Greater Geelong Planning Scheme

PLANNING SCHEME

Planning scheme last updated by C416ggee on 16/07/2020
PURPOSE AND VISION
This section sets out the purpose of this planning scheme, and the vision and strategic direction for the municipality.
PURPOSES OF THIS PLANNING SCHEME

- To provide a clear and consistent framework within which decisions about the use and development of land can be made.
- To express state, regional, local and community expectations for areas and land uses.
- To provide for the implementation of State, regional and local policies affecting land use and development.
SETTLEMENT

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.
Settlement

Objective

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.


Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.

Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Limit urban sprawl and direct growth into existing settlements.
Promote and capitalise on opportunities for urban renewal and infill redevelopment. Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services. Ensure retail, office-based employment, community facilities and services are concentrated in central locations. Ensure land that may be required for future urban expansion is not compromised.

**Policy documents**

Consider as relevant:

- Central Highlands Regional Growth Plan (Victorian Government, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
- Hume Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee North Regional Growth Plan (Victorian Government, 2014)
- Loddon Mallee South Regional Growth Plan (Victorian Government, 2014)
- Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014)
Victoria Settlement Framework
Settlement - Geelong G21

Strategies

Support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria’s second city.

Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Torquay/Jan Juc as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks.

Plan for Colac and Winchelsea as new targeted growth nodes.

Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.

Reinforce the role of district towns in providing services to surrounding areas.

Maintain a significant settlement break between the region and Melbourne.

Provide for settlement breaks between towns to maintain their unique identities.

Require a settlement boundary for all towns.

Protect critical agricultural land by directing growth to towns.
Geelong G21 Regional Growth Plan

SETTLEMENT ROLE AND GROWTH

- Reinforce the role of Geelong as a regional city and Victoria's second largest city
- Strengthen Central Geelong's role as a major regional city centre by supporting growth with a focus on identified infill housing opportunity areas and building on the region's health, education and research capabilities
- Support planned growth and reinforce the role of district towns
- Introduce new targeted growth nodes at Colac and Winchelsea
- Identification of two Further Investigation Areas in Geelong
- Identification of four key settlement breaks

MAJOR INFRASTRUCTURE

- An efficient and equitable public transport, road and freight network leveraged off existing infrastructure
- Airport
- Port of Geelong
- Minor port

EMPLOYMENT GROWTH

- Maintain productive agricultural areas
- Development of a national transport and logistics precinct
- Strengthen and protect the identified existing and planned employment areas
- Future employment nodes

ENVIRONMENT

- Maintain and enhance natural assets and infrastructure
- Lakes and wetlands
- Rivers
11.02-1S Supply of urban land

Objective
To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies
Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

Policy guidelines
Consider as relevant:

- Victorian Government population projections and land supply estimates.
Structure planning

Objective
To facilitate the orderly development of urban areas.

Strategies
Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Facilitate the preparation of a hierarchy of structure plans or precinct structure plans that:

- Take into account the strategic and physical context of the location.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- Provide for the development of sustainable and liveable urban areas in an integrated manner.
- Assist the development of walkable neighbourhoods.
- Facilitate the logical and efficient provision of infrastructure.
- Facilitate the use of existing infrastructure and services.
**Sequencing of development**

**Objective**
To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

**Strategies**
- Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.
- Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.
- Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.
- Improve the coordination and timing of infrastructure and service delivery in areas of growth.
- Support opportunities to co-locate facilities.
- Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

**Policy documents**
Consider as relevant:
- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
- *Ministerial Direction No. 12 – Urban Growth Areas*
Activity centres

Objective
To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies
Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.
Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents
Consider as relevant:

- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
Growth areas

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport. Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (Growth Areas Authority, 2009) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
Provide for local employment and business activity.
Provide better transport choices.
Respond to climate change and increase environmental sustainability.
Deliver accessible, integrated and adaptable community infrastructure.

**Policy documents**

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Growth Areas Authority, 2009)
- *Ministerial Direction No. 12 – Urban Growth Areas*
Peri-urban areas

Objective
To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies
Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.
Coastal settlement

Objective
To plan for sustainable coastal development.

Strategies
Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.
Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.
Encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.
Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.
Direct new residential and other urban development and infrastructure to locations within defined settlement boundaries of existing settlements that are capable of accommodating growth.
Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.
Avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.
Protect areas between settlements for non-urban use.
Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.
Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.
Ensure a sustainable water supply, stormwater and sewerage treatment for all development.
Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- G21 Regional Growth Plan (Geelong Region Alliance, 2013)
- Gippsland Regional Growth Plan (Victorian Government, 2014)
- Great South Coast Regional Growth Plan (Victorian Government, 2014)
Distinctive areas and landscapes

Objective
To protect and enhance the valued attributes of identified distinctive areas and landscapes.

Strategies
Recognise the significant geographic and physical features of these areas.
Recognise the important role these areas play in the state as tourist destinations.
Protect the identified key values and activities of these areas.
Support use and development where it enhances the valued characteristics of these areas.
Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.
Protect areas that are important for food production.
Develop Localised Planning Statements for the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.

Policy documents
Consider as relevant:

The Great Ocean Road region

Objective
To manage the sustainable development of the Great Ocean Road region.

Strategies
Protect public land and parks and identified significant landscapes in the Great Ocean Road region.
Ensure development responds to the identified landscape character of the area.
Manage the growth of towns by:

- Respecting the character of coastal towns and promoting best practice design for new development.
- Directing urban growth to strategically identified areas.

Manage the impact of development on catchments and coastal areas.
Manage the impact of development on the environmental and cultural values of the area.

