Industry Strategy (City of Greater Geelong, 2003)	Clauses 02 and 17
Geelong Transit City Station Precinct Urban Design Framework (Hassell, Parsons Brinckerhoff and Charter Keck Cramer, 2008)	Clause 02
Geelong Transport Strategy (Victorian State Government and City of Greater Geelong, 2002)	Clauses 02, 11, 18 and 19
Geelong Verandah Study (Authentic Heritage Services Pty Ltd and Wendy Jacobs, 2006)	Clauses 02, 11, 15 and 16
Geelong Waterfront Safe Harbour Precinct - Public Access & Infrastructure Development Project Master Plan (Terroir Pty Ltd, May 2019)	Clause 02
Geelong Western Wedge Framework (Planisphere and Jones & Whitehead Pty Ltd, April 2005, updated September 2005)	Clauses 02 and 37.08 Schedule 1
Geelong Wetland Strategy (City of Greater Geelong, 2006)	Clauses 02, 12, 13 and 19
Greater Geelong Gaming Policy Framework (City of Greater Geelong, 2007)	Clauses 02 and 17
Greater Geelong Outer Areas Heritage Study Volume 1 (excluding Belmont precincts) and Volumes 2-4 (Authentic Heritage Services Pty Ltd, 2000)	Clauses 02 and 15
Goandra Estate Fence Design Guidelines (Hansen Partnership, July 2023)	Clauses 37.01-s8, 43.02-s49 and 52.02s
Heales Road Industrial Estate Framework Plan (MacroPlan Australia and the City of Greater Geelong, 2007)	Clauses 02 and 17
Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates (City of Greater Geelong, 2016)	Clauses 02 and 15
Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour (City of Greater Geelong, December 2016)	Clauses 02 and 15
Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) (Context Pty Ltd, May 2017)	Clauses 02 and 15
Hovells Creek, Lara: Flooding – December 10, 1988 (Technical Services Department Shire of Corio, 1990)	Clauses 02, 12, 13 and 19
Indented Head Structure Plan (City of Greater Geelong, 2016)	Clauses 02 and 11
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2021)	Clauses 02 and 19
Jetty Road Urban Growth Plan (City of Greater Geelong, 2007 amended September 2008)	Clauses 02 and 11
Lara Heritage Review Phase 2, Volumes 1, 2 and 3 (Dr David Rowe and Wendy Jacobs, 2013 revised 2016)	Clauses 02 and 15
Lara Structure Plan (City of Greater Geelong, 2011)	Clauses 02 and 11
Lara Structure Plan Retail Development Issues (Tim Nott, 2009)	Clauses 02 and 11
Lara Town Centre Urban Design Framework (David Lock Associates, 2006)	Clauses 02 and 11

GREATER GEELONG PLANNING SCHEME

Name of background document	Amendment number - clause reference
Leopold Structure Plan (City of Greater Geelong, 2011 amended 2013)	Clauses 02 and 11
Leopold Urban Design Framework (City of Greater Geelong, 2011)	Clauses 02 and 11
Managing Development in Rural Areas, Planning Policy Review (City of Greater Geelong, 2015)	Clauses 02, 14 and 17
Moolap Coastal Strategic Framework Plan (Department of Environment, Land, Water and Planning, 2019)	Clauses 02 and 11
Newtown Heritage Study Volumes 1-3 (City of Greater Geelong, 2008)	Clauses 02 and 15
Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 (Dr David Rowe Authentic Heritage Services Pty Ltd & Wendy Jacobs, 2016)	Clauses 02 and 15
Northern and Western Geelong Growth Areas Framework Plan (City of Greater Geelong, August 2020)	Clauses 02, 11, 15, 16 and 19
Ocean Grove Structure Plan (City of Greater Geelong, 2015 amended 2016)	Clauses 02 and 11
Ocean Grove Urban Design Framework (City of Greater Geelong, 2014)	Clauses 02 and 11
Pakington Street North Urban Design Guidelines (Planisphere, 2004)	Clause 15
Pakington Streetscape Improvements Plan (Loder & Bayly, 1990)	Clause 15
Point Lonsdale Structure Plan (Planisphere, 2009 amended 2011)	Clauses 02 and 11
Portarlington Structure Plan (City of Greater Geelong, 2016 amended 2017)	Clauses 02 and 11
Saleyards Precinct Plan (City of Greater Geelong, 2021)	Clauses 02 and 11
South West Employment Land Review (HillPDA, 2023)	C468ggee Clause 02 and 74
St Leonards Structure Plan (City of Greater Geelong, 2015)	Clauses 02 and 11
Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown (Dr David Rowe and Kevin Krastins, 2003)	Clauses 02 and 15
Study of Open Space Networks (City of Greater Geelong, 2001)	Clauses 02, 11, 18 and 19
Wandana Structure Plan (City of Greater Geelong, 1998)	Clause 02

GREATER GEELONG PLANNING SCHEME

07/07/2022
C417ggee

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0
--/--/----
Proposed C468ggee

Further strategic work

Growth Areas

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

Environmental

Investigate applying:

- The Environmental Significance Overlay or Vegetation Protection Overlay to Biodiversity Sites, Primary Biodiversity Conservation Zones or contributory wetlands.
- Planning provisions to areas containing Bellarine Yellow Gum and Coastal Moonah Woodland.

Assess areas with environmental or landscape values including options to preserve and manage these areas.

Apply the Floodway Overlay and Land Subject to Inundation Overlay to floodprone areas once post development conditions are established based upon preparation of drainage schemes.

In Lara:

- Update flood mapping data.
- Develop a drainage infrastructure plan.
- Introduce relevant flood overlay controls.
- Include drainage infrastructure in Development Contributions Plans.

Built form

Review:

- Statements of significance and design guidelines for heritage places.
- Residential Growth Zone areas in and around Central Geelong and implement urban design guidelines.

Transport

Consider applying an Airport Environs Overlay to Avalon Airport.

Investigate an east-west link road between Portarlington Road and Geelong Ring Road.

Investigate options for direct linkages between the port, Geelong Ring Road and the Geelong Ring Road Employment Precinct.

Investigate localised opportunities for increased housing densities including the contribution of train station environs.

Infrastructure

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

Townships

Undertake:

- A settlement boundary review.

- A Leopold Flood Study to introduce controls over areas identified for the Floodway Overlay or Land Subject to Inundation Overlay.
- A study of Murtnaghurt Lagoon, Barwon Heads to establish whether the boundaries of the Environmental Significance Overlay require review.

Review:

- The application of residential zones as a result of VC110 to ensure the zones reflect local policy intent.
- Housing opportunities within townships to determine if housing intensification can be provided.
- The extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.
- The Structure Plan for Ocean Grove, including an assessment of long term infill growth options that considers:
  - Its role as a district town.
  - Other planned growth on the 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 protecting biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
  - Protecting landscape values and implications for the character of approaches to the township along the Bellarine Highway, Grubb and Wallington Roads.
  - Implications for significant agricultural uses and their employment generating potential.

Implement the *Leopold Sub Regional Activity Centre Urban Design Framework* (City of Greater Geelong & BECA, 2011).

Investigate sites for a new primary school in Ocean Grove north-east growth area.

West Fyans-Fyans Street

Develop a Master Plan for Precinct 1 to enhance landscaping and visual amenity.

Review the West Fyans-Fyans Street Structure Plan, Stage 2 Implementation Area.

South-West Geelong Investigation Area

Identify 170 hectares (net developable area) of land for employment use within the South-West Geelong Investigation Area identified in Clause 02.04-1.

Investigate the potential of the remainder of the investigation area land for residential or tourism uses, subject to the identification of sufficient employment land.

Prepare precinct structure plans or other strategic planning frameworks which address the considerations outlined in the *South West Employment Land Review (HillPDA, 2023)*.

Greater Geelong Planning Scheme

Greater Geelong Planning Scheme

Incorporated Document

Armstrong Creek Urban Growth Plan – Framework Plan
February 2025

Introduction

This document is incorporated in the Schedule to Clause 81.01 of the Greater Geelong Planning Scheme.

The land identified in the document may be developed and used in accordance with the specific controls contained in this document.

This incorporated document is a revision of previous versions: November 2008, September 2012 and June 2015.

Armstrong Creek Urban Growth Area - Framework Plan

The Armstrong Creek Urban Growth Area as depicted in the attached Framework Plan provides for the principal urban growth of the City of Greater Geelong and the broader Geelong Region. The vision for this area is detailed as follows:

> *The Armstrong Creek urban growth area will be developed into a sustainable community that sets new benchmarks in best practice urban development. Natural and cultural features will be protected and enhanced to create a distinct urban character. Armstrong Creek will become a highly sought-after location for living, working and recreation, forming an attractive addition to Geelong.*

Below is a summary of the Framework Plan:

Population and Job Growth

The Armstrong Creek Urban Growth Area is located to the south of existing urban Geelong and includes the communities of Marshall, Connewarre and Mt Duneed.

The Armstrong Creek Growth Area is anticipated to:

- provide housing for 54,000 people, accommodated in 22,000 households; and
- provide employment for 22,000 people in industries and local businesses.

Environment

The Plan protects from development:

- the high landscape and conservation value of Armstrong Creek and Barwon River and their associated floodplains;
- the high landscape value of Mt Duneed which will form the backdrop to urban development in Armstrong Creek Growth Area;
- areas designated flood prone;
- roads with significant vegetation; and
- areas of environmental sensitivity, in particular those containing significant vegetation.

Housing

The Plan provides for a variety of housing needs by:

- basing development on walkable neighbourhoods of approximately 1.6km across, centered on local centres;
- ensuring each neighbourhood provides for a mix of housing types, sizes and prices;

- ensuring that housing achieves a minimum gross residential density of 15.5 dwellings per hectare across the whole growth area; and
- providing medium and higher density housing (30 dwellings per hectare) proximate to activity centres, open space, the existing Marshall train station , the proposed new Rossack Drive train station and other areas of high amenity.

Activity Centres

The Plan provides for vibrant activity centres by:

- providing for a new centrally located Major Activity Centre within the growth area;
- supporting the primacy of Geelong Central Activities Area to the region;
- provision of a bulky goods retailing precinct within the Major Activity Centre;
- providing three new Neighbourhood Activity Centres, one in the north east, one in the south east, and one in the west of the growth area; and
- provision of a (non-retail based) mixed use corridor along Torquay Road.

Employment

The Plan provides for economic and employment growth by encouraging development of:

- an employment precinct (industrial) in the Tannery Road, Marshall area located in the north east portion of the growth area, which provides a service business function;
- an employment precinct in or on the edge of the western part of the growth area in close proximity to the Geelong Ring Road and future East-West link road, with a focus on hi tech manufacturing; and
- a mix of employment opportunities within the new activity centres.

Open Space

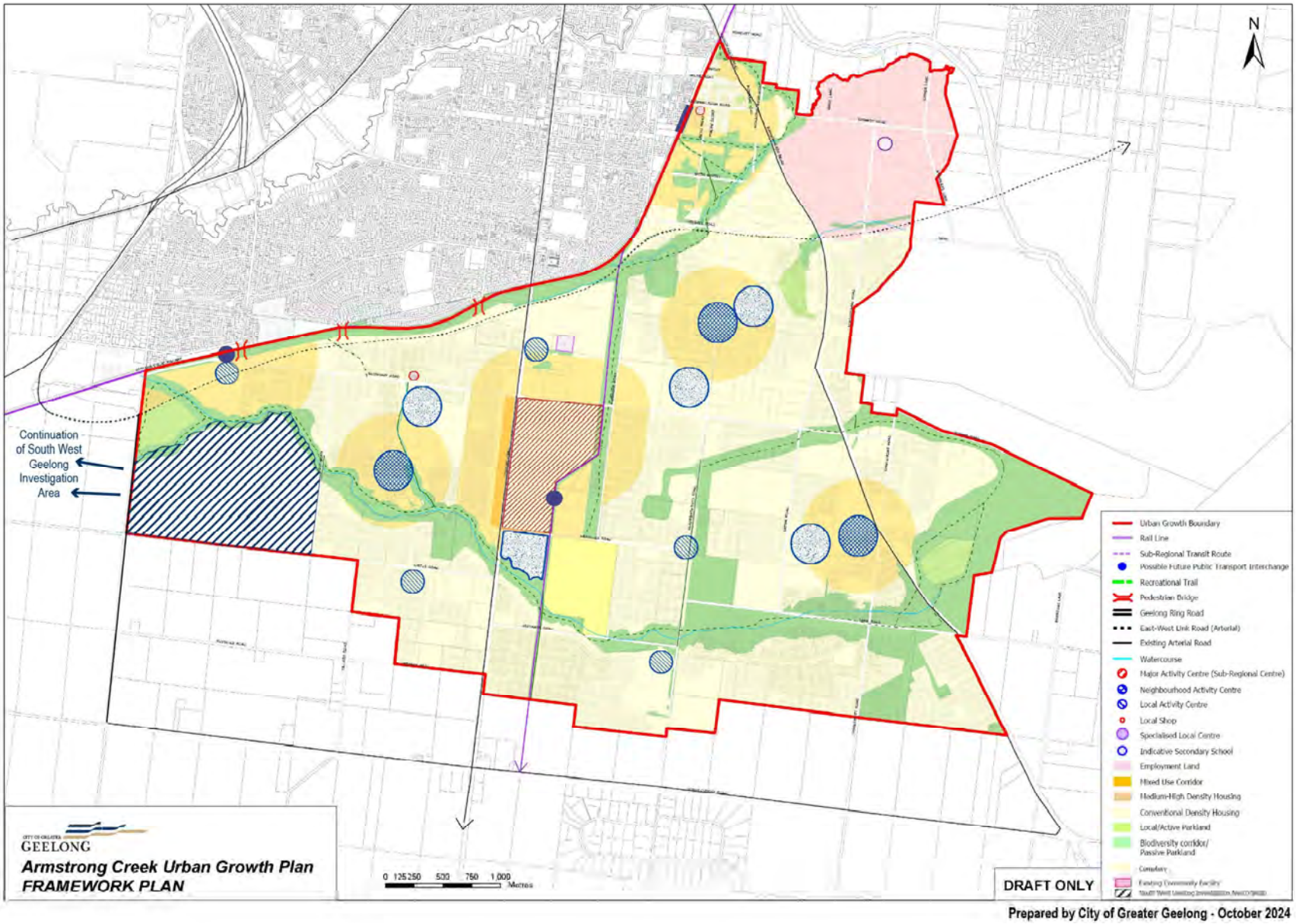
The Plan provides for local and regional open space by:

- providing a network of recreational walking and cycling trail across the entire growth area through the provision of linear open space corridors along Barwon River, Armstrong Creek and its tributaries and Waurn Ponds Creek, vegetated rural roads and other new routes that provides direct links to all activity centres, schools and major parks;
- providing a vegetated corridor alongside the public transport link to the new Major Activity Centre; nominating two regional sports facilities consisting of multi purpose sports reserves one located on Ghazeepore Road at the western extent of the growth area and the other close to Barwon Heads Road at the eastern extent of the growth area;
- provision of a regional scale conservation park at the eastern end of Armstrong Creek around existing Stewarts Reserve; and
- small local parks of at least 0.5 hectares provided throughout the residential areas.

Transport

The Plan provides for the transport needs of the growth area by:

- providing a new public transport interchange at Rossack Drive, including a park and ride facility;
- providing for the long term provision of a high quality public transport link between the existing rail line and the proposed new Major Activity Centre, and to areas to the south beyond the Growth Area;
- making provision for a future dedicated public transport link
- providing a new East-West link road between Angelsea Road and the Barwon River with potential link to the Bellarine Highway beyond; and
- identifying the arterial road network.


N
Continuation of South West Geelong Investigation Area
Urban Growth Boundary
Rail Line
Sub-Regional Transit Route
Possible Future Public Transport Interchange
Recreational Trail
Pedestrian Bridge
Geelong Ring Road
East-West Link Road (Arterial)
Existing Arterial Road
Watercourse
Major Activity Centre (Sub-Regional Centre)
Neighbourhood Activity Centre
Local Activity Centre
Local Shop
Specialised Local Centre
Indicative Secondary School
Employment Land
Mixed Use Corridor
Medium-High Density Housing
Conventional Density Housing
Local/Active Parkland
Biodiversity corridor/ Passive Parkland
Cemetery
Existing Community Facility
GEELONG
Armstrong Creek Urban Growth Plan
FRAMEWORK PLAN
0 125 250 500 750 1,000 Metres
DRAFT ONLY
Prepared by City of Greater Geelong - October 2024

2.4. Proposed Road Deviation, Amphlett Way South Geelong

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To seek Council approval to commence the statutory process for the proposed road deviation of a section of Amphlett Way, South Geelong.

Background

2. The City adopted the South Geelong Urban Design Framework (UDF) in September 2022. The UDF recommends Carr Street is realigned and deviated through land owned by Barwon Water at 40-44 Lonsdale Street (proposed Jubilee Street), Geelong to realign part of Carr Street with Bellerine Street.

3. The section of Carr Street located between Lonsdale Street (proposed Jubilee Street), and Swanston Street, has recently been renamed Amphlett Way. Therefore, the proposed road deviation will now apply to part of Amphlett Way.

4. A recommendation within the UDF is to support the residential rezoning of the Barwon Water land at 40-44 Lonsdale Street (proposed Jubilee Street), Geelong. The future development of this site will interface with the South Geelong Train Station.

Key Matters

5. To achieve the road deviation, it is proposed to discontinue a 490m2 area of the road reserve in Amplett Way. The land would be transferred to Barwon Water, in exchange for an equivalent area of Barwon Water's land to facilitate the road deviation for Amphlett Way.

6. An adjoining section of Amphlett Way will be converted into a plaza which would complement the South Geelong Station forecourt. A new round-about will be constructed at the new Bellerine / Lonsdale Street (proposed Jubilee Street) / Amphlett Way intersection, reconfigured and centre median car parking will be provided in Lonsdale Street (proposed Jubilee Street), to compensate for the removal of car parking located on Amphlett Way. Lonsdale Street (proposed Jubilee Street), between Yarra and Bellerine Streets will become one way. See **Attachment 1.**

7. The statutory process to undertake the road deviation can be completed by discontinuing the section of road reserve which will be surplus and creating a new road reserve in the preferred alignment.

8. To commence the process of the deviation, the City must give public notice in accordance with section 223 of the *Local Government Act 1989* (LGA 1989) and its Community Engagement Policy, that it intends to deviate a road.

9. Ministerial consent is required where a road on Crown land is proposed to be deviated onto land which is not Crown land. Ministerial consent will be sought if, after public submissions have been invited and considered, Council resolves to deviate the road.

RESOLUTION - Item 2.4

Cr M Cadwell moved, Cr T Sullivan seconded -

That Council:

1. **Give notice in accordance with section 223 of the *Local Government Act 1989* and the Community Engagement Policy of its intention to deviate an area of 490m^2 of Amphlett Way, South Geelong as shown in Attachment 2;**
2. **Appoint the Submissions Review Panel to hear any submissions if any person wishes to appear in person or be represented by a person specified in support of a submission; and**
3. **Note a further report will be presented to Council to consider the outcomes of the Submissions Review Panel and/or the proposed deviation.**

Carried

Financial Sustainability

10. Council has already funded the design and costing for this project estimated at $30,000 and will fund the land deviation process, estimated to be between $5,000-$6,000.

11. All other costs associated with this project including the preparation of the 173 agreement and all civil works will be funded by Barwon Water or a future developer estimated at approx. $4.7 million (including contingency).

Community Engagement

12. A public submissions process in accordance with s223 of the LGA 1989 and the Community Engagement Policy is required for the proposed deviation outlined in this report. This provides an opportunity for the community to provide its feedback to the Council on the proposed road deviation.

13. Any person will have an opportunity to make a written submission on the proposed deviation. A submitter is entitled to request in the submission the person wishes to appear or be represented by a person specified in the submission, at a meeting to be heard in support of their submission.

Social Equity and Sustainability

14. There are no adverse social equity impacts created as a result of the proposed road deviation.

Relevant Law/Policy/Legal Implications

15. Council has the power to deviate a road under Clause 2 of Schedule 10 of LGA 1989, by notice published in the Government Gazette, subject to obtaining the consent of the Minister for the deviation of a road on Crown land to land which is not Crown land.

16. A person may make a submission in accordance with section 223 of LGA 1989 and the Community Engagement Policy, on the proposed exercise of the power to deviate a road under Clause 2 of Schedule 10.

Alignment to Community Plan and Vision

17. This report aligns with Our Community Plan 2021-2025 strategic priority:
Sustainable growth and environment.

18. This report aligns with the Community led 30-year Vision, “Greater Geelong: A Clever and Creative Future” community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

20. This report relates to the statutory process of the road deviation.

21. The agreement with Barwon Water confirms the responsibility for each party and subsequent delivery of the civil works for the road deviation, if approved, will be managed is accordance with all relevant standards and safety requirements.

Environmental Sustainability

22. There are no environmental sustainability impacts identified in this proposal.

Attachments

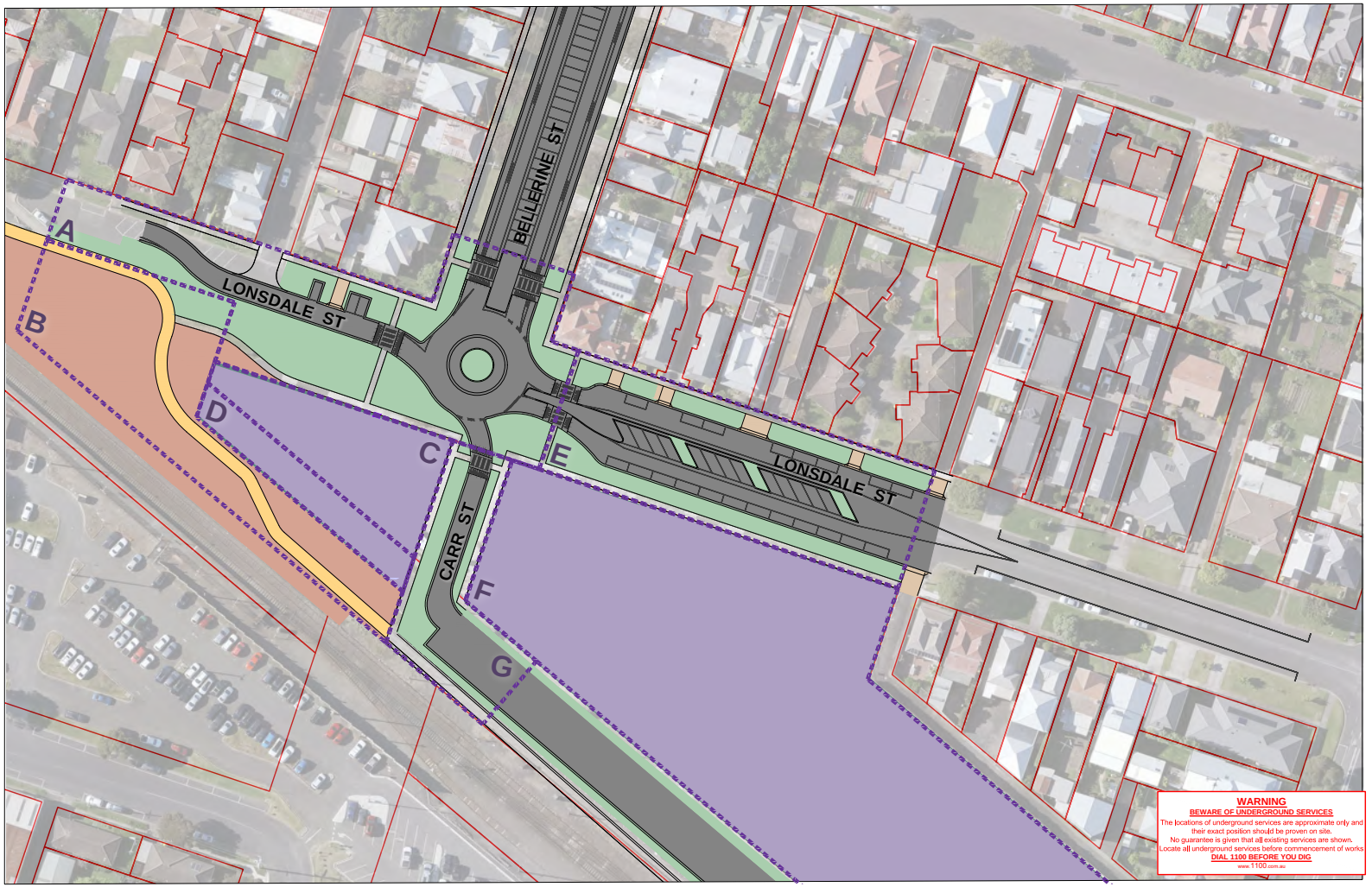
1. South Geelong UDF - Public Realm Improvement Works Plan [**2.4.1** - 1 page]
2. Road Deviation Diagram [**2.4.2** - 1 page]

SOUTH GEELONG UDF - PUBLIC REALM IMPROVEMENT WORKS PLAN

LEGEND

AREA A Lonsdale Street Public Realm Works
AREA B Station Forecourt Public Realm Works
AREA C Barwon Water Site - West
AREA D Approximate land area to be exchanged through Carr Street deviation - Future development parcel.
AREA E Lonsdale Street Road Works
AREA G Carr Street Deviation
AREA F Barwon Water Site - East

Landscaping and Public Realm
Removal of Redundant Assets and reinstatement of Public Plaza in conjunction with Asset Manager(s)
Shared Path
Changes to Road
Subject Land



REV	DATE	AMENDMENT / REVISION DESCRIPTION	DRAFTER	DESIGNER	CHECKER	RP ENG
A	12.07.23	ISSUED TO COUNCIL FOR COMMENT	T.GOUGH	A.BACKMAN	A.BACKMAN	T.MOORFOOT
B	13.12.23	AMENDED AS PER COUNCIL COMMENTS	T.GOUGH	A.BACKMAN	A.BACKMAN	T.MOORFOOT

ISSUED FOR COMMENT

RP ENG
RP ENG NO.
DATE

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SCALE AS SHOWN AT A1

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SMEC
Member of the Surbana Jurong Group
© ABN 47 065 475 149
East 5, Federal Mills - 33 Mackey Street
North Geelong, VIC 3215
Ph 03 5228 3100

CITY OF GREATER GEELONG

Lonsdale Street
Functional Layout Plan
Roundabout Concept Plan
Cover Plan

MELWAYS REF	PROJECT / DRAWING No.	SHEET No.	REVISION
452 A6	3358E-05-001	1 of 3	B

DWG PATH: C:\Users\TG14009\OneDrive - Surbana Jurong Private Limited\Documents\3004335E Lonsdale St Geelong\CAD\3358E-05-001.dwg PRINTED BY: TG14009 on 13/12/2023 at 11:57:05 AM

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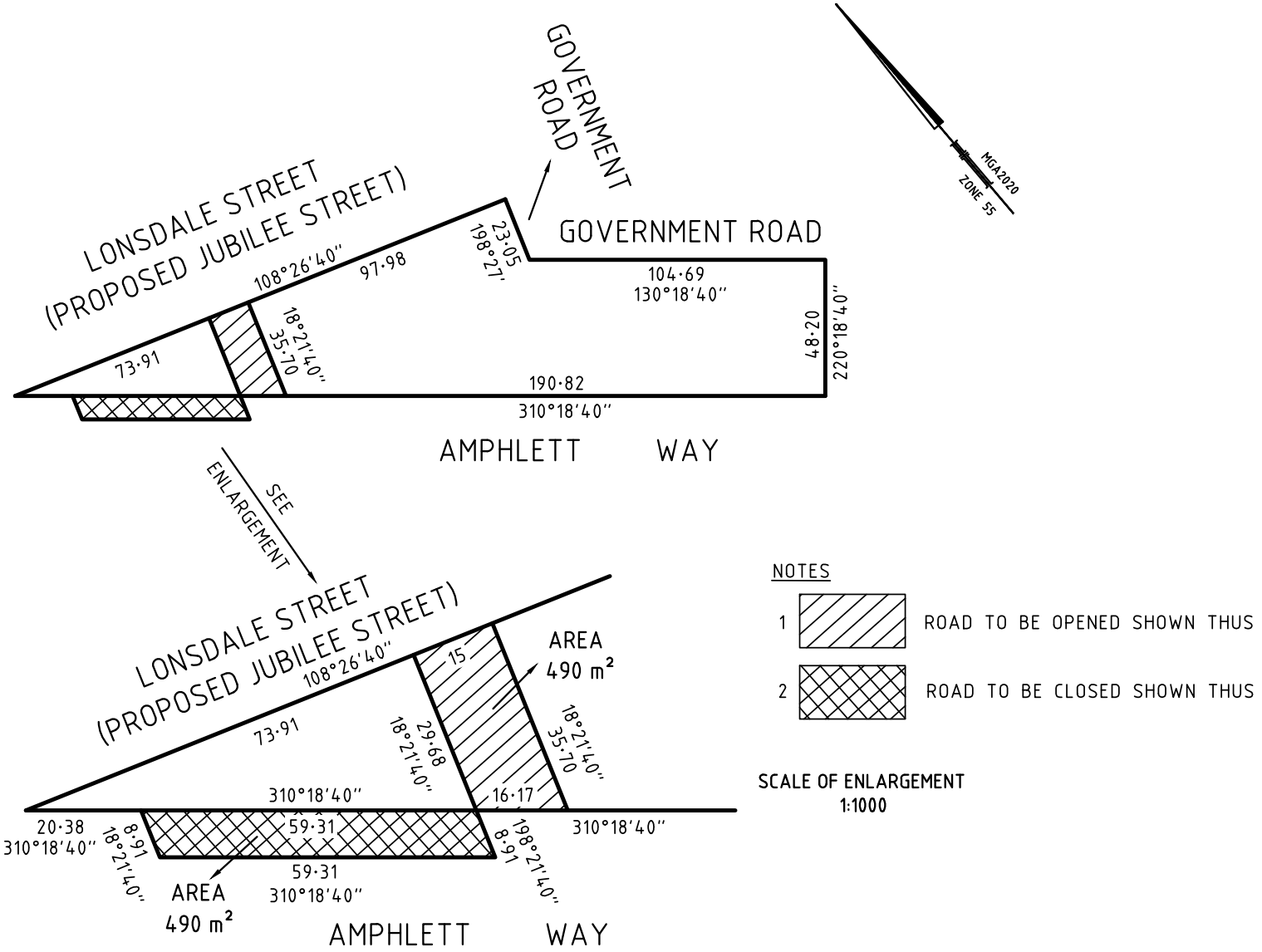
GOVERNMENT ROAD
LONSDALE STREET
(PROPOSED JUBILEE STREET)
GOVERNMENT ROAD
MGA2020
ZONE 55
108°26'40"
97·98
23·05
198°27'
104·69
130°18'40"
48·20
220°18'40"
18°21'40"
35·70
73·91
190·82
310°18'40"
AMPHLETT WAY
SEE
ENLARGEMENT
LONSDALE STREET
(PROPOSED JUBILEE STREET)
108°26'40"
AREA
490 m²
15
73·91
29·68
18°21'40"
18°21'40"
35·70
310°18'40"
16·17
20·38
310°18'40"
8·91
18°21'40"
59·31
310°18'40"
198°21'40"
8·91
310°18'40"
59·31
310°18'40"
AREA
490 m²
AMPHLETT WAY
NOTES
1 ROAD TO BE OPENED SHOWN THUS
2 ROAD TO BE CLOSED SHOWN THUS
SCALE OF ENLARGEMENT
1:1000