Improve the management of access and transport by:

- Managing the Great Ocean Road for tourism and regional access.
- Enhancing the safety and travelling experience of the Great Ocean Road.
- Improving the safety and operational performance of the inland routes from the Princes Highway to the Great Ocean Road.
- Providing travel choices to and in the region.

Encourage sustainable tourism and resource use by:

- Developing a network of tourism opportunities throughout the region.
- Supporting tourism activities that provide environmental, economic and social benefits.
- Supporting the land use and transport needs of key regional industries including tourism.
- Using natural resources with care.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- The Great Ocean Road Region Landscape Assessment Study (Department of Sustainability and Environment, 2003)
- The Great Ocean Road Region - A Land Use and Transport Strategy (Department of Sustainability and Environment, 2004)
Regional and local places

Objective
To facilitate integrated place-based planning.

Strategies
Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.
ENVIRONMENTAL AND LANDSCAPE VALUES

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements. Foremost amongst the national agreements is the Intergovernmental Agreement on the Environment, which sets out key principles for environmental policy in Australia. Other agreements include the National Strategy for Ecologically Sustainable Development, National Greenhouse Strategy, the National Water Quality Management Strategy, the National Strategy for the Conservation of Australia’s Biological Diversity, the National Forest Policy Statement and National Environment Protection Measures.

Planning should protect, restore and enhance sites and features of nature conservation, biodiversity, geological or landscape value.
Protection of biodiversity

Objective
To assist the protection and conservation of Victoria’s biodiversity.

Strategies
Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
Strategically plan for the protection and conservation of Victoria’s important areas of biodiversity.
Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.
Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Policy guidelines
Consider as relevant:

- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents
Consider as relevant:

- Protecting Victoria’s Environment – Biodiversity 2037 (Department of Environment, Land, Water and Planning, 2017)
- Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)
- Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)
Native vegetation management

Objective
To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies
Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines
Consider as relevant:
- State biodiversity information maintained by the Department of Environment, Land, Water and Planning.

Policy documents
Consider as relevant:
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor’s handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)
Protection of coastal areas

Objective
To recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources.

Strategies
Coordinate land use and planning with the requirements of the Coastal Management Act 1995 to:

- Provide clear direction for the future sustainable use of the coast, including the marine environment, for recreation, conservation, tourism, commerce and similar uses in appropriate areas.
- Protect and maintain areas of environmental significance.
- Identify suitable areas and opportunities for improved facilities.

Apply the hierarchy of principles for coastal planning and management:

- Principle 1: Ensure the protection of significant environmental and cultural values.
- Principle 2: Undertake integrated planning and provide clear direction for the future.
- Principle 3: Ensure the sustainable use of natural coastal resources.
- Principle 4: Ensure development on the coast is located in existing modified and resilient environments where the demand for development is evident and any impacts can be managed sustainably.

Plan for marine development and infrastructure that is sensitive to marine national parks and environmental assets.

Ensure development protects and seeks to enhance coastal biodiversity and ecological values.

Ensure development is sensitively sited and designed and respects the character of coastal settlements.

Encourage revegetation of cleared land abutting coastal reserves.

Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways.

Avoid disturbance of coastal acid sulfate soils.

Protect cultural heritage places, including Aboriginal places, archaeological sites and historic shipwrecks.

Policy guidelines
Consider as relevant:

- Any applicable coastal action plan or management plan approved under the Coastal Management Act 1995 or National Parks Act 1975.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- Coastal Spaces Landscape Assessment Study (Department of Sustainability and Environment, 2006)
Coastal Crown land

Objective
To achieve coastal crown land development that provides an environmental, social and economic balance.

Strategies
Ensure that use and development on or adjacent to coastal foreshore Crown land:

- Maintains safe, equitable public access and improves public benefit.
- Protects local environmental and social values.
- Demonstrates need and coastal dependency.
- Minimises impact on the coast by locating within a defined activity or recreation node.

Policy guidelines
Consider as relevant:

- The purpose for which land is reserved under the *Crown Land (Reserves) Act 1978*.
- Any relevant coastal action plan or management plan approved under the *Coastal Management Act 1995* or *National Parks Act 1975*.

Policy documents
Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
Bays

Objective
To improve the environmental health of Port Phillip Bay and Western Port and their catchments.

Strategies
Reduce major environmental pressures associated with urban growth and development in Port Phillip Bay and Western Port catchments by:

- Requiring growth area planning to protect significant natural assets.
- Improving the quality of stormwater entering waterways, particularly from construction sites and road development.

Improve waterway management arrangements for Port Phillip Bay and Western Port catchments.

Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by:

- Focusing development in areas already developed or in areas that can tolerate more intensive use.
- Requiring coastal planning and management to be consistent with the *Victorian Coastal Strategy* (Victorian Coastal Council, 2014).
- Managing privately owned foreshore consistently with the adjoining public land.

Policy documents
Consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)
River corridors, waterways, lakes and wetlands

Objective
To protect and enhance river corridors, waterways, lakes and wetlands.

Strategies
Protect the environmental, cultural and landscape values of all water bodies and wetlands.
Ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands.
Ensure development is sensitively designed and sited to maintain and enhance environmental assets, significant views and landscapes along river corridors and waterways and adjacent to lakes and wetlands.
Ensure development does not compromise bank stability, increase erosion or impact on a water body or wetland’s natural capacity to manage flood flow.
Protect the Yarra, Maribyrnong and Murray River corridors as significant economic, environmental and cultural assets.
Facilitate growth in established settlements where water and wastewater can be managed.