2.5. Proposed Sale of Land - 94 The Parade, 89-91 The Terrace and discontinued road reserve, Ocean Grove

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To seek Council approval to commence community engagement on the proposed sale of land located at 94 The Parade and 89-91 The Terrance, Ocean Grove

Background

2. The Ocean Grove Urban Design Framework (UDF), adopted by the Council on 24 June 2014, seeks to implement community objectives and includes recommendations to:

   2.1. Consider Council owned land which, includes a park and carpark, as suitable for sale/redevelopment subject to off-set or replacement of carparking spaces, and.

   2.2. 'Square up' The Parade and Hodgson Street intersection. This would enable approximately 1,043m2 of the current road reserve land to be surplus and available for development.

3. The UDF proposed that implementation of these recommendations act as a catalyst for the redevelopment of the land east of Hodgson Street that is already zoned for commercial development and for the funding of the intersection and streetscape works.

Key Matters

4. The City is considering the proposal to sell:

   4.1. the land measuring approximately 380.7m2 at 94 The Parade, Ocean Grove being a Reserve contained in certificate of title volume 08926 folio 230 which would first be rezoned from public park and recreation zone (PPRZ) to commercial 1 zone (C1Z), and

   4.2. the land measuring approximately 1,623.4m2 at 89-91 The Terrace, Ocean Grove being used as a carpark and contained in certificates of title volume 8753 folio 767 and volume 8753 folio 768 which is zoned C1Z.

5. If sold, the land will be incorporated into the redevelopment of the adjoining land on the southeast corner of the intersection.

6. The sale of the land at 94 The Parade and 89-91 The Terrance, Ocean Grove will include provisions that the market value of the land is reinvested into embellishing the public realm, improving connectivity to the retail and commercial centre of Ocean Grove, and will ensure the number of public car parks are retained in the redevelopment.

7. The road is an arterial road, owned and managed by the Department of Transport and Planning (DTP). The decision to discontinue part of the road reserve and realign the intersection will be DTPs.

8. The overall proposal seeks to implement objectives of the UDF, deliver upgrades to the public realm and improve safer and improved connectivity to the western side of Hodgson Street.

9. The sale of the land will be subject to the issue of a planning permit for the proposed redevelopment of the abutting land on the southeast corner of the intersection.

RESOLUTION - Item 2.5

Cr E Wilkinson moved, Cr T Sullivan seconded -

That Council:

1. Endorse the commencement of community engagement on the proposed sale of:

1.1. Land located at 94 The Parade, Ocean Grove contained in certificate of title volume 08926 folio 230 measuring approximately 380.7m2 and 89-91 The Terrace, Ocean Grove contained in certificates of title volume 8753 folio 767 and volume 8753 folio 768 measuring approximately 1,623.4m2.

2. Appoint a Submission Review Panel to hear any submissions if any person wishes to appear in person or be represented by a person specified in support of the submission; and

3. Note that a further report will be presented to Council to consider the outcome of the community engagement.

Carried

Financial Sustainability

4. The City will not incur any costs as part of the overall proposed land sales transactions.

5. The proposed sale of land will ensure the market value of the land is reinvested back into uplifting the public realm and in accordance with the UDF objectives.

Community Engagement

6. Community engagement is required on Council's intention to sell the land in accordance with section 114 of the *Local Government Act 2020* and the Council's Community Engagement Policy.

7. Submissions will be invited during the community engagement and any person will have an opportunity to make a written submission on the proposed sale of the land. A submitter is entitled to request in the submission that the person wishes to appear or be represented by a person specified in the submission, at a meeting to be heard in support of their submission.

Social Equity and Sustainability

8. There are no implications in undertaking community engagement for the proposed sale.

Relevant Law/Policy/Legal Implications

Council must comply with sections 114, *Local Government Act 2020* when selling land.

Alignment to Community Plan and Vision

9. This report aligns with Our Community Plan 2021-2025 strategic priority:
High-performing council and organisation.

10. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:
Sustainable development that supports population growth and protects the natural environment.

Conflict of Interest

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

Risk Assessment

12. The land sale will be subject to the abutting landowners being granted a permit for the redevelopment of the site. The risks associated with the change of use for the land will be assessed within the Planning Permit application.

Environmental Sustainability

13. There are no environmental implications to the sale of the land.

Attachments

1. SITE PLAN - Ocean Grove centre - proposed development area [**2.5.1** - 2 pages]

ATTACHMENT 1:

SITE PLAN – Approximate development area

CONCEPT PLAN: Excerpt from the Ocean Grove Urban Design Framework

Legend

Council land suitable for redevelopment subject to off-set or replacement of carparking spaces

Figure 14: Concept design for the 'squaring up' and signalisation of Hodgson Street and The Parade intersection

Ocean Grove Town Centre Urban Design Framework 21

2.6. Financial Performance Report Year to Date Ended 31 December 2024

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Purpose

1. To endorse the Financial Performance report Year to Date Ended 31 December 2024.

Background

2. On 25 June 2024, the 2024-25 budget was adopted with a recurrent operating surplus of $1.51 million dollars and a non-recurrent surplus of $178.79 million dollars resulting in a net surplus of $180.30 million dollars.

3. Financial performance reports will be presented to Council on a quarterly basis, with this report representing quarter 2 for the 2025 financial year (FY2025).

4. Further to the performance, the report provides the forward forecast for FY2025. The current projection is that the full year budget will be achieved, including targeted efficiencies and savings embedded in the FY25 budget.

Key Matters

5. The year-to-date operating result for the period ended 31 December 2024 is an operating surplus of $17.3 million. The result being $27.3 million favourable to budget. This is primarily driven by the timing of the Financial Assistance Grant which has a favourable impact of $24.9 million. A summary of the year-to-date variances is provided in the attachment.

6. The forecast operating position is a surplus of $2.5 million, being $1.0 million favourable to the full year budget. The current trend of the operating position is materially in-line with budget, including targeted efficiencies and savings embedded in the FY25 budget.

7. Capital works expenditure to 31 December 2024 is $30.3 million favourable to the year-to-date budget. A summary of the year-to-date variances is provided in the attachment.

8. The forecast capital program position per the Q2 forecast is an investment of $173.2 million. This result is $30.7million favourable to budget. This primarily relates to timing, with a number of projects being rephased outwards due to unachievable timeframes assumed in the budget.

9. Cash and investment balance as at 31 December 2024 is $58.9 million favourable to the year-to-date budget. This is primarily driven by opening cash being higher than expected due to delays in the capital program in FY24 and FY25.

10. The forecast cash position is $17.8mil favourable to the full year budget. This is primarily driven by the favourable timing in the capital program due to delays. Due to

favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

11. There were no environmental upgrade agreements entered into for the quarter. There are two existing agreements in place valued at $474,365. A second agreement was entered into on 30 November 2023 at a value of $434,402.

RESOLUTION - Item 2.6

Cr A Katos moved, Cr A Aitken seconded -

That Council:

1. **Endorse the Financial Performing Report Year to Date Ended 31 December 2024.**

Carried

Financial Sustainability

12. As detailed within the attached Financial Performance Report Year to Date Ended 31 December 2024.

Community Engagement

13. Community engagement was undertaken during the development of the 2024-25 budget. Internal consultation has occurred with managers on the development of the full year forecast. Project managers have been consulted and provided the latest project updates which have been factored into this report.

Social Equity and Sustainability

14. Incomes and expenditures of the City's social equity programs are included in the attached Financial Performance Report Year to Date Ended 31 December 2024.

Relevant Law/Policy/Legal Implications

15. The report is provided in accordance with the requirements under section 97 of the *Local Government Act 2020*.

Alignment to Community Plan and Vision

16. This report aligns with Our Community Plan 2021-2025 strategic priority:
    High-performing council and organisation.
    Strong local economy.

17. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration:

Conflict of Interest

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

Risk Assessment

19. There are no high or extreme risks arising from the subject of this report.

Environmental Sustainability

20. Incomes, expenditure, and investments focus on the preservation and enhancement of the City's commitment to environmental strategies and targets.

Attachments

1. Financial Performance Report Year to Date 31 December 2024 [**2.6.1** - 31 pages]

Financial Performance Report

Year to Date Ended 31 December 2024

Year to Date Financial Performance Report – December 2024

Manager - Financial Planning & Analysis **Shaun Owens**

Page

Executive Summary

1. Introduction & Purpose 2

2. Financial Performance
   a. Summary 2
   b. Operating Result 4
   c. FY25 Efficiency Target 6
   d. Capital Expenditure 7

3. Balance Sheet
   a. Summary 9
   b. Trade & Other Receivables 10
   c. Treasury Analysis 11
   d. Cash Reserve Analysis 12

4. Financial Sustainability Measures 13

Appendix Materials

A - Operating Statement 14

B - Statement of Financial Position 18

C - Statement of Cash Flows 20

D - Statement of Capital Works 22

E - Capital Projects Report 26

Financial Performance Report

Year to Date Ended 31 December 2024

1. Introduction & Purpose

To present the financial performance from 1 July 2024 to 31 December 2024.

This report is intended to identify any material items in Council's financial performance and those expected in the future by way of forecasts.

2. Financial Performance

a) Summary

Summary	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Operating						
Income	260,125	232,857 ▲	**27,268**	494,162	493,889 ▲	**274**
Expenditure	242,870	242,920 ▲	**49**	491,654	492,375 ▲	**721**
Net Surplus/(Deficit)	**17,255**	**(10,063)** ▲	**27,318**	**2,508**	**1,514** ▲	**995**
Capital Works Expenditure	67,170	97,422 ▲	**30,252**	173,159	203,852 ▲	**30,693**
Cash & Investments	149,259	90,328 ▲	**58,931**	152,903	135,056 ▲	**17,847**
Loans	179,476	179,299 ▼	**(177)**	174,983	189,366 ▲	**14,383**

Operating Position

- *Year To Date*

The operating result is a surplus of $17.3mil, being $27.3mil favourable to budget. This is primarily driven by the timing of the Financial Assistance Grant which has a favourable impact of $24.9mil.

Interest received is $2.3mil favourable to budget due to a favourable cash position and higher levels of cash investments as result of strategic treasury management. Depreciation is ($1.0mil) unfavourable to budget as a result of a revaluation of assets.

Operating expenses are materially consistent with budget, including targeted efficiencies and savings embedded in the FY25 budget.

- *Forecast*

The forecast operating position is a surplus $2.5mil, being favourable to budget by $1.0mil.

The current trend of the operating position is materially in-line with budget, including targeted efficiencies and savings embedded in the FY25 budget. This position is expected to improve further to budget as a result of technical adjustments, strategic treasury management and higher than expected grant funding.

Financial Performance Report

Year to Date Ended 31 December 2024

Capital Works Expenditure

- *Year To Date*

Capital works expenditure is $30.3mil favourable to budget, primarily driven by timing variances across several projects and programs.

Projects with favourable timing variances include Armstrong Creek Land Acquisition Program $18.7m, footpath construction special rates and charges $2.5mil, digital innovation program $1.9mil and Boundary Rd and Baanyip Boulevard traffic signals and link road $1.6mil.

- *Forecast*

The forecast capital works expenditure is $173.2mil, being $30.7mil favourable to budget. This primarily relates to timing, with a number of projects being rephased outwards due to unachievable timeframes assumed in the budget.

A number of potential cost escalations have been identified, which may reduce the currently projected timing favourability. These may need to be included in the forecast in the future when certainty around final costs have been ascertained and final decisions have been made on how to proceed.

Cash & Investments

- *Year To Date*

The current cash position is $58.9mil favourable to budget. This is primarily driven by opening cash being higher than expected due to delays in the capital program in FY24 and further delays in the capital program in FY25. In addition, 85% of the Financial Assistance Grants 2024-25 funding allocation was received in Jul-24 ahead of expectations.

- *Forecast*

The cash position is forecast to be $17.8mil favourable to budget. This is primarily driven by the favourable timing in the capital program due to delays. Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

Loans

- *Year To Date*

The current loans position is materially consistent with budget.

- *Forecast*

The forecast loan balance is $14.4mil favourable to budget. Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

Financial Performance Report

Year to Date Ended 31 December 2024

Operating Result

Actual Variance to Budget

$27.3mil favourable variance between actual results and the budget. The key variances are:

Item	Impact	Comment
Revenue		
Financial Assistance Grant	+$25.7mil	Favourable due to timing, with budget assuming this contribution would be received in FY24.
Interest Received	+$2.3mil	Favourable cash position and higher levels of cash investments as result of strategic treasury management.
Expenditure		
Waste Contractors, Disposal Costs & EPA Levy	$1.1mil	Credits deducted from Contract cost for Container Refund Deposit Scheme, lower than expected tonnages and diversion of waste to Wyndham landfill.
Reclassification of Work Programs	+$0.7mil	Works relating to kerb and channel, road preservation and footpath works have been reclassified to capital.
Depreciation	-$1.0mil	Depreciation is ($1.0mil) unfavourable to budget. The Fixed asset financial reporting process has been prioritised in our IT Strategy roadmap. The unfavourable depreciation expense variance to budget reflects the stage of this work and the use of current data and reasonable judgement. Contributing factors to the outcome include timing regarding booking the 30/6/24 revaluation adjustments together with delays in capitalising completed capital projects.

Forecast Variance to Budget

$1.0mil favourable variance between forecast results and budget. The key variances are:

Item	Impact	Comment
Revenue		
Interest Received	+$4.5mil	Forecast uplift due to higher levels of cash investments as a result of strategic treasury management.
Swim, Sport & Leisure	+$1.4mil	The Forecast has been adjusted to account for an increase in memberships YTD.
Northern and Western Geelong Growth Area (NWGGA)	-$1.5mil	Third party contributions reduced in forecast by $1.5mil, with the start of 2 Precinct Structure Plan being delayed by 3-6 months. This has an overall net favourable impact for the project of $1.1mil.

Financial Performance Report

Year to Date Ended 31 December 2024

Supplementary Rates	**-$1.4mil**	Supplementary rates have been reduced in the forecast to account for the 13% decrease in supplementary rates December YTD when compared to the prior year.
Expenditure		
Waste Contractors, Disposal Costs & EPA Levy	**+$2.5mil**	Credits deducted from Contract cost for Container Refund Deposit Scheme, lower than expected tonnages and diversion of waste to Wyndham landfill.
Northern and Western Geelong Growth Area (NWGGA)	**+$2.6mil**	Project expenditure reduced in forecast by $2.6mil, with the start of 2 Precinct Structure Plan being delayed by 3-6 months. This has an overall net favourable impact for the project of $1.1mil.
Reclassification of Work Programs	**+$1.6mil**	Works relating to kerb and channel, road preservation and footpath works that were originally included in the operating budget have been reclassified to capital.
Depreciation	**-$1.5mil**	Depreciation is forecasted to be ($1.5mil) unfavourable to budget. The Fixed asset financial reporting process has been prioritised in our IT Strategy roadmap. The unfavourable depreciation expense variance to budget reflects the stage of this work and the use of current data and reasonable judgement. Contributing factors to the outcome include timing regarding booking the 30/6/24 revaluation adjustments together with delays in capitalising completed capital projects.
Digital Innovation	**-$1.1mil**	The unfavourable variance is due to expenditure to be incurred for the IT Strategy.
Interest on Loans	**-$2.4mil**	Treatment of interest allocation between operating and capital consistent with FY24 annual accounts.

Financial Performance Report

Year to Date Ended 31 December 2024

b) FY25 Efficiency Target

To achieve the budgeted surplus of $1.5mil, an efficiency target of $9.75mil is required to be met. To monitor and report on the progress of achieving this efficiency, financial risks and opportunities are recorded for items that are likely to have an impact on the FY25 operating result.

As at Dec-24, the net impact on the forecast operating position of identified opportunities is $8.12mil. To achieve the $9.75mil target, $1.63mil still needs to be identified.

The material risks and opportunities currently identified include:

Item	Impact	Comment
Risks & Opportunities		
Interest Received	+$4.5mil	With a favourable cash position and strategic investment, a higher return is expected on interest.
Swim Sport & Leisure	+$2.0mil	Current trends indicate that revenue will be favourable for the year.
Reclassification of Program Delivery	+$1.6mil	Reclassification of works relating to kerb and channel, road preservation and footpath works.
Additional Local Laws Officers	-$1.8mil	Revenue targets from additional Local Laws officers have not been achieved, as well as incurring further unbudgeted costs.
Depreciation	-$1.5mil	Projection per current data and judgement.

Financial Performance Report

Year to Date Ended 31 December 2024

c) Capital

Actual Variance to Budget

$30.3mil favourable variance between actual results and the budget. The key variances are:

Item	Impact	Comment
Project/Program		
Armstrong Creek Land Acquisition Program	+$18.7mil	The acquisition of the second group of properties has been delayed.
Footpath Construction Special Rates and Charges	+$2.5mil	A portion of the Ocean Grove PPN project has been rephased into forward years and Park Street is no longer progressing in FY25.
Digital Innovation Program	+$1.9mil	The IT Strategy is still under development and it is unlikely that the full budget will be utilised in FY25.
Boundary Road and Baanyip Boulevard Traffic Signals and Link Road	+$1.6mil	Savings have been forecasted in FY25 and these savings have been offset in part by additional funds transferred to future years to cover DLP.
LED Lighting and Smart Control Delivery	+1.4mil	The variance is as a result of timing with the majority of expenditure now expected to be incurred in H2.

Forecast Variance to Actual

$30.7mil favourable variance between forecast and budget. The key variances are:

Item	Impact	Comment
Project/Program		
Staceys Road Compost Works	+$6.8mil	Due to commencement delays, expenditure has been rephased into forward years.
Waste Services Infrastructure Development	+$3.5mil	Land purchases are no longer expected to be required. Due to unsuccessful negotiations for Stacey's Road and New Station, this land is now expected to be utilised.
Heavy and Dedicated Fleet Program	+$3.5mil	There has been a reduction in the replacement schedule.
Ocean Grove Bike Track	+$3.4mil	Budget phasing was acknowledged at adoption as being the most optimistic outcome, more realistic timelines have now been recognised with expenditure rephased to future years.
Digital Innovation Program	+$3.3mil	IT strategy still under development, full budget utilisation in FY25 unlikely. Road map that will be developed as a result of the current strategy phase will inform future funding requirements.

Financial Performance Report

Year to Date Ended 31 December 2024

Footpath Construction Special Rates and Charges	+$2.9mil	Delays in Ocean Grove PPN project rephased into forward years.
Armstrong Creek Land Acquisition Program	-$6.8mil	Forecast increased due to cost escalation and a change in approach for forecasting contingency on disputed claims.
Sparrowvale Wetlands Acquisition DILA22	-$2.3mil	Additional spend required as a result of final VCAT decision.

Financial Performance Report

Year to Date Ended 31 December 2024

3. Balance Sheet

a) Overall

Balance Sheet Summary	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Current Assets	416,574	346,258 ▲	**70,316**	199,715	182,020 ▲	**17,695**
Non-Currents Assets	5,063,714	5,164,382 ▼	**(100,667)**	5,505,608	5,546,973 ▼	**(41,365)**
Total Assets	**5,480,289**	**5,510,640** ▼	**(30,351)**	**5,705,323**	**5,728,993** ▼	**(23,671)**
Current Liabilities	308,110	301,560 ▼	**(6,550)**	130,994	132,879 ▲	**1,885**
Non-Currents Liabilities	196,425	195,802 ▼	**(623)**	193,879	207,178 ▲	**13,299**
Total Liabilties	**504,535**	**497,362** ▼	**(7,173)**	**324,873**	**340,057** ▲	**15,184**
Net Assets	**4,975,753**	**5,013,278** ▼	**(37,525)**	**5,380,449**	**5,388,937** ▼	**(8,487)**
Accumulated Surplus	2,247,541	2,110,992 ▲	**136,549**	2,543,348	2,475,413 ▲	**67,935**
Revulation Reserves	2,660,581	2,853,153 ▼	**(192,571)**	2,769,970	2,853,153 ▼	**(83,183)**
Cash Reserves	67,631	49,133 ▲	**18,498**	67,131	60,371 ▲	**6,760**
Total Equity	**4,975,753**	**5,013,278** ▼	**(37,525)**	**5,380,449**	**5,388,937** ▼	**(8,487)**
Working Capital Ratio	**1.35**	**1.15** ▲	**0.20**	**1.52**	**1.37** ▲	**0.15**
Unrestricted Working Capital Ratio	**1.13**	**0.99** ▲	**0.15**	**1.01**	**0.92** ▲	**0.10**

With a working capital ratio of 1.35 at period end, there is a sufficient level of liquidity held. This is higher than expected in budget due to a favourable opening cash position.

Adjusting for restricted cash, the unrestricted working capital ratio is 1.13. The variance of 0.22 from the working capital ratio represents the high value of restricted cash held.

Financial Performance Report

Year to Date Ended 31 December 2024

b) Trade & Other Receivables

Summary	Year To Date Dec-24 $000	FY24 $000	Movement $000
Statutory receivables			
Rates	227,224	5,066 ▼	**(222,158)**
Infringements	15,300	14,921 ▼	**(379)**
Net GST receivables	1,498	2,684 ▲	**1,186**
Non-statutory			
Other debtors	20,991	19,985 ▼	**(1,006)**
Total current trade and other receivables	**265,013**	**42,656** ▼	**(222,357)**
Less impairment loss allowance	(20,249)	(19,826) ▼	**(423)**
Net total current trade and other receivables	**244,765**	**22,830** ▼	**(221,935)**
Non-current			
Statutory receivables			
Special rate scheme	2,493	2,493 ▬	**0**
Long term rates	12,289	12,289 ▬	**(0)**
Total non-current trade and other receivables	**14,782**	**14,782** ▬	**0**
Total trade and other receivables	**259,546**	**37,612** ▼	**(221,934)**

Our receivables have increased $221.9mil from 30 June 2024. This represents that the majority of our Rates & Charges are still be collected.

Current collection of $114.6m is 0.1% higher compared to December 2023.

The arrears balance of $11.7m is up from $9.3m this time last year. We have received $6.7m so far during the 2024-25 year. Reducing this remains a key focus, to try to limit it compounding.

Total collection (current and arrears) is 0.1% higher compared to December 2023.

Financial Performance Report

Year to Date Ended 31 December 2024

c) Treasury Analysis

Summary	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Cash						
Cash & Cash Equivalents	67,347	56,003 ▲	**11,344**	94,800	83,735 ▲	**11,065**
Other Financial Assets	81,912	34,325 ▲	**47,588**	58,103	51,321 ▲	**6,782**
Total Cash Balances	**149,259**	**90,328** ▲	**58,931**	**152,903**	**135,056** ▲	**17,847**
Interest Received on Cash Balances	4,310	2,022 ▲	**2,288**	8,490	4,021 ▲	**4,468**
Loans						
Current Loan Liabilities	19,226	19,735 ▲	**509**	18,464	19,735 ▲	**1,271**
Non-Current Loan Liabilities	160,250	159,564 ▼	**(686)**	156,519	169,631 ▲	**13,112**
Total Loan Balances	**179,476**	**179,299** ▼	**(177)**	**174,983**	**189,366** ▲	**14,383**
Interest Paid on Loans - Operating	2,822	1,613 ▼	**(1,210)**	5,645	3,225 ▼	**(2,420)**
Interest Paid on Loans - Capital	603	1,874 ▲	**1,271**	916	3,748 ▲	**2,832**
Total Interest Paid on Loans	**3,425**	**3,487** ▲	**61**	**6,561**	**6,973** ▲	**412**

Cash & Investments

The current cash position is $58.9mil favourable to budget. This is primarily driven by opening cash being higher than expected due to delays in the capital program in FY24 and further delays in the capital program in FY25. In addition, 85% of the Financial Assistance Grants 2024-25 funding allocation was received in Jul-24 ahead of expectations.

The cash position is forecast to be $17.8mil favourable to budget. This is primarily driven by the favourable timing in the capital program due to delays. Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

Interest received to date is $4.3mil, being $2.2mil favourable to budget. A favourable cash position and higher levels of cash investments as result of strategic treasury management have allowed for higher than expected returns on cash. Our current yields are 4.5% on cash and 5.2% on term deposits.

Loans

Loans are currently materially consistent with budget.

The forecast loan balance is $14.4mil favourable to budget. Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

Savings on interest paid of $412K are expected due to not utilising $15.0mil of planning borrowings. Some variance existing in allocation existing between capital and operating due to allocation methodologies and timing.

Financial Performance Report

Year to Date Ended 31 December 2024

d) Cash Reserves Analysis

Summary	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Cash Reserves						
Developer Contributions/S173	62,759	41,832 ▲	**20,927**	51,850	57,744 ▼	**(5,894)**
Waste	4,872	7,301 ▼	**(2,430)**	15,281	2,627 ▲	**12,654**
Total Cash Reserves	**67,631**	**49,133** ▲	**18,498**	**67,131**	**60,371** ▲	**6,760**

Developer Contribution Reserves

- *Year to Date*

Developer Contribution Reserves are $20.9mil above budget. The acquisition of the second group of properties in the Armstrong Creek Land Acquisition Program has been delayed.

- *Forecast*

Developer Contribution Reserves are forecast to be $5.9mil lower than budget. This is due to cost escalations in Armstrong Creek Land Acquisition Program and a change in approach for forecasting contingency on disputed claims.

Waste Reserves

- *Year to Date*

Waste Reserves are $2.4mil below budget. This is primarily due to higher than expected capital expenditure at Dec-24 YTD.

- *Forecast*

Waste Reserves are forecast to be $12.7mil above budget. This is primarily due to expected delays in the capital program relating to Waste assets, in particular the Waste Services Infrastructure Development and Stacys Road Compost project.

Financial Performance Report

Year to Date Ended 31 December 2024

4. Financial Sustainability Measures

Measure	Target	Forecast Result	Comment
Operating Result			
Operating Result Ratio	**>0%**	**0.51%**	Currently forecasting for a moderate surplus.
Capital Investment			
Capital Projects Delivery	**>80%**	**84.9%**	Timing variances are impacting forecast, but still expecting to deliver a substantial proportion of the capital program.
Asset Sustainability Ratio	**>70%**	**74.4%**	Lower than expected in budget due to rephasing of upgrade projects, but result expected to be in excess of target.
Cash & Borrowings			
Working Capital Ratio	**>1.0**	**1.52**	A healthy level of liquidity currently held.
Indebtedness Ratio (Rates)	**<60%**	**54.46%**	FY25 borrowings currently deferred which will favourably impact the indebtedness ratio.