Policy documents
Consider as relevant:

- *Maribyrnong River Valley Design Guidelines* (Department of Planning and Community Development, 2010)
- *Healthy Waterways Strategy* (Melbourne Water, 2013)
Sustainable development in alpine areas

Objective

To facilitate sustainable use and development of Alpine areas for year-round use and activity.

Strategies

Protect and manage significant environmental features and ecosystems, taking into account the sensitive and fragile nature of the alpine environment.

Ensure that the use and development of land is managed to minimise the disturbance of indigenous flora and fauna and sensitive landscapes.

Ensure that there is a mixture of use and development to cater for users of alpine areas in all seasons.

Recognise the distinct environments, infrastructure needs and capabilities to support different activities of each alpine resort and other alpine areas.

Provide for the development of consolidated alpine villages, including a diverse range of employment, social and economic opportunities.

Promote development for active recreation solely at Falls Creek, Lake Mountain, Mt Buffalo, Mt Baw Baw, Mt Buller and Mt Hotham.

Promote intensive residential and commercial development at Falls Creek, Mt Baw Baw, Mt Buller and Mt Hotham.

Maintain Mt Stirling as an all-season nature based tourist, recreational and educational resource.

Ensure that the sustainable long term planning and management of Victoria’s six alpine resorts is consistent with the strategic directions contained in the Alpine Resorts Strategic Plan (Victorian Government, Alpine Resorts Co-ordinating Council, 2012).

Develop, monitor and regularly review the Alpine Resort Environmental Management Plans and Comprehensive Development Plans for each alpine resort, recognising their unique characteristics, constraints and opportunities.

Encourage best practice in design that responds to the alpine character of the area.

Ensure heritage places are protected and conserved, including Aboriginal cultural heritage and post contact heritage places.

Ensure that increases in skier, pedestrian and vehicular activity in the resorts do not compromise public safety or the accessibility and capacity of ski fields, services, commercial activity and development of trailheads.

Implement approved plans, manage development and work with Alpine Resort Management Boards to effectively operate alpine resorts and protect alpine resources.

Policy guidelines

Consider as relevant:

- Any applicable approved Victorian Environmental Assessment Council recommendations.
- Any relevant State Environment Protection Policy.
- Any approved management plan or guideline endorsed by the Minister for Energy, Environment and Climate Change or Minister for Water.

Policy documents

Consider as relevant:

- Alpine Resorts Strategic Plan (Victorian Government, Alpine Resorts Co-ordinating Council, 2012)
- The Memorandum of Understanding in relation to the Co-operative Management of the Australian Alps National Parks, agreed to by the member states and territories of Victoria, Australian Capital Territory and New South Wales
Environmentally sensitive areas

Objective
To protect and conserve environmentally sensitive areas.

Strategies
Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.
Landscapes

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure significant landscape areas such as forests, the bays and coastlines are protected.
Ensure development does not detract from the natural qualities of significant landscape areas.
Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
Recognise the natural landscape for its aesthetic value and as a fully functioning system.
Ensure important natural features are protected and enhanced.
ENVIRONMENTAL RISKS AND AMENITY

Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.

Planning should aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.

Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.

Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

Planning should prepare for and respond to the impacts of climate change.
13.01 CLIMATE CHANGE IMPACTS
Natural hazards and climate change

Objective
To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Strategies
Consider the risks associated with climate change in planning and management decision making processes.
Identify at risk areas using the best available data and climate change science.
Integrate strategic land use planning with emergency management decision making.
Direct population growth and development to low risk locations.
Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time.
Ensure planning controls allow for risk mitigation or risk adaptation strategies to be implemented.
Site and design development to minimise risk to life, property, the natural environment and community infrastructure from natural hazards.
Coastal inundation and erosion

Objective
To plan for and manage the potential coastal impacts of climate change.

Strategies
Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

In planning for sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Ensure that land subject to coastal hazards is identified and appropriately managed to ensure that future development is not at risk.

Ensure that development or protective works that seek to respond to coastal hazard risks avoid detrimental impacts on coastal processes.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

Policy guidelines
Consider as relevant:

- Any applicable Land Conservation Council recommendations.
- Any applicable coastal action plan or management plan approved under the Coastal Management Act 1995 or National Parks Act 1975.

Policy documents
Consider as relevant:

- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
Bushfire planning

Policy application

This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies

Protection of human life

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the Building Act 1993 or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
  - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
  - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
  - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
  - The site for the development.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.
**Settlement planning**

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009).

**Areas of biodiversity conservation value**

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

**Use and development control in a Bushfire Prone Area**

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.
- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Policy guidelines
Consider as relevant:
- Any applicable approved state, regional and municipal fire prevention plan.

Policy documents
Consider as relevant:
- *AS 3959-2009 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2009)
- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, 1993)
- Any bushfire prone area map prepared under the *Building Act 1993* or regulations made under that Act
Floodplain management

Objective
To assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies
Identify land affected by flooding, including land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Policy guidelines
Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Energy, Environment and Climate Change or Minister for Water.
- Any floodplain management manual of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Waters of Victoria)
- Victorian Floodplain Management Strategy (Department of Environment, Land, Water and Planning 2016)
Contaminated and potentially contaminated land

Objective
To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

Strategies
Require applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

Facilitate the remediation of contaminated land, particularly on sites in developed areas with potential for residential development.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Prevention and Management of Contamination of Land)
- Ministerial Direction No. 1 - Potentially Contaminated Land
Erosion and landslip

Objective
To protect areas prone to erosion, landslip or other land degradation processes.

Strategies
Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines
Consider as relevant:

- Any applicable regional catchment strategy.
- Any special area plan approved under the *Catchment and Land Protection Act 1994*. 
Salinity

Objective

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).

- Any special area plan approved under the Catchment and Land Protection Act 1994.

Policy documents

Consider as relevant:

Noise abatement

Objective
To assist the control of noise effects on sensitive land uses.

Strategy
Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2
- State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 in metropolitan Melbourne
- Interim Guidelines for Control of Noise from Industry in Country Victoria (Environment Protection Authority, 1989)
Air quality management

Objective
To assist the protection and improvement of air quality.

Strategies
Ensure that land use planning and transport infrastructure provision contribute to improved air quality by:

- Integrating transport and land use planning to improve transport accessibility and connections.
- Locating key developments that generate high volumes of trips in the Central City, Metropolitan Activity Centres and Major Activity Centres.
- Providing infrastructure for public transport, walking and cycling.

Ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Air Quality Management)
- Recommended Separation distances for industrial residual air emissions (Environment Protection Authority, 2013)
Land use compatibility

Objective
To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies
- Ensure that use or development of land is compatible with adjoining and nearby land uses.
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect existing commercial, industrial and other uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents
Consider as relevant:

Recommen†d‡d separation distances for industrial residual air emissions (Environment Protection Authority, 2013).
Major hazard facilities

Objective
To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies
Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.
Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.
Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.
Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.
NATURAL RESOURCE MANAGEMENT

Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.
Protection of agricultural land

Objective
To protect the state’s agricultural base by preserving productive farmland.

Strategies
Identify areas of productive agricultural land, including land for primary production and intensive agriculture.
Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
Protect productive farmland that is of strategic significance in the local or regional context.
Protect productive agricultural land from unplanned loss due to permanent changes in land use.
Prevent inappropriately dispersed urban activities in rural areas.
Protect strategically important agricultural and primary production land from incompatible uses.
Limit new housing development in rural areas by:
  - Directing housing growth into existing settlements.
  - Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
  - Encouraging consolidation of existing isolated small lots in rural zones.
Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.
In considering a proposal to use, subdivide or develop agricultural land, consider the:
  - Desirability and impacts of removing the land from primary production, given its agricultural productivity.
  - Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
  - Compatibility between the proposed or likely development and the existing use of the surrounding land.
  - The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
  - Land capability.
Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.
Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.
Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.
Sustainable agricultural land use

Objective
To encourage sustainable agricultural land use.

Strategies
Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents
Consider as relevant:

- Victorian Code for Cattle Feedlots (Department of Agriculture, Energy and Minerals, 1995)
- Victorian Code for Broiler Farms (Department of Primary Industries, 2009, plus 2018 amendments)
- Apiary Code of Practice (Department of Planning and Community Development, 2011)
- Planning Guidelines for Land Based Aquaculture in Victoria (Department of Primary Industries, No. 21, 2005)
- Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)
Agricultural productivity - Geelong G21

Strategy

Support new opportunities in farming and fisheries.
Forestry and timber production

Objective
To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies
Identify areas that may be suitably used and developed for plantation timber production.
Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.
Ensure protection of water quality and soil.
Ensure timber production in native forests is conducted in a sustainable manner.
Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the Code of Practice for Timber Production (Department of Environment and Primary Industries, 2014).
Ensure Victoria’s greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents
Consider as relevant:

- Code of Practice for Timber Production (Department of Environment and Primary Industries, 2014)
Catchment planning and management

Objective
To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.

Strategies
Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.

Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:

- Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Policy guidelines
Consider as relevant:

- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.
- Any applicable implementation strategy approved by a catchment management authority or waterway management authority.
- Any special area or management plan under the Heritage Rivers Act 1992.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Waters of Victoria)
- Murray River Regional Environmental Plan No 2 (REP2) of New South Wales
- Planning permit applications in open, potable water supply catchment areas (Department of Sustainability and Environment, 2012)
- Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)
14.02-2S

Water quality

Objective
To protect water quality.

Strategies
Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Use the mapped information available from the Department of Environment, Land, Water and Planning to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

Policy documents
Consider as relevant:

- Construction Techniques for Sediment Pollution Control (Environment Protection Authority, 1991)
- Environmental Guidelines for Major Construction Sites (Environment Protection Authority, 1996 - Publication 480)
- Doing it Right on Subdivisions: Temporary Environmental Protection Measures for Subdivision Construction Sites (Environment Protection Authority, 2004 - Publication 960)
- Planning permit applications in open, potable water supply catchments (Department of Sustainability and Environment, 2012)
Protection of declared irrigation districts

Objective
To plan and manage for sustainable change within irrigation districts declared under Part 6A of the Water Act 1989.

Strategies
Identify and plan for the future needs of communities to adapt and adjust to land use change within an irrigation district.

Protect agricultural land serviced by irrigation infrastructure to ensure the future viability of an irrigation district.

Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.

Ensure land use change within an irrigation district does not negate the potential opportunities for a rural water corporation to make adjustments to the footprint of an irrigation district that are identified under an approved plan or strategy.

Ensure land use change does not limit the ability of future investment in irrigation infrastructure that achieves the intended benefits of minimising water loss, and improved irrigation service efficiency to the farm gate and overall agricultural production.

Policy documents
Consider as relevant:

- Water for Victoria (Department of Environment, Land, Water and Planning, 2016)
- Gippsland Region Sustainable Water Strategy (Department of Sustainability and Environment, 2011)
- Western Region Sustainable Water Strategy (Department of Sustainability and Environment, 2011)
- Northern Region Sustainable Water Strategy (Department of Sustainability and Environment, 2009)
- Central Region Sustainable Water Strategy (Department of Sustainability and Environment, 2006)
Resource exploration and extraction

Objective
To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies
Provide for the long-term protection of natural resources in Victoria.