Financial Performance Report

Year to Date Ended 31 December 2024

Appendix A – Operating Statement

Operating Statement	Year To Date			Full Year		
	Actual $	Budget $	Variance $	Forecast $	Budget $	Variance $
Revenue						
Rates & Charges	162,009	163,103 ▼	**(1,094)**	321,317	322,675 ▼	**(1,357)**
Fees, Charges & Other	47,557	46,011 ▲	**1,545**	96,918	96,855 ▲	**63**
Government Grants	50,535	23,546 ▲	**26,989**	75,646	73,906 ▲	**1,740**
Gain/(Loss) on Sale of Property	25	197 ▼	**(172)**	282	454 ▼	**(172)**
Total Operating Revenue	**260,125**	**232,857** ▲	**27,268**	**494,162**	**493,889** ▲	**274**
Expenditure						
Salaries, Wages & Employment	102,927	102,989 ▲	**63**	205,233	204,794 ▼	**(439)**
Materials & Services	72,254	73,546 ▲	**1,291**	148,479	150,786 ▲	**2,307**
Depreciation	53,375	52,340 ▼	**(1,035)**	106,199	104,667 ▼	**(1,532)**
Community Support	10,838	10,331 ▼	**(507)**	23,168	23,244 ▲	**76**
Utilities	3,938	4,163 ▲	**225**	9,046	9,107 ▲	**61**
Total Operating Expenditure	**243,331**	**243,369** ▲	**38**	**492,125**	**492,598** ▲	**473**
Internal Charges						
Internal Charge Allocation	12,624	14,172 ▲	**1,547**	27,203	28,987 ▲	**1,784**
Internal Cost (Recovery)	(13,085)	(14,621) ▼	**(1,536)**	(27,674)	(29,209) ▼	**(1,535)**
Total Operating Internal Charges	**(461)**	**(449)** ▲	**11**	**(471)**	**(222)** ▲	**248**
Net Operating Surplus/(Deficit)	**17,255**	**(10,063)** ▲	**27,318**	**2,508**	**1,514** ▲	**995**
Non-Recurrent Revenue						
Developer Contributions	20,492	22,256 ▼	**(1,765)**	42,748	44,513 ▼	**(1,765)**
Capital Grants	5,013	5,250 ▼	**(237)**	22,618	19,542 ▲	**3,076**
Contributed Assets	40,703	55,349 ▼	**(14,647)**	110,698	110,698 ▬	**0**
Gain/(Loss) on Sale of Property	(557)	150 ▼	**(707)**	(407)	300 ▼	**(707)**
Other Non-Recurrent Items	1,768	1,324 ▲	**445**	3,883	3,734 ▲	**149**
Tota Non-Recurrent Revenue	**67,418**	**84,329** ▼	**(16,911)**	**179,540**	**178,787** ▲	**753**
Net Comprehensive Surplus/(Deficit)	**84,673**	**74,266** ▲	**10,407**	**182,048**	**180,301** ▲	**1,747**

Financial Performance Report

Year to Date Ended 31 December 2024

Key Variances – Operating Statement

Item	Comment
Operating Revenue	
Rates & Charges	*Budget* • Current results are unfavourable to budget by ($1.1m) due to a 13% decrease in supplementary rates when compared to prior year December YTD. *Forecast* • The forecast result is ($1.4mil) unfavourable to budget with supplementary rate income anticipated to now be lower than in the prior year based on YTD actuals.
Fees, Charges & Other	*Budget* • Interest Received is $2.3mil favourable due to a higher than expected cash position and higher levels of cash investments as result of strategic treasury management. • This is offset by unfavourable infringement revenue of ($1.0m) with targets from additional Local Laws officers not achieved. *Forecast* • Budget assumed a successful works tender with a value of $1.5mil. Tender was unsuccessful, which will result in an income unfavourability of ($1.5 mil), with an overall net unfavourable impact of $324K. • Third party contributions for Northern and Western Geelong Growth Area (NWGGA) are expected to be ($1.5mil) unfavourable to budget due to delays in the project, with the start of 2 Precinct Structure Plan being delayed by 3-6 months. This has an overall net favourable impact for the project of $1.1m. • Budget assumed an increase in parking income from the additional Local Laws Officers but targets have not been fully achieved and it is expected that this will result in an income unfavourability of ($1.8mil). • Interest Received is expected to be $4.5mil favourable to forecast due to higher levels of cash investments as result of strategic treasury management. • Swim, Sport & Leisure income is anticipated to be $2.0m favourable to Budget due to an increase in YTD memberships.
Government Grants	*Budget* • The timing of the Financial Assistance Grant which has a favourable impact of $24.9mil. This represents 85% of the contribution for FY25. *Forecast* • The forecast assumes that the remaining 15% of the FY25 funding will be paid in FY25, with no prepayment of any funding relating to FY26.

Financial Performance Report

Year to Date Ended 31 December 2024

Operating Expenditure	
Salaries, Wages & Employment	*Budget* • Current result materially consistent with budget. *Forecast* • Forecast result materially consistent with budget.
Material & Services	*Budget* • Waste Contractors & Disposal Costs are favourable by $1.1m due to credits deducted from Contract cost for Container Refund Deposit Scheme, lower than expected tonnages and diversion of waste to Wyndham landfill. • Work programs are favourable by $0.7m with works relating to kerb and channel, road preservation and footpath works reclassified to capital. *Forecast* • Waste Disposal & Recycling Costs are expected to be $2.5mil favourable due to credits deducted from Contract cost for Container Refund Deposit Scheme, lower than expected tonnages and diversion of waste to Wyndham landfill. • Northern and Western Geelong Growth Area (NWGGA) is $2.6mil favourable to budget due to delays in the project, with the start of 2 Precinct Structure Plan being delayed by 3-6 months. This has an overall net favourable impact for the project of $1.1mil. • A number of work programs in the Program Delivery team have been included in the operating budget, whereas these should be capital. This includes works relating to kerb and channel, road preservation and footpath works. This will result is $1.5mil of works being treated as capital rather than operating. • Digital Innovation ($1.1mil) unfavourable to budget due to expenditure to be incurred for the IT strategy. • Interest on loans ($2.4mil) unfavourable. Treatment of interest allocation between operating and capital consistent with FY24 annual accounts.
Depreciation	*Budget* • Depreciation is ($1.0mil) unfavourable to budget. The Fixed asset financial reporting process has been prioritised in our IT Strategy roadmap. The unfavourable depreciation expense variance to budget reflects the stage of this work and the use of current data and reasonable judgement. Contributing factors to the outcome include timing regarding booking the 30/6/24 revaluation adjustments together with delays in capitalising completed capital projects. *Forecast* • Depreciation is forecasted to be ($1.5mil) unfavourable to budget. The Fixed asset financial reporting process has been prioritised in our IT Strategy roadmap. The unfavourable depreciation expense variance to budget reflects the stage of this work and the use of current data and reasonable judgement. Contributing factors to the outcome include

Financial Performance Report

Year to Date Ended 31 December 2024

	timing regarding booking the 30/6/24 revaluation adjustments together with delays in capitalising completed capital projects.
Community Support	*Budget* • Unfavourable result relates to timing of community grants with payments made earlier than anticipated in the Budget. *Forecast* • Forecast Community Support expenditure is materially consistent with budget.
Utilities	*Budget* • Utilities are favourable by $0.2m as a result of timing with street lighting works planned for December now deferred to Q3. *Forecast* • Forecast result materially consistent with budget.
Non-Recurrent Revenue	
Developer Contributions	*Budget* • Current unfavourability of ($1.8mil) due to timing of develop contributions *Forecast* • Forecast result materially consistent with budget.
Capital Grants	*Budget* • Unfavourable variance caused by budgeted phasing of the Landy Field Pavilion upgrade ($50k) and previously recognised funding being returned to the state government ($270k). • Unfavourable variances due to the delivery timing of the Rossack Drive North Bound ($289k), Windsor Park Pavilion ($196k) and Rippleside Playground ($188k) projects. *Forecast* • Materially consistent with budget.
Contributed Assets	*Budget* • Current unfavourability of ($14.6mil) relates to timing of recognition again budget *Forecast* • Current projections are consistent with budget

Financial Performance Report

Year to Date Ended 31 December 2024

Appendix B – Statement of Financial Position

Statement of Financial Position	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Current Assets						
Cash & Cash Equivalents	67,347	56,003	**11,343**	94,800	83,735	**11,065**
Trade & Other Receivables - Current	244,765	229,907	**14,857**	25,422	25,532	**(110)**
Other Financial Assets	81,912	34,325	**47,588**	58,103	51,321	**6,782**
Other Assets	11,724	13,316	**(1,593)**	8,674	8,711	**(37)**
Inventories	1,348	1,268	**80**	1,276	1,282	**(6)**
Non-Current Assets Classified As Held For Sale	9,479	11,439	**(1,960)**	11,439	11,439	-
Total Current Assets	**416,574**	**346,258**	**70,316**	**199,715**	**182,020**	**17,695**
Non-Current Assets						
Property, Infrastructure, Plant & Equipment	5,021,772	5,138,582	**(116,810)**	5,465,258	5,506,525	**(41,267)**
Intangible Assets	11,147	-	**11,147**	8,961	8,961	-
Right-Of-Use Assets	5,428	-	**5,428**	4,297	4,297	-
Investments in Associates, Joint Arrangement &	10,586	9,629	**958**	9,629	9,629	-
Trade & Other Receivables - Non-Current	14,782	16,172	**(1,390)**	17,463	17,562	**(98)**
Total Non-Current Assets	**5,063,714**	**5,164,382**	**(100,667)**	**5,505,608**	**5,546,973**	**(41,365)**
Total Assets	**5,480,289**	**5,510,640**	**(30,351)**	**5,705,323**	**5,728,993**	**(23,671)**
Current Liabilities						
Trade & Other Payables - Current	18,144	29,754	**11,610**	31,702	31,877	**175**
Interest-Bearing Liabilities - Current	19,226	19,735	**509**	18,464	19,735	**1,271**
Trust Funds & Deposits	44,681	29,327	**(15,354)**	15,092	15,176	**83**
Prepaid Income	182,781	185,277	**2,496**	25,175	25,313	**139**
Provisions - Current	42,577	36,238	**(6,339)**	39,331	39,548	**217**
Lease Liabilities - Current	702	1,230	**528**	1,230	1,230	-
Total Current Liabilities	**308,110**	**301,560**	**(6,550)**	**130,994**	**132,879**	**1,885**
Non-Current Liabilities						
Interest-Bearing Liabilities - Non-Current	160,250	159,564	**(686)**	156,519	169,631	**13,112**
Lease Liabilities - Non-Current	5,104	-	**(5,104)**	3,584	33,963	**30,380**
Provisions - Non-Current	31,070	36,238	**5,167**	33,777	3,584	**(30,193)**
Total Non-Current Liabilities	**196,425**	**195,802**	**(623)**	**193,879**	**207,178**	**13,299**
Total Liabilities	**504,535**	**497,362**	**(7,173)**	**324,873**	**340,057**	**15,184**
Net Assets	**4,975,753**	**5,013,278**	**(37,525)**	**5,380,449**	**5,388,937**	**(8,487)**
Equity						
Accumulated surplus	2,247,541	2,110,992	**136,549**	2,543,348	2,475,413	**67,935**
Revulation Reserves	2,660,581	2,853,153	**(192,571)**	2,769,970	2,853,153	**(83,183)**
Other Reserves	67,631	49,133	**18,498**	67,131	60,371	**6,760**
Net Assets	**4,975,753**	**5,013,278**	**(37,525)**	**5,380,449**	**5,388,937**	**(8,487)**

Financial Performance Report

Year to Date Ended 31 December 2024

Key Variances – Statement of Financial Position

Item	Comment
Currents Assets	
Cash & Cash Equivalents, Other Financial Assets	*Budget* • The current cash position is $58.9mil favourable to budget. This is primarily driven by opening cash being higher than expected due to delays in the capital program in FY24 and further delays in the capital program in FY25. In addition, 85% of the Financial Assistance Grants 2024-25 funding allocation was received in Jul-24 ahead of expectations. *Forecast* • The cash position is forecast to be $17.8mil favourable to budget. This is primarily driven by the favourable timing in the capital program due to delays. Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.
Non-Current Assets	
Property, Infrastructure, Plant & Equipment	*Budget* • Variance relates to the opening balance, with handovers and revaluations in FY24 being higher than expected. *Forecast* • There is a high level of asset-related transactions that have not been actualised in the system, as a result, a number of assumptions have been made in the forecast. • At this stage, PPE is expected to be materially consistent with budget.
Current Liabilities	
Interest Bearing Liabilities – Current	*Forecast* • Materially consistent with budget.
Non-Current Liabilities	
Interest Bearing Liabilities – Non Current	*Forecast* • The forecast loan balance is $14.4mil favourable to budget. Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

Financial Performance Report

Year to Date Ended 31 December 2024

Appendix C – Statement of Cashflows

Statement of Cashflows Inflow/(Outflow)	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Cashflow from Operating Activities						
Rates & Charges	125,165	126,119 ▼	**(954)**	313,147	314,433 ▼	**(1,286)**
Fees, Charges & Other	53,342	53,573 ▼	**(231)**	91,413	92,833 ▼	**(1,420)**
Grants - Operating	50,535	23,546 ▲	**26,989**	75,297	73,906 ▲	**1,392**
Grants - Capital	5,013	5,250 ▼	**(237)**	22,238	19,542 ▲	**2,696**
Contributions - monetary	20,492	22,256 ▼	**(1,765)**	42,748	44,513 ▼	**(1,765)**
Interest Received	4,310	2,006 ▲	**2,304**	7,060	4,021 ▲	**3,039**
Employee Costs	(111,399)	(111,160) ▼	**(239)**	(204,312)	(204,634) ▲	**322**
Materials, Services & Community Support	(95,296)	(96,497) ▲	**1,201**	(177,767)	(180,072) ▲	**2,305**
Cashflow from Operating Activities	**52,161**	**25,094** ▲	**27,067**	**169,826**	**164,543** ▲	**5,283**
Cashflow from investing activities						
Property, Plant & Equipment	(71,177)	(102,680) ▲	**31,504**	(177,221)	(203,852) ▲	**26,632**
Proceeds from Sale	24	414 ▼	**(390)**	438	828 ▼	**(390)**
Cashflow from investing activities	**(71,153)**	**(102,266)** ▲	**31,113**	**(176,783)**	**(203,024)** ▲	**26,241**
Cashflow from financing activities						
Finance Costs	(3,278)	(3,441) ▲	**163**	(6,561)	(6,858) ▲	**297**
Proceeds from Borrowings	-	- ▬	**-**	-	15,000 ▼	**(15,000)**
Repayment of Borrowings	(5,590)	(5,769) ▲	**179**	(10,085)	(10,702) ▲	**617**
Repayment of Lease Liabilities	(351)	(613) ▲	**262**	(964)	(1,226) ▲	**262**
Cashflow from financing activities	**(9,219)**	**(9,823)** ▲	**605**	**(17,609)**	**(3,786)** ▼	**(13,823)**
Net Cash Inflow/(Outflow)	**(28,211)**	**(86,996)** ▲	**58,785**	**(24,566)**	**(42,267)** ▲	**17,701**
Opening Cash Balance	**177,470**	**177,323** ▲	**147**	**177,470**	**177,323** ▲	**147**
Closing Cash Balance	**149,259**	**90,328** ▲	**58,931**	**152,903**	**135,056** ▲	**17,847**

Financial Performance Report

Year to Date Ended 31 December 2024

Key Variances – Statement of Cashflows

Item	Comment
Cashflow from Operating Activities	
Rates and Charges	*Budget* • Cash inflows for Rates and Charges are unfavourable to Budget by ($1.0mil) due to a decrease in Supplementary Rates when compared to prior year December YTD. *Forecast* • The forecast result is ($1.3mil) unfavourable to budget with supplementary rate income anticipated to now be lower than in the prior year based on YTD actuals.
Grants – Operating	*Budget* • Cash inflows for grant funding are favourable due to the timing of the Financial Assistance Grant. *Forecast* • Forecast result materially consistent with budget. • The forecast assumes that the remaining 15% of the FY25 funding will be paid in FY25, with no prepayment of any funding relating to FY26.
Interest Received	*Budget* • Interest Received is $2.3mil favourable due to a higher than expected cash position and higher levels of cash investments as result of strategic treasury management. *Forecast* • Interest Received is expected to be $4.5mil favourable to budget due to higher levels of cash investments as result of strategic treasury management.
Cashflow from Investing Activities	
Property, Plant & Equipment	*Budget* • Cash outflow is favourable by $31.5mil due to delays in the capital program. *Forecast* • Delays in the capital program will result in the cash outflow being lower than expected in budget by $26.6mil.
Cashflow from Financing Activities	
Proceeds From Borrowings	*Forecast* • Due to favourability in the capital program, the planned borrowings of $15.0mil in FY25 is not expected to be required.