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Recognise the possible need to provide infrastructure for the exploration and extraction of natural resources.

Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Geological Sequestration Act 2008, the Geothermal Energy Resources Act 2005, or the Petroleum Act 1998.

Develop and maintain buffers around mining and quarrying activities.

Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Determine buffer areas between extractive activities and sensitive land uses on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.

Protect the brown coal resource in Central Gippsland by ensuring that:

- Changes in use and development of land overlying coal resources, as generally defined in Framework for the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Use and development within the buffer areas are compatible with use and development adjacent to these areas.

Policy guidelines
Consider as relevant:

- Any applicable State Environment Protection Policy.

Policy documents
Consider as relevant:

- Mineral Resources (Sustainable Development) Act 1990
• Greenhouse Gas Geological Sequestration Act 2008
• Geothermal Energy Resources Act 2005
• Petroleum Act 1998
• Melbourne Supply Area - Extractive Industry Interest Areas Review (Geological Survey of Victoria Technical Record, 2003/2)
• Ballarat Supply Area - Extractive Industry Interest Areas (Geological Survey of Victoria Technical Record, 1997/3)
• Bendigo Supply Area - Extractive Industry Interest Areas (Geological Survey of Victoria Technical Record, 1998/6)
• Geelong Supply Area - Extractive Industry Interest Areas (Geological Survey of Victoria Technical Record, 1999/2)
• La Trobe Supply Area - Extractive Industry Interest Areas (Geological Survey of Victoria Technical Record, 1999/4)
BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.
Urban design

Objective
To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies
Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
Ensure the interface between the private and public realm protects and enhances personal safety.
Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.
Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.
Promote good urban design along and abutting transport corridors.

Policy documents
Consider as relevant:

Building design

Objective
To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Strategies
Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Encourage development to retain existing vegetation.

Policy documents
Consider as relevant:


Subdivision design

Objective
To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable
neighbourhoods.

Strategies
In the development of new residential areas and in the redevelopment of existing areas, subdivision
should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access
to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the
needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links
to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity
centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency,
  resource conservation, integrated water management and minimisation of waste and air pollution.

Policy documents
Consider as relevant:

- Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning,
  2017)
Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

Neighbourhood character

Objective
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies
Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Heritage values and built form that reflect community identity.
Design for rural areas

Objective
To ensure development respects valued areas of rural character.

Strategies
Ensure that the siting, scale and appearance of development protects and enhances rural character.
Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.
Energy and resource efficiency

Objective
To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Strategies
Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
Promote consolidation of urban development and integration of land use and transport.
Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
Support low energy forms of transport such as walking and cycling.
Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.
Heritage conservation

Objective
To ensure the conservation of places of heritage significance.

Strategies
Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines
Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
Aboriginal cultural heritage

Objective
To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies
Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.

Policy guidelines
Consider as relevant:
- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents
Consider as relevant:
- Aboriginal Heritage Act 2006
HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.
Integrated housing

Objective
To promote a housing market that meets community needs.

Strategies
Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

Facilitate the delivery of high quality social housing.

Policy documents
Consider as relevant:

Location of residential development

Objective
To locate new housing in designated locations that offer good access to jobs, services and transport.

Strategies
Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.
Location of residential development - Geelong G21

Strategy

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.
Housing diversity

Objective
To provide for a range of housing types to meet diverse needs.

Strategies
Ensure housing stock matches changing demand by widening housing choice.
Facilitate diverse housing that offers choice and meets changing household needs through:
- A mix of housing types.
- Adaptable internal dwelling design.
- Universal design.
Encourage the development of well-designed medium-density housing that:
- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.
Support opportunities for a range of income groups to choose housing in well-serviced locations.
Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.
Housing affordability

Objective
To deliver more affordable housing closer to jobs, transport and services.

Strategies
Improve housing affordability by:
- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:
- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents
Consider as relevant:
Rural residential development

Objective
To identify land suitable for rural residential development.

Strategies
Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.
Community care accommodation

Objective
To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies
Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.
Residential aged care facilities

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government’s Responsible ratios for the provision of aged care places under the Aged Care Act 1997.
ECONOMIC DEVELOPMENT

Planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity.

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.
Diversified economy

Objective
To strengthen and diversify the economy.

Strategies
Protect and strengthen existing and planned employment areas and plan for new employment areas.
Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.
Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.
Improve access to jobs closer to where people live.
Support rural economies to grow and diversify.
Diversified economy - Geelong G21

Strategies

Build on the region’s competitive strengths, including tourism and agricultural land resources and economic, social and natural assets.

Support new businesses that provide employment and innovation opportunities in identified employment nodes across the region.

Support industries that utilise skills within the region.
Innovation and research

Objective
To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies
Encourage the expansion and development of logistics and communications infrastructure.
Support the development of business clusters.
Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area’s public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.
Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.
Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.
Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.
Improve access to community-based information and training through further developing libraries as community learning centres.
Innovation and Research - Geelong G21

Strategy

**Business**

**Objective**
To encourage development that meets the community’s needs for retail, entertainment, office and other commercial services.

**Strategies**
Plan for an adequate supply of commercial land in appropriate locations.
Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.
Locate commercial facilities in existing or planned activity centres.
Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.
Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.
Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.
Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.
Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.
Out-of-centre development

Objective
To manage out-of-centre development.

Strategies
Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.
Industrial land supply

Objective
To ensure availability of land for industry.

Strategies
Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents
Consider as relevant:

- Recommended separation distances for industrial residual air emissions (Environment Protection Authority, 2013)
Industrial land supply - Geelong G21

Strategy

Plan for the expansion of industrial employment areas at Colac and Winchelsea.
Sustainable industry

Objective
To facilitate the sustainable operation of industry.