Financial Performance Report

Year to Date Ended 31 December 2024

Appendix D – Statement of Capital Works

Statement of Capital Works	Year To Date			Full Year		
	Actual $000	Budget $000	Variance $000	Forecast $000	Budget $000	Variance $000
Property						
Land	24,547	42,829 ▲	**18,283**	53,083	46,382 ▼	**(6,701)**
Buildings	6,480	8,492 ▲	**2,012**	22,173	28,724 ▲	**6,551**
Heritage Buildings	1	8 ▲	**7**	345	15 ▼	**(330)**
Total Property	**31,027**	**51,329** ▲	**20,301**	**75,600**	**75,121** ▼	**(480)**
Plant & Equipment						
Plant, Machinery & Equipment	1,669	2,025 ▲	**356**	3,785	5,892 ▲	**2,107**
Fixtures, Fittings & Furniture	170	143 ▼	**(28)**	375	308 ▼	**(68)**
Computers & Telecommunications	1,317	3,427 ▲	**2,110**	4,778	6,854 ▲	**2,076**
Total Plant & Equipment	**3,156**	**5,595** ▲	**2,439**	**8,938**	**13,054** ▲	**4,116**
Infrastructure						
Roads	11,934	9,324 ▼	**(2,610)**	28,460	26,280 ▼	**(2,179)**
Bridges	14	211 ▲	**196**	310	310 ▬	**-**
Footpaths & Cycleways	4,178	6,103 ▲	**1,924**	10,017	14,649 ▲	**4,632**
Drainage	1,160	2,511 ▲	**1,351**	8,436	9,602 ▲	**1,166**
Recreational, Leisure & Community Facilities	1,903	2,474 ▲	**571**	6,373	9,780 ▲	**3,407**
Waste Management	1,430	496 ▼	**(934)**	2,926	10,092 ▲	**7,166**
Parks, Open Space & Streetscapes	6,544	6,935 ▲	**391**	19,489	27,194 ▲	**7,705**
Other Infrastructure	5,823	12,445 ▲	**6,622**	12,610	17,770 ▲	**5,160**
Total Infrastructure	**32,986**	**40,498** ▲	**7,512**	**88,621**	**115,678** ▲	**27,057**
Total Capital Expenditure	**67,170**	**97,422** ▲	**30,252**	**173,159**	**203,852** ▲	**30,693**
Represented by:						
New Asset Expenditure	38,346	69,110 ▲	**30,764**	94,135	104,740 ▲	**10,605**
Asset Renewal Expenditure	22,413	21,801 ▼	**(612)**	57,165	58,184 ▲	**1,019**
Asset Upgrade Expenditure	6,411	6,510 ▲	**100**	21,859	40,928 ▲	**19,069**
Total Capital Expenditure	**67,170**	**97,422** ▲	**30,252**	**173,159**	**203,852** ▲	**30,693**

Financial Performance Report

Year to Date Ended 31 December 2024

Key Variances – Statement of Capital Works

Item	Comment
Property	
Land	*Budget* • Armstrong Creek Land Acquisition Program is $18.7mil favourable due to cost as a result of delays with the purchasing of the second group of properties. *Forecast* • The forecast for Armstrong Creek Land Acquisition Program has been increased due to cost escalations and change in approach around forecasting for contingency on disputed claims resulting in an unfavourable variance of ($6.8mil) against budget. • VCAT decision has been finalised for one parcel of the Sparrowvale Wetland Acquisitions and has resulted in an unfavourable impact on budget ($2.5mil).
Buildings	*Budget* • Convention and Exhibition Centre Public Realm works were forecast to be delivered in FY24 but works were delayed to FY25 resulting in an unfavourable variance to Budget ($0.5mil). • Several projects currently showing as favourable to budget are due to timing variances caused by unrealistic timeframes being built into the budget. These projects include Armstrong Creek Town Centre Library and Learning Hub Design $1.1mil, Community Complex – NAC – Horseshoe Bend Rd $0.3mil and Windsor Park Pavilion $0.2mil. *Forecast* • Several projects are being reforecast into future financial years due to unrealistic timeframes built into the budget. These projects include Windsor Park Pavilion $1.8mil, ACWP NAC Community Pavilion $1.7mil, Hamlyn Park Female Friendly Changerooms $1.6mil and Queens Park Female Friendly Change Rooms $1.3mil.
Plant & Equipment	
Computers & Telecommunications	*Budget* • Digital Innovation Program is currently $1.8mil favourable to budget due to delays in the program while the IT Strategy is finalised. *Forecast* • Digital Innovation Program is expected to be $3.3mil favourable to budget. IT strategy still under development, full budget utilisation in FY25 unlikely. Road map that will be developed as a result of the current strategy phase will inform future funding requirements.

Financial Performance Report

Year to Date Ended 31 December 2024

Infrastructure	
Roads	*Budget* • Boundary Road and Baanyip Boulevard traffic signals and link road project savings identified resulting in a $1.6mil favourable variance YTD. • Due to delays with receiving third party approvals from CTP and Powercor, the Traffic Lights at Roslyn Rd and Thornhill Rd project has been delayed and is unlikely to commence in FY25 resulting in an $0.7mil favourable variance YTD. • Roads to Recovery funding increase has resulted in higher than budgeted expenditure ($0.6mil). *Forecast* • Funding increases in the Blackspot ($2.1m) and Roads to Recovery ($0.6m) programs have resulted in higher than budgeted expenditure.
Footpaths & Cycleways	*Budget* • A favourable variance of $2.5mil YTD against budget for Footpath Construction Special Rates and Charges is due to a portion of the Ocean Grove PPN project rephased to forward years, Park Street no longer progressing in FY25 and other expenditure timing differences for works commencing later in the year. • Footpath renewals are $0.8mil favourable YTD due to timing differences. *Forecast* • Footpath Construction Special Rates and Charges has had a favourable forecast adjustment of $3.7mil due to a portion of the Ocean Grove PPN project rephased to forward years and Park Street no longer progressing in FY25. • Ocean Grove Bike Track has had a favourable forecast adjustment of $3.4mil with works pushed out to future years. • Footpath minor Capital Renewals budgeted as Opex have been reclassified as Capex resulting in unfavourable forecast adjustment of ($0.5mil).
Recreational, leisure and community facilities	*Budget* • Portarlington Recreation Reserve Masterplan is favourable by $1.2mil YTD due to car park and cricket net works transferred into FY26. • Leopold Sports Precinct Upgrades $0.7mil unfavourable YTD against budget due to timing with work expected to be delivered in the second half of the year. *Forecast* • Portarlington Recreation Reserve Masterplan is expected to be $1.3mil favourable to the FY25 budget due to car park and cricket net works being reforecast into FY26. • Thomson Recreation Reserve Upgrade is expected to be $0.9mil favourable to the FY25 budget due to unrealistic timeframes built into the budget and an uncertain project scope.

Financial Performance Report

Year to Date Ended 31 December 2024

	• Aldershop Reserve Masterplan Upgrades forecast reduced due to unsuccessful funding application resulting in an $0.8mil favourable adjustment.
Waste Management	*Forecast* • Stacys Road Compost Works are expected to be $6.8m favourable to FY25 budget due to costs being reforecast in future financial years. Negotiations with landlord regarding the potential purchase of land has contributed to the delayed commencement.
Parks, Open Space & Streetscapes	*Budget* • Bloinks Reserve Masterplan is $1.2mil favourable to budget due to unrealistic timeframes built into the budget. Concept design and site to occur in FY25 with the balance of FY25 expenditure reforecast into future financial years. • Myers Reserve Masterplan is expected to be $0.8mil favourable to the FY25 budget due to unrealistic timeframes built into the budget and an uncertain project scope.

CITY OF GREATER GEELONG

Capital Program Q2 Forecast (6+6) - Summary Report

	FY25			FY26-FY28			Total 4 Year		
	Forecast	Budget	F VAR B $	Forecast	Budget	F VAR B $	Forecast	Budget	F VAR B $
Capital Project Summary									
Expenditure	173,159,403	203,852,240	30,692,837	594,360,039	544,048,455	- 50,311,584	767,519,441	747,900,695	- 19,618,747
Income	26,536,489	23,276,448	- 3,260,041	87,684,386	76,554,106	- 11,130,281	114,220,876	99,830,554	- 14,390,321
Net Capital Investment	**146,622,914**	**180,575,792**	**33,952,878**	**506,675,652**	**467,494,349**	**- 39,181,304**	**653,298,566**	**648,070,140**	**- 5,228,426**
Capital Expenditure by Category									
Property	**75,600,404**	**75,120,823**	**- 479,581**	**200,435,839**	**178,358,855**	**- 22,076,984**	**276,036,243**	**253,479,678**	**- 22,556,565**
New - Property	*61,820,904*	*54,342,410*	*- 7,478,494*	*143,539,585*	*132,885,197*	*- 10,654,387*	*205,360,489*	*187,227,607*	*- 18,132,882*
Upgrade - Property	*4,873,321*	*13,074,004*	*8,200,683*	*28,311,138*	*27,528,123*	*- 783,015*	*33,184,459*	*40,602,127*	*7,417,668*
Renewal - Property	*8,906,179*	*7,704,410*	*- 1,201,770*	*28,585,116*	*17,945,535*	*- 10,639,581*	*37,491,295*	*25,649,944*	*- 11,841,351*
Plant and Equipment	**8,938,210**	**13,053,905**	**4,115,695**	**35,046,325**	**29,526,468**	**- 5,519,857**	**43,984,536**	**42,580,373**	**- 1,404,162**
New - Plant and Equipment	*3,593,438*	*4,916,296*	*1,322,858*	*9,699,838*	*6,799,838*	*- 2,900,000*	*13,293,275*	*11,716,134*	*- 1,577,142*
Upgrade - Plant and Equipment	*208,803*	*79,548*	*- 129,255*	*559,142*	*154,669*	*- 404,473*	*767,945*	*234,217*	*- 533,728*
Renewal - Plant and Equipment	*5,135,969*	*8,058,061*	*2,922,092*	*24,787,346*	*22,571,962*	*- 2,215,384*	*29,923,316*	*30,630,023*	*706,707*
Infrastructure	**88,620,788**	**115,677,512**	**27,056,724**	**358,877,874**	**336,163,131**	**- 22,714,743**	**447,498,663**	**451,840,643**	**4,341,980**
New - Infrastructure	*28,720,836*	*45,481,608*	*16,760,773*	*174,390,642*	*164,145,693*	*- 10,244,949*	*203,111,478*	*209,627,302*	*6,515,824*
Upgrade - Infrastructure	*16,777,284*	*27,774,624*	*10,997,340*	*42,323,432*	*36,581,370*	*- 5,742,062*	*59,100,716*	*64,355,994*	*5,255,278*
Renewal - Infrastructure	*43,122,669*	*42,421,279*	*- 701,390*	*142,163,800*	*135,436,068*	*- 6,727,732*	*185,286,468*	*177,857,347*	*- 7,429,122*
New - Total	**94,135,177**	**104,740,314**	**10,605,137**	**327,630,065**	**303,830,728**	**- 23,799,336**	**421,765,242**	**408,571,042**	**- 13,194,199**
Upgrade - Total	**21,859,408**	**40,928,176**	**19,068,768**	**71,193,712**	**64,264,162**	**- 6,929,550**	**93,053,120**	**105,192,338**	**12,139,218**
Renewal - Total	**57,164,818**	**58,183,750**	**1,018,932**	**195,536,262**	**175,953,564**	**- 19,582,698**	**252,701,080**	**234,137,314**	**- 18,563,765**
Core Programs	**70,757,072**	**73,312,755**	**2,555,683**	**239,932,965**	**223,482,633**	**- 16,450,332**	**310,690,037**	**296,795,388**	**- 13,894,648**
Non-Core Programs	**102,402,331**	**130,539,484**	**28,137,154**	**354,427,074**	**320,565,822**	**- 33,861,252**	**456,829,405**	**451,105,306**	**- 5,724,099**
Core Program	*70,757,072*	*73,312,755*	*2,555,683*	*239,932,965*	*223,482,633*	*- 16,450,332*	*310,690,037*	*296,795,388*	*- 13,894,648*
Community Priorities And Other Items	*34,129,417*	*52,101,665*	*17,972,248*	*139,814,418*	*112,723,470*	*- 27,090,948*	*173,943,835*	*164,825,135*	*- 9,118,700*
Developer Contribution Plans	*60,890,614*	*57,220,507*	*- 3,670,107*	*143,051,955*	*137,182,030*	*- 5,869,925*	*203,942,570*	*194,402,537*	*- 9,540,032*
Capital Overheads	*5,448,058*	*8,617,313*	*3,169,255*	*24,477,576*	*24,110,322*	*- 367,254*	*29,925,633*	*32,727,634*	*2,802,001*
Waste Project	*1,934,242*	*12,600,000*	*10,665,758*	*47,083,125*	*46,550,000*	*- 533,125*	*49,017,367*	*59,150,000*	*10,132,633*

FINANCIAL PLANNING & ANALYSIS

CITY OF GREATER GEELONG

Capital Program Q2 Forecast (6+6) - Key Projects Report

Key Projects - NET Impact	FY25			FY26-FY28			Total 4 Year			Notes
	Forecast	Budget	F VAR B $	Forecast	Budget	F VAR B $	Forecast	Budget	F VAR B $	
Footpath Construction Special Rates and Charges	2,103,726	5,019,072	2,915,346	13,251,432	9,114,658	- 4,136,774	15,355,158	14,133,730	- 1,221,428	OGPPN delays in FY25 plus year 3 budget assumptions higher than current program forecast
Bloinks Reserve Master Plan DI_OS_07	150,000	1,300,000	1,150,000	13,090,759	11,700,000	- 1,390,759	13,240,759	13,000,000	- 240,759	Concept design to be delivered in FY25, with remaining project costs rephased across future financial years. Plus DCP indexation increase based on FY25 IPP
Intersection - Surf Coast Hwy and Boundary Road DI_RO_01	166,818	1,709,990	1,543,172	3,667,033	1,997,500	- 1,669,533	3,833,852	3,707,490	- 126,362	Budget phasing adopted from P&G's IPP, forecast phasing based on advice from MP PM. DCP Indexation increase based on FY25 IPP
ACWP - NAC Active Open Space - Community Pavilion (northern)	-	1,686,355	1,686,355	420,024	1,948,677	1,528,653	420,024	3,635,031	3,215,007	Budget phasing adopted from P&G's IPP with some costs being pushed out of 4 years. DCP Indexation increase based on FY25 IPP
Digital Innovation Program	1,185,719	4,500,000	3,314,281	8,400,000	5,500,000	- 2,900,000	9,585,719	10,000,000	414,281	IT strategy still under development, full budget utilisation in FY25 unlikely. Road map that will be developed as a result of the current strategy phase will inform future funding requirements
Elderslie Reserve - Female Friendly Changes Upgrades	-	125,000	125,000	-	1,125,000	1,125,000	-	1,250,000	1,250,000	External funding application was unsuccessful, project forecast to be put on hold until alternative funding source is identified
Minor Capital Renewal - Footpaths	535,603	-	- 535,603	1,705,159	-	- 1,705,159	2,240,762	-	- 2,240,762	New project for FY25, opex to capex reclassification
Minor Capital Renewal - Kerb & Channel	565,338	-	- 565,338	1,799,825	-	- 1,799,825	2,365,163	-	- 2,365,163	New project for FY25, opex to capex reclassification
Minor Capital Renewal - Roads	498,228	-	- 498,228	1,586,173	-	- 1,586,173	2,084,401	-	- 2,084,401	New project for FY25, opex to capex reclassification
Armstrong Creek land acquisition program	49,714,790	42,881,844	- 6,832,946	26,406,043	9,342,397	- 17,063,646	76,120,834	52,224,241	- 23,896,592	Increase due to forecast cost escalations and change in approach around forecasting for contingency on disputed claims
Boundary Road and Baanyip Boulevard Traffic Signals and link road	3,453,208	4,636,079	1,182,871	300,000	200,000	- 100,000	3,753,208	4,836,079	1,082,871	Savings forecast offset in part by an increased DLP forecast in future years
Sparrowvale Wetlands Acquisition DILA22	2,470,610	-	- 2,470,610	-	-	-	2,470,610	-	- 2,470,610	Additional spend relating to final VCAT decision
Collendina Reserve, Ocean Grove facility upgrade	-	- 19,700	- 19,700	1,369,300	-	- 1,369,300	1,369,300	- 19,700	- 1,389,000	Change requests approved by PPMB
Kardinia Aquatic Centre - Pool Boiler Electrification	-	311,300	311,300	-	254,700	254,700	-	566,000	566,000	External funding application was unsuccessful, project forecast to be put on hold until alternative funding source is identified
Rippleside Playground	1,544,589	1,971,846	427,257	551,358	-	- 551,358	2,095,947	1,971,846	- 124,101	Variance across four year program relates to 'carry over'
Province Estate Highton - Wandana Gully - no 3	40,000	800,000	760,000	2,112,000	1,201,196	- 910,804	2,152,000	2,001,196	- 150,804	Variance across four year program relates to 'carry over'
Devlins Road Active Open Space	- 1,430,000	- 815,000	615,000	7,924,051	7,100,000	- 824,051	6,494,051	6,285,000	- 209,051	Variance across four year program relates to 'carry over'
Sorting/Decontamination Line at Pt Henry for FOGO upgrade	250,000	1,150,000	900,000	2,050,000	1,150,000	- 900,000	2,300,000	2,300,000	-	Adjustments in phasing pushing expenditure out to forward years
Myers Reserve Masterplan Implementation	250,000	1,000,000	750,000	750,000	-	- 750,000	1,000,000	1,000,000	-	Adjustments in phasing pushing expenditure out to forward years
Thomson Recreation Reserve Upgrade	113,109	1,000,000	886,891	886,891	-	- 886,891	1,000,000	1,000,000	-	Adjustments in phasing pushing expenditure out to forward years
Convention and Exhibition Centre - Public Realm	1,500,000	1,000,000	- 500,000	1,500,000	1,500,000	-	3,000,000	2,500,000	- 500,000	Variance across four year program relates to 'carry over'
Traffic Lights at Roslyn Rd and Thornhill Rd	2,814	1,400,000	1,397,186	1,397,186	-	- 1,397,186	1,400,000	1,400,000	-	Adjustments in phasing pushing expenditure out to forward years
Ocean Grove bike track	80,579	3,500,000	3,419,421	3,419,000	-	- 3,419,000	3,499,579	3,500,000	421	Adjustments in phasing pushing expenditure out to forward years
Kyema - Lipton Drainage upgrade	-	1,300,000	1,300,000	1,300,000	-	- 1,300,000	1,300,000	1,300,000	-	Adjustments in phasing pushing expenditure out to forward years
Staceys Road Compost Works	600,000	7,400,000	6,800,000	13,883,125	7,000,000	- 6,883,125	14,483,125	14,400,000	- 83,125	Adjustments in phasing pushing expenditure out to forward years
Hamlyn Park - Female Friendly Changeroom	150,000	1,700,000	1,550,000	1,550,000	-	- 1,550,000	1,700,000	1,700,000	-	Adjustments in phasing pushing expenditure out to forward years
Queens Park Female Friendly Change room	100,000	1,400,000	1,300,000	1,300,000	-	- 1,300,000	1,400,000	1,400,000	-	Adjustments in phasing pushing expenditure out to forward years
LED Lighting and Smart Control Delivery	- 115,035	1,169,153	1,284,188	- 644,000	- 744,000	- 100,000	- 759,035	425,153	1,184,188	Combination of project savings and additional rebate income
NWGGA Commonwealth Biodiversity Approvals	-	-	-	7,559,053	7,314,053	- 245,000	7,559,053	7,314,053	- 245,000	Delays in program, costs pushed out of four years
Heavy and Dedicated	1,982,460	5,439,567	3,457,107	11,759,373	10,789,603	- 969,770	13,741,833	16,229,170	2,487,337	Reduction in replacement schedule. To be confirmed before locking FY26 budget

CITY OF GREATER GEELONG

Capital Program Q2 Forecast (6+6) - Key Projects Report

Key Projects - NET Impact	FY25 Forecast	FY25 Budget	FY25 F VAR B $	FY26-FY28 Forecast	FY26-FY28 Budget	FY26-FY28 F VAR B $	Total 4 Year Forecast	Total 4 Year Budget	Total 4 Year F VAR B $	Notes
Gravel Resheeting - Core Program	2,500,000	3,510,212	1,010,212	11,011,213	11,011,213	-	13,511,213	14,521,424	1,010,212	Reduction in FY25 program of works
Sparrovale Wetlands Project Implementation	750,000	1,302,100	552,100	3,624,345	1,868,290	- 1,756,055	4,374,345	3,170,391	- 1,203,955	Budget phasing adopted from P&G's IPP, forecast phasing based on advice from MP PM. DCP Indexation increase based on FY25 IPP
Eastern Multipurpose Community Centre - Construction	-	-	-	182,553	1,731,750	1,549,197	182,553	1,731,750	1,549,197	Budget phasing adopted from P&G's IPP includes amounts pushed out of four year program. DCP Indexation increase based on FY25 IPP
Armstrong Creek East Precinct Local Activity Centre - Community complex construction	129,805	181,755	51,950	6,364,149	17,993,745	11,629,596	6,493,954	18,175,500	11,681,546	Savings - State are now delivering majority of project
Regional Active Open Space - Play Fields	-	277,568	277,568	8,038,658	13,600,822	5,562,164	8,038,658	13,878,389	5,839,731	Budget phasing adopted from P&G's IPP includes amounts pushed out of four year program. DCP Indexation increase based on FY25 IPP
Southern Active Open Space - Play Fields & Bowling Greens	-	126,925	126,925	3,675,886	6,219,331	2,543,444	3,675,886	6,346,256	2,670,370	Budget phasing adopted from P&G's IPP includes amounts pushed out of four year program. DCP Indexation increase based on FY25 IPP
Waste Services Infrastructure Development	-	3,500,000	3,500,000	-	1,500,000	1,500,000	-	5,000,000	5,000,000	Land purchases no longer expected to be required - Due to unsuccessful negotiations for Stacey's Rd & New Station land now expected to be utilised
Community Complex - LAC	-	-	-	10,312,006	188,668	- 10,123,339	10,312,006	188,668	- 10,123,339	Budget phasing adopted from P&G's IPP includes amounts pushed out of four year program. DCP Indexation increase based on FY25 IPP
Drysdale Landfill Rehabilitation	-	-	-	-	6,000,000	6,000,000	-	6,000,000	6,000,000	Previously included in program to act as a Waste Reserve top up provision. Works not expected to be undertaken until FY30/FY31
Regional active open space reserve - playing fields	-	-	-	396,794	1,883,881	1,487,087	396,794	1,883,881	1,487,087	Budget phasing adopted from P&G's IPP includes amounts pushed out of four year program. DCP Indexation increase based on FY25 IPP
Central Active Open Space - Play Fields - ACHB	-	-	-	557,010	2,909,000	2,351,990	557,010	2,909,000	2,351,990	Budget phasing adopted from P&G's IPP includes amounts pushed out of four year program. DCP Indexation increase based on FY25 IPP
Sparrowvale Wetlands Acquisition DILA23	938,655	-	- 938,655	-	-	-	938,655	-	- 938,655	Variance across four year program relates to 'carry over'
Community Infrastructure Grants Public - 2023-24	2,888,112	2,000,000	- 888,112	6,000,000	6,000,000	-	8,888,112	8,000,000	- 888,112	Actual grants announced for FY25 have a larger capital allocation compared to the assumption used for the budget
Online Interface	693,000	-	- 693,000	-	-	-	693,000	-	- 693,000	Part of the Digital Innovation program
Regional Active Open Space (northern) - Community Pavilion & Play Field	-	-	-	5,590,160	4,692,788	- 897,372	5,590,160	4,692,788	- 897,372	Variance across four year program relates to 'carry over'
Children Services Facilities Upgrades Core Program	736,248	436,236	- 300,011	1,365,096	1,365,096	-	2,101,343	1,801,332	- 300,011	Change requests approved by PSC
Smart City Infrastructure Opportunities	345,000	-	- 345,000	-	-	-	345,000	-	- 345,000	Variance across four year program relates to 'carry over'
Bell Park Sports Club	314,432	-	- 314,432	-	-	-	314,432	-	- 314,432	Change requests approved by PSC
Armstrong Creek West - Play Fields and Bowling Greens	91,376	175,964	84,588	4,477,410	3,913,294	- 564,116	4,568,785	4,089,258	- 479,527	DCP Indexation increase based on FY25 IPP
BASC Chemical Storage Building Upgrade	567,683	424,206	- 143,477	258,056	-	- 258,056	825,739	424,206	- 401,533	Variance across four year program relates to 'carry over'
Excavator Drysdale Landfill	442,326	-	- 442,326	-	-	-	442,326	-	- 442,326	Variance across four year program relates to 'carry over'
Aldershot Reserve - Masterplan Upgrades	1,009,331	1,250,000	240,670	-	250,000	250,000	1,009,331	1,500,000	490,670	External funding application was unsuccessful, project continuing at reduce scope with previously approved budget
Capital Program Project Management - Capitalised Salaries	4,471,759	4,821,919	350,160	15,961,155	15,961,155	-	20,432,914	20,783,074	350,160	Savings in FY25 due to general vacancy rate
Misc	64,832,630	71,003,400	6,170,770	299,567,378	293,911,534	- 5,655,844	364,400,008	364,914,934	514,926	
TOTAL			**33,952,878**			**- 39,181,304**			**- 5,228,426**	

FINANCIAL PLANNING & ANALYSIS

CITY OF GREATER GEELONG

Capital Program Q2 Forecast (6+6) - Year To Go (YTG) Report

	Oct YTG Forecast	Total FY25 Forecast	Total FY25 Budget	F VAR B $
Armstrong Creek land acquisition program	25,613,711	49,714,790	42,881,844	- 6,832,946
Road Pavement Rehabilitation and Renewal	7,214,108	11,914,200	11,914,249	49
Open Space Renewal Program	4,641,275	7,550,580	7,210,589	- 339,991
Building Renewal - Core Program	3,521,853	6,373,314	6,373,314	-
Rippleside Playground	3,402,257	4,589,365	4,849,186	259,821
Drainage Renewal - Core Program	3,289,030	3,514,423	3,514,423	-
Community Infrastructure Grants Public - 2023-24	2,625,912	2,908,760	2,000,000	- 908,760
City of Geelong Assets Created by Blackspot VicRoads Program	2,491,548	2,613,000	500,000	- 2,113,000
Capital Program Project Management - Capitalised Salaries	2,385,816	4,481,778	4,821,919	340,141
Footpath Renewal	2,319,111	4,070,970	4,070,971	2
Sparrowvale Wetlands Acquisition DILA22	2,250,000	2,470,610	-	- 2,470,610
Flood and Drainage management Core Program	2,127,349	2,375,662	2,639,625	263,962
Footpath Construction Special Rates and Charges	1,970,917	2,748,506	6,457,682	3,709,176
Federal Roads Program (Roads 2 Recovery)	1,851,973	2,965,965	2,310,903	- 655,062
Drainage Renewal - WSUD	1,743,364	1,933,199	2,147,999	214,800
Gravel Resheeting - Core Program	1,579,643	2,500,000	3,510,212	1,010,212
Portarlington Recreation Reserve Master Plan	1,533,697	2,231,455	3,552,658	1,321,203
Core Program - IT Asset Replacement	1,327,541	1,668,468	1,668,468	-
Heavy and Dedicated	1,270,985	1,982,460	5,439,567	3,457,107
Armstrong Creek Town Centre Library and Learning Hub Design	1,225,580	1,252,557	1,102,127	- 150,430
Leopold Sports Precinct Upgrades	1,201,000	2,000,023	1,625,000	- 375,023
North Bellarine Aquatic Centre Stage 2	1,127,102	1,300,000	500,000	- 800,000
Aldershot Reserve - Masterplan Upgrades	1,001,685	1,009,331	1,750,000	740,670
Road Safety Program DTP 2023-25	935,786	1,815,984	-	- 1,815,984
Roads and Street Management Core Program	897,547	989,879	989,879	-
Winter Reserve Netball Change Room & Court Upgrade	825,500	874,757	577,841	- 296,916
Leisure Centre Renewal	800,425	849,996	849,996	-
Digital Innovation Program	796,419	1,185,719	4,500,000	3,314,281
Kerb and Channel Renewal	786,441	2,483,216	2,483,216	-
Rossack Drive - North Bound	777,872	1,159,494	1,159,494	-
Foreshore Reserve- Improvements	775,030	775,030	747,637	- 27,392
Sparrowvale Wetlands Acquisition DILA23	682,941	938,655	-	- 938,655
Sparrovale Wetlands Project Implementation	681,853	750,000	1,302,100	552,100
LED Lighting and Smart Control Delivery	627,536	887,826	1,673,066	785,240
Limeburners Point Boat Ramp & Carpark	601,141	601,141	-	- 601,141
Moorpanyl Park	600,000	600,000	600,000	-
Misc Other	18,495,644	35,078,289	68,128,273	33,049,984
TOTAL	**105,999,589**	**173,159,403**	**203,852,240**	**30,774,564**