Strategies
Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents
Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Environment Protection Authority, 2013)
**State significant industrial land**

**Objective**
To protect industrial land of state significance.

**Strategies**
Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.
Facilitating tourism

Objective
To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies
Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.
Seek to ensure that tourism facilities have access to suitable transport.
Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.
Create innovative tourism experiences.
Encourage investment that meets demand and supports growth in tourism.

Policy guidelines
Consider as relevant:
- Any applicable regional tourism development strategy.

Policy documents
Consider as relevant:
Coastal and maritime tourism and recreation

Objective
To encourage suitably located and designed coastal, marine and maritime tourism and recreational opportunities.

Strategies
Support the development of ecotourism, tourism and major maritime events.
Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.
Ensure sites and facilities are accessible to all.
Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.
Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.
Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.
Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.
Provide public access to recreational facilities and activities on land and water.
Encourage high quality urban design that is innovative, sustainable and integrated with surrounding areas.
Support maritime and related industries in appropriate locations.

Policy documents
Consider as relevant:
- Boating Coastal Action Plan (Central Coastal Board, 2007)
- Victorian Coastal Strategy (Victorian Coastal Council, 2014)
- Coastal Spaces Landscape Assessment Study (Department of Sustainability and Environment, 2006)
TRANSPORT

Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.
Land use and transport planning

Objective
To create a safe and sustainable transport system by integrating land use and transport.

Strategies
Develop integrated and accessible transport networks to connect people to jobs and services and goods to market.

Plan urban development to make jobs and services more accessible by:

- Ensuring equitable access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
- Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of urban areas.
- Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments.
- Focussing major government and private sector investments in regional cities and centres on major transport corridors, particularly railway lines, in order to maximise the access and mobility of communities.

Integrate public transport services and infrastructure into new development.

Improve transport links that strengthen the connections to Melbourne and adjoining regions.

Policy documents
Consider as relevant:

- The Victorian Transport Plan (Victorian Government, 2008)
- Public Transport Guidelines for Land Use and Development (Victorian Government, 2008)
- Cycling into the Future 2013-23 (Victorian Government, 2012)
Transport system

Objective
To coordinate development of all transport modes to provide a comprehensive transport system.

Strategies
Reserve land for strategic transport infrastructure.

Require transport system management plans for key transport corridors and for major investment proposals.

Incorporate the provision of public transport, cycling and walking infrastructure in all major new state and local government road projects.

Locate transport routes to achieve the greatest overall benefit to the community to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.

Locate and design new transport routes and adjoining land uses to minimise disruption of residential communities and their amenity.

Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to and where possible enhance, the service, safety and amenity desirable for that transport route in the short and long terms.

Facilitate infrastructure that connects and improves train services between key regional cities and townships and Melbourne.

Ensure that pedestrian and cyclist access to public transport is facilitated and safeguarded.

Ensure the design, construction and management of all transport modes reduces environmental impacts.

Ensure careful selection of sites for freight generating facilities to minimise associated operational and transport impacts to other urban development and transport networks.

Consider all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments.

Policy guidelines
Consider as relevant:

- Any applicable highway strategy published by VicRoads.

Policy documents
Consider as relevant:

Transport system - Geelong G21

Strategies

Support improved transit and access within Geelong and the wider region.

Support a greater connection to the Werribee growth corridor and Melbourne.
Sustainable personal transport

Objective
To promote the use of sustainable personal transport.

Strategies
Ensure development and the planning for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations) provide opportunities to promote more walking and cycling.

Encourage the use of walking and cycling by creating environments that are safe and attractive.

Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.

Ensure cycling routes and infrastructure are constructed early in new developments.

Provide direct and connected pedestrian and bicycle infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Ensure cycling infrastructure (on-road bicycle lanes and off-road bicycle paths) is planned to provide the most direct route practical and to separate cyclists from other road users, particularly motor vehicles.

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, transport, shopping and community facilities and other major attractions when issuing planning approvals.

Provide improved facilities, particularly storage, for cyclists at public transport interchanges, rail stations and major attractions.

Ensure provision of bicycle end-of-trip facilities in commercial buildings.

Policy documents
Consider as relevant:
Public Transport

Objective
To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.

Strategies
Maintain and strengthen passenger transport networks.
Connect activity centres, job rich areas and outer suburban areas through high-quality public transport.

Improve access to the public transport network by:
- Ensuring integration with walking and cycling networks.
- Providing end-of-trip facilities for pedestrians and cyclists at public transport interchanges.

Plan for bus services to meet the need for local travel.
Ensure development supports the delivery and operation of public transport services.
Plan for and deliver public transport in outer suburban areas that is integrated with land use and development.

Provide for bus routes and stops and public transport interchanges in new development areas.

Policy documents
Consider as relevant:
- Public Transport Guidelines for Land Use and Development (Victorian Government, 2008)
- The Victorian Transport Plan (Victorian Government, 2008)
- Cycling into the Future 2013-23 (Victorian Government, 2012)
Road system

Objective

To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Strategies

Plan and regulate the design of transport routes and nearby areas to achieve visual standards appropriate to the importance of the route with particular reference to landscaping, the control of outdoor advertising and, where appropriate, the provision of buffer zones and resting places.

Provide for grade separation at railway crossings except with the approval of the Minister for Transport.

Make better use of roads for all road users through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and taxis) and specific freight routes.

Selectively expand and upgrade the road network to provide for:

- High-quality connections between Metropolitan Melbourne and regional cities, and between regional cities.
- Upgrading of key freight routes.
- Ongoing development in outer suburban areas.
- Higher standards of on-road public transport.
- Improved key cross-town arterial links in the outer suburbs including circumferential and radial movement.