FINANCIAL PLANNING & ANALYSIS

CITY OF GREATER GEELONG

Capital Program Q2 Forecast (6+6) - SoCW	Forecast	Budget	VAR B $	VAR B %	Key Budget Variances
Property					
Land	53,083	46,382	(6,701)	-14%	Armstrong Creek land acquisition program ($-6.83m), Sparrowvale Wetlands Acquisition DILA22 ($-2.47m) & Waste Services Infrastructure Development ($3.5m)
Buildings	22,173	28,724	6,551	23%	ACWP - NAC Active Open Space - Community Pavilion (northern) ($1.69m), Hamlyn Park - Female Friendly Changeroom ($1.55m), Windsor Park Pavilion Upgrades ($1.86m) & Queens Park Female Friendly Change room ($1.3m)
Heritage buildings	345	15	(330)	-2197%	
Total property	**75,600**	**75,121**	**(480)**	**-1%**	
Plant and equipment					
Plant, machinery and equipment	3,785	5,892	2,107	36%	Heavy and Dedicated ($3.46m)
Fixtures, fittings and furniture	375	308	(68)	-22%	
Computers and telecommunications	4,778	6,854	2,076	30%	Digital Innovation Program ($3.31m) & Online Interface ($-0.69m)
Total plant and equipment	**8,938**	**13,054**	**4,116**	**32%**	
Infrastructure					
Roads	28,460	26,280	(2,179)	-8%	City of Geelong Assets Created by Blackspot VicRoads Program ($-2.11m), Burvilles Rd Upgrade ($-0.9m), Federal Roads Program (Roads 2 Recovery) ($-0.66m), Minor Capital Renewal - Roads ($-0.5m) & Intersection - Surf Coast Hwy and Boundary Road ($1.54m)
Bridges	310	310	0	0%	
Footpaths and cycleways	10,017	14,649	4,632	32%	Ocean Grove bike track ($3.42m), Footpath Construction Special Rates and Charges ($3.71m) & Road Safety Program DTP 2023-25 ($-1.82m)
Drainage	8,436	9,602	1,166	12%	
Recreational, leisure and community facilities	6,373	9,780	3,407	35%	Portarlington Recreation Reserve Master Plan ($1.32m), Thomson Recreation Reserve Upgrade ($0.89m) & Aldershot Reserve - Masterplan Upgrades ($0.74m)
Waste management	2,926	10,092	7,166	71%	Staceys Road Compost Works ($6.8m)
Parks, open space and streetscapes	19,489	27,194	7,705	28%	Lara Golf Club ($2.24m), Bloinks Reserve Master Plan ($1.15m), Lara Driving Range ($0.91m), Province Estate Highton - Wandana Gully - no 3 ($0.76m) & Myers Reserve Masterplan Implementation ($0.75m)
Other infrastructure	12,610	17,770	5,160	29%	Traffic Lights at Roslyn Rd and Thornhill Rd ($1.4m) & Boundary Road and Baanyip Boulevard Traffic Signals and link road ($1.18m)
Total infrastructure	**88,621**	**115,678**	**27,057**	**23%**	
Total capital works expenditure	**173,159**	**203,852**	**30,693**	**15%**	
New asset expenditure	94,135	104,740	10,605	10%	
Asset renewal expenditure	57,165	58,184	1,019	2%	
Asset upgrade expenditure	21,859	40,928	19,069	47%	
Total capital works expenditure	**173,159**	**203,852**	**30,693**	**15%**	

CITY OF GREATER GEELONG

Capital Program Q2 Forecast (6+6) - Risk and Opportunities Register

Key Risks to the Capital Program

Potential cost escalations in the FY25 and forward years relating to the Armstrong Creek land acquisition program. A more conservative approach has been taken around contingency allowance for valuation disputes and admin costs in response to this. The timing of these costs is still inherently uncertain which creates a financial risk to the overall capital program

Final Sparrovale land acquisition decision from VCAT is still pending. This will likely represent an unfavourable increase in the capital program

Potential cost escalations in a number of projects (Devlins Rd, Kyema…etc) not currently reflected in the forecast as confidence rating in final figures are low and no official decisions have been made at this stage

A relatively large portion of the core drainage renewal program is planned to be delivered late in the year. Due to the lateness in the year if there are any moderate delays in procurement process then the FY25 delivery of these programs will be at risk

Key Opportunities for the Capital Program

Savings from a handful of multi-year projects, as presented to PSC/PPM in December 2024, have been included in the forecast and will be formally recognised in the FY26 budget.

FINANCIAL PLANNING & ANALYSIS

3. PLANNING DELEGATIONS

Source: **Placemaking**
Executive Director: **Tennille Bradley**

Purpose

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

Background

2. Section 11 of the *Local Government Act 2020* 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. Section 63 of the *Local Government Act 2020* and section 188 of the *Planning and Environment Act 1987* allow Council to establish a delegated committee with the power to determine planning permit applications.

4. Council to Staff Instrument of Delegation allows staff to determine planning permit applications where there are less than 6 objections lodged.

5. The Planning Committee's terms of reference provide for determination of planning permit applications where there are 6 or more objections lodged.

6. The City is required by Council to provide information on planning permit applications determined under delegation.

Key Matters

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

RESOLUTION - Item 3.1

Cr T Sullivan moved, Cr E Kontelj seconded -

That Council receive the information in the Schedule entitled *Planning Decisions Report – DMC – December 2024 to January 2025*.

Carried

Planning Decisions Report - DMC - December 2024 to January 2025

App No	Location	Application Type	Decision Date	Description	Authority Description
PP-1017-2023	254-290 Lings Road, WALLINGTON VIC 3222	Use and Development of Group Accommodation	13/12/2024	Refusal - DMC	Decision Making Committee
PP-1246-2023	32 Kyema Drive, LARA VIC 3212	Construction of Twelve (12) Dwellings	23/12/2024	Refusal - DMC	Decision Making Committee
PP-1351-2022	61-67 Central Road, CLIFTON SPRINGS VIC 3222	Multi Lot Subdivision; Removal of an easement	20/12/2024	NOD Permit - DMC	Decision Making Committee
PP-140-2024	36 Patullos Road, LARA VIC 3212	Use and Development of land as a Child Care Centre, Construction and Display of Business Identification Signage and Reduction of Car Parking	6/12/2024	NOD Permit - DMC	Decision Making Committee
PP-265-2024	137 The Terrace, OCEAN GROVE VIC 3226	Construction of Two (2) Dwellings over 7.5m in Height, Two (2) Lot Subdivision and Removal of One (1) Tree	6/12/2024	NOD Permit - DMC	Decision Making Committee
PP-350-2024	6-7 Lowrey Court, CORIO VIC 3214	Construction of Nine (9) Dwellings and Nine (9) Lot Subdivision	6/12/2024	NOD Permit - DMC	Decision Making Committee
PP-470-2024	75 West Fyans Street, NEWTOWN VIC 3220	Buildings and Works Associated with a Mixed Use Building and Use of the Land for a Shop and a Reduction of Car Parking	6/12/2024	NOD Permit - DMC	Decision Making Committee
PP-509-2024	30 Lemins Road, WAURN PONDS VIC 3216	Construct an Outbuilding	20/12/2024	Refusal - DMC	Decision Making Committee
PP-525-2024	17 Willis Street, PORTARLINGTON VIC 3223	Construction of Two (2) Dwellings	17/01/2025	NOD Permit - DMC	Decision Making Committee
PP-342-2024	220 Heales Road, LARA	Use and Development of Fifteen (15) Warehouses, Multi Lot Subdivision and Reduction of Car Parking Requirement	20/12/2024	Informal Refusal - DMC	Decision Making Committee

PP-1779-2023	510 & 510A Latrobe Boulevard, NEWTOWN	Development of 17 Townhouses and 57 Apartments with Ancillary Pool and Gym, Use and Development of a Food and Drink Premise (cafe), Partial Demolition and Buildings and Works in a Heritage Overlay, Associated Vegetation Removal and Reduction in Car Parking Requirement for the Food and Drink Premises	13/12/2024	Informal Refusal - DMC	Decision Making Committee
PP-891-2024	Shop No. 6/65-71 Barrabool Road, HIGHTON VIC 3216	Use of the Land as Restricted Recreation Facility	20/12/2024	NOD Permit - DMC	Decision Making Committee
PP-907-2023	3 Mitta Court, CORIO VIC 3214	Construction of Five (5) Dwellings	13/12/2024	NOD Permit - DMC	Decision Making Committee

4. RECORD OF INFORMAL MEETINGS OF COUNCILLORS

Source: **Corporate Services**
Executive Director: **Troy Edwards**

Summary

1. The Governance Rules of the City of Greater Geelong require the tabling of records of informal meetings of Councillors at the next convenient Council meeting and that their record be included in the minutes of that Council meeting.

2. A summary of the informal meetings of Councillors is attached.

RESOLUTION - Item 4.1

Cr T Sullivan moved, Cr E Kontelj seconded -

That Council receive the summary of the informal meetings of Councillors for the period to 25 February 2025.

Carried

INFORMAL MEETINGS OF COUNCILLORS
(Council Meeting 25 February 2025)

Informal Meeting Details	Councillor Attendance/Apology	Officer Attendance	Agenda Items	Conflict of Interest Disclosures
Councillor Induction **7 December 2024**	Cr S Kontelj Cr E Kontelj Cr R Nelson Cr A Aitken Cr E Sinclair Cr E Wilkinson Cr C Burson Cr R Story Cr M Cadwell Cr T Sullivan *Apology:* *Cr A Katos*	A Wastie (CEO) T Edwards (EXEC DIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) A Martin (CHIEF)	• Councillor Induction Items	• Nil
Councillor Strategic Session **4 February 2025**	Cr S Kontelj Cr E Kontelj Cr R Nelson Cr A Aitken Cr E Sinclair Cr E Wilkinson Cr C Burson Cr R Story Cr A Katos Cr M Cadwell Cr T Sullivan	A Wastie (CEO) T Edwards (EXECDIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) A Martin (CHIEF) E Ryan (CO ORD) D Pangrazio (OFFICER)	**Presentations:** • Aged Care Reforms • Council Plan Workshop • Market Square Quarter Masterplan	• Cr A Aitken declared a conflict of interest in relation to Aged Care Reforms and left the meeting prior to that discussion. • Cr E Sinclair declared a potential conflict of interest in relation to Aged Care Reforms and left the meeting prior to that discussion
Budget Workshop **6 February 2025**	Cr S Kontelj Cr R Nelson Cr T Sullivan Cr M Cadwell Cr E Wilkinson Cr A Aitken Cr E Sinclair Cr C Burson Cr A Katos *Apology:* *Cr R Story* *Cr E Kontelj*	A Wastie (CEO) T Edwards (EXECDIR) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) S Ownes (MGR) D O'keefe (CFO) D Ross (MGR) R Nabaldi (MGR) N Allan (A Martin (CHIEF) J Douglas (MGR)	**Discussion Items:** • Overview of budget process • Financial forecasts	• Nil

Councillor Briefing **11 February 2025**	Cr S Kontelj Cr R Nelson Cr T Sullivan Cr M Cadwell Cr E Kontelj Cr A Aitken Cr E Sinclair Cr C Burson Cr R Story Cr A Katos *Apology:* *Cr E Wilkinson*	A Wastie (CEO) A Basford (EXEC DIR) T Bradley (EXEC DIR) J Stirton (EXEC DIR) M Thompson (A/ EXEC DIR) V Allan (CHIEF) A Martin (CHIEF) A Bedggood (MGR) J Van Slageren (MGR J Randles (MGR) P Schembri (SNR OFFICER) L Higgins (CO ORD) J Douglas (MGR) E Ryan (SNR OFFICER)	**Presentations:** • Waste Briefing • Planning Scheme Amendment Process • Procurement Process Update **Report:** • Environment Strategy Action Plan 2024-26 and Outcomes 2020-24 • Amendment C457ggee - Highton Village Urban Design Framework - Consideration of Submissions • Amendment C468 - South-West Geelong Investigation Area (SWGIA) • Proposed Road Deviation, Amphlett Way South Geelong • Proposed Sale of Land – 94 The Parade, 89-91 The Terrace and discontinued road reserve, Ocean Grove • Proposed Sale of Land – 11A McHarry Court, Corio • Geelong Arena – Update on outsourcing process • Financial Performance Report Year to Date Ended 31 December 2024	• Nil

5. CONFIDENTIAL

5.1. Geelong Arena - Update on outsourcing process (Confidential)

CONFIDENTIAL

RESOLUTION - Item 5.1

Cr E Kontelj moved, Cr E Sinclair seconded -

That Council consider this report at the conclusion of the meeting as it is designated confidential by the Chief Executive Officer pursuant to sections 3(1) and 66 of the Local Government Act 2020, the information contained in this report is confidential because it contains confidential meeting information, being the records of meetings closed to the public under section 66(2)(a). This section is applicable because the report contains a previous confidential resolution of Council.

Carried

6. CLOSE OF MEETING

Cr E Kontelj moved, Cr E Sinclair seconded –

That the meeting be closed to the public.

Carried.

The meeting was closed to the public at 7.30pm.

Cr E Wilkinson moved, Cr R Story seconded –

That the meeting be re-opened to the public.

Carried.

The meeting was re-opened to the public at 7.39pm.

As there was no further business the meeting closed at 7.40pm on Tuesday 25 February 2025.

Signed: _____

Cr Stretch Kontelj (Mayor)

Date: _____