Ensure access to jobs and services in growth areas and outer suburban areas by improving roads for all road users.

Improve the management of key freight routes to make freight operations more efficient while reducing their external impacts.

Ensure that road space complements land use and is managed to meet community and business needs.
Car parking

Objective
To ensure an adequate supply of car parking that is appropriately designed and located.

Strategies
Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.

Encourage the efficient provision of car parking by consolidating car parking facilities.

Design and locate local car parking to:
- Protect the role and function of nearby roads.
- Enable easy and efficient use.
- Enable the movement and delivery of goods.
- Achieve a high standard of urban design and protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.
- Facilitate the use of public transport.

Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.

Make adequate provision for taxi ranks as part of activity centres, transport interchanges and major commercial, retail and community facilities.

Policy documents
Consider as relevant:
18.03 PORTS
Planning for ports

Objective
To support the effective and competitive operation of Victoria’s commercial trading ports at local, national and international levels and to facilitate their ongoing sustainable operation and development.

Strategies
Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.
Identify and protect key transport corridors linking ports to the broader transport network.
Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Policy documents
Consider as relevant:

- The Victorian Transport Plan (Victorian Government, 2008)
- Victorian Ports Strategic Framework (Department of Infrastructure, 2004)
- Port Futures (Victorian Government, 2009)
- Port of Hastings Land Use and Transport Strategy (Port of Hastings Corporation, 2009)
- Port of Portland - Port Land Use Strategy (Port of Portland Pty Limited, 2009)
- Port of Geelong - Development Strategy (Victorian Regional Channels Authority, 2013)
- Port Development Strategy 2035 Vision (Port of Melbourne Corporation, 2009)
Planning for port environs

Objective
To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Strategies
Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon or gain significant economic advantage from proximity to the port’s operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents
Consider as relevant:

- *Port Futures* (Victorian Government, 2009)
- *Port of Portland - Port Land Use Strategy* (Port of Portland Pty Limited, 2009)
- *Port of Geelong - Development Strategy* (Victorian Regional Channels Authority, 2013)
- *Port Development Strategy 2035 Vision* (Port of Melbourne Corporation, 2009)
Planning for airports and airfields

Objective

To strengthen the role of Victoria’s airports and airfields within the state's economic and transport infrastructure, facilitate their siting and expansion and protect their ongoing operation.

Strategies

Protect airports from incompatible land uses.

Ensure that in the planning of airports, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Ensure the planning of airports identifies and encourages activities that complement the role of the airport and enables the operator to effectively develop the airport to be efficient and functional and contribute to the aviation needs of the state.

Ensure the effective and competitive operation of Melbourne Airport at both national and international levels.

Protect the environs of Avalon Airport so it can operate as a full-size jet airport focussing on freight, training and services.

Recognise Essendon Airport’s current role in providing specialised functions related to aviation, freight and logistics and its potential future role as a significant employment and residential precinct that builds on the current functions.

Recognise Moorabbin Airport as an important regional and state aviation asset by supporting its continued use as a general aviation airport, ensuring future development at the site encourages uses that support and enhance the state’s aviation industry and supporting opportunities to extend activities at the airport that improve access to regional Victoria.

Maintain Point Cook Airfield as an operating airport complementary to Moorabbin Airport.

Preserve long-term options for a new general aviation airport south-east of Metropolitan Melbourne by ensuring urban development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airfields in areas that have greater long-term value to the community for other purposes.

Plan the location of airfields, nearby existing and potential development, and the land-based transport system required to serve them as an integrated operation.

Plan the visual amenity and impact of any use or development of land on the approaches to an airfield to be consistent with the status of the airfield.

Plan for areas around all airfields such that:

- Any new use or development that could prejudice the safety or efficiency of an airfield is precluded.

- The detrimental effects of aircraft operations (such as noise) are taken into account in regulating and restricting the use and development of affected land.

- Any new use or development that could prejudice future extensions to an existing airfield or aeronautical operations in accordance with an approved strategy or master plan for that airfield is precluded.

Policy documents

Consider as relevant:

- National Airports Safeguarding Framework (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/AeroSpace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
Freight links

Objective
To develop the key Transport Gateways and freight links and maintain Victoria’s position as the nation’s premier logistics centre.

Strategies
Support major Transport Gateways as important locations for employment and economic activity by:

- Protecting designated ports, airports, freight terminals and their environs from incompatible land uses.
- Encouraging adjacent complementary uses and employment generating activities.

Improve the freight and logistics network to optimise freight handling and maintain the efficiency and effectiveness of the network.

Support the development of freight and logistics precincts in strategic locations along key regional freight corridors.

Plan for improved freight connections that are adaptable to commodity, market and operating changes.

Link areas of production and manufacturing to export markets.

Improve freight efficiency and increase capacity of Transport Gateways while protecting urban amenity.

Facilitate increased capacity of Interstate Freight Terminals, both in regional areas and Metropolitan Melbourne.

Ensure an adequate supply of land is zoned to allow high-volume freight customers to locate adjacent to Interstate Freight Terminals.

Minimise negative impacts of freight movements on urban amenity.

Limit incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.

Policy documents

Consider as relevant:

Freight links - Geelong G21

Strategy

Recognise and develop a national transport and logistics precinct to the north of Geelong, connecting Avalon Airport, Geelong Port and the Geelong Ring Road Employment Precinct.
INFRAS TRUCTURE

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

Planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure, including the setting aside of land for the construction of future transport routes.

Planning should facilitate efficient use of existing infrastructure and human services. Providers of infrastructure, whether public or private bodies, are to be guided by planning policies and should assist strategic land use planning.

Planning should minimise the impact of use and development on the operation of major infrastructure of national, state and regional significance, including communication networks and energy generation and distribution systems.

Planning authorities should consider the use of development and infrastructure contributions in the funding of infrastructure.
Energy supply

Objective
To facilitate appropriate development of energy supply infrastructure.

Strategies
Support the development of energy facilities in appropriate locations where they take advantage of existing infrastructure and provide benefits to industry and the community.

Support transition to a low-carbon economy with renewable energy and greenhouse emission reductions including geothermal, clean coal processing and carbon capture and storage.

Facilitate local energy generation to help diversify the local economy and improve sustainability outcomes.
Renewable energy

Objective
To promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies
Facilitate renewable energy development in appropriate locations.
Protect energy infrastructure against competing and incompatible uses.
Develop appropriate infrastructure to meet community demand for energy services.
Set aside suitable land for future energy infrastructure.
Consider the economic and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.
Recognise that economically viable wind energy facilities are dependent on locations with consistently strong winds over the year.

Policy documents
Consider as relevant:

Pipeline infrastructure

Objective
To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

Strategies
Plan for the development of pipeline infrastructure subject to the Pipelines Act 2005.

Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.

Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.

Provide for environmental management during construction and on-going operation of pipeline easements.
Health facilities

Objective
To assist the integration of health facilities with local and regional communities.

Strategies
Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.
Education facilities

Objective
To assist the integration of education and early childhood facilities with local and regional communities.

Strategies
Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.
Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.
Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.
Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.
Locate tertiary education facilities within or adjacent to activity centres.
Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.
Develop libraries as community based learning centres.
Education precincts - Geelong G21

Strategy

Support education hubs at Waurn Ponds and Central Geelong with Deakin and The Gordon.
Cultural facilities

Objective
To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies
Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.
Reinforce the existing major precincts for arts, sports and major events of state wide appeal.
Establish new facilities at locations well served by public transport.
Social and cultural infrastructure

Objective
To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies
Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.
Emergency services

Objective
To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies
Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.
Locate emergency services together in newly developing areas.
Open space

Objective
To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies
Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person’s location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.
Development and infrastructure contributions plans

Objective
To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies
Prepare development contributions plans and infrastructure contributions plans, under the Planning and Environment Act 1987, to manage contributions towards infrastructure. Collect development contributions on the basis of approved development and infrastructure contributions plans. Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents
Consider as relevant:

- Development Contributions Guidelines (Department of Sustainability and Environment, 2003 -as amended 2007)
- Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans
- Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans
19.03-2S

Objective
To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies
Provide an integrated approach to the planning and engineering design of new subdivision and development.
Integrated water management

Objective
To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies
Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Policy documents
Consider as relevant:

- State Environment Protection Policy (Waters of Victoria)
- Water for Victoria - Water Plan (Victorian Government, 2016)
- Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)
• Guidelines for Environmental Management: Code of Practice - Onsite Wastewater Management (Publication 891.4, Environment Protection Authority, 2016)

• Planning Permit Applications in Open, Potable Water Supply Catchment Areas (Department of Sustainability and Environment, 2012)
**Telecommunications**

**Objective**
To facilitate the orderly development, extension and maintenance of telecommunication infrastructure.

**Strategies**
Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.

Ensure the communications technology needs of business, domestic, entertainment and community services are met.

Ensure that the use of land for a telecommunications facility is not prohibited in any zone.

Encourage the continued deployment of broadband telecommunications services that are easily accessible by:

- Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.

- Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

**Policy documents**
Consider as relevant:

Waste and resource recovery

Objective
To reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts.

Strategies
Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste and maximise opportunities for resource recovery.

Protect waste and resource recovery infrastructure against encroachment from incompatible land uses by ensuring buffer areas are defined, protected and maintained.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Encourage technologies that increase recovery and treatment of resources to produce energy and other marketable end products.

Enable waste and resource recovery facilities to locate close together in order to share separation distances, reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities in accordance with the *Waste Management Policy (Siting, Design and Management of Landfills)* (Environment Protection Authority, 2004).

Integrate waste and resource recovery infrastructure planning with land use and transport planning. Encourage development that facilitates sustainable waste and resource recovery.

Policy guidelines
Consider as relevant:

- Any applicable Regional Waste and Resource Recovery Implementation Plan.

Policy documents
Consider as relevant:

- *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2015)
- *Waste Management Policy (Siting, Design and Management of Landfills)* (Environment Protection Authority, 2004)
- *Environment Protection (Industrial Waste Resource) Regulations 2009*
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2001)
- *Designing, Constructing and Operating Composting Facilities* (Environment Protection Authority, 2015)
LOCAL PLANNING POLICY FRAMEWORK

This section sets out the Municipal Strategic Statement and the Local Planning Policies that apply to the area covered by this planning scheme, and includes provisions about their operation.
INTRODUCTION

Drawing inspiration from council’s vision:

Geelong, coast country and suburbs is the best place to live through prosperity and cohesive communities in an exceptional environment

the Municipal Strategic Statement (MSS) sets out the key objectives and strategies that will guide land use and development in the City of Greater Geelong.

The MSS is consistent with and builds on the objectives and strategies set out in the Victorian State Planning Policy Framework (SPPF) and council’s corporate plan – City Plan.

An overview of the municipality can be found in Council’s City Plan.
CITY OF GREATER GEELONG SUSTAINABLE GROWTH FRAMEWORK

The MSS is a key part of Council’s commitment to the City of Greater Geelong Sustainable Growth Framework.

The Sustainable Growth Framework sets out key principles for ensuring that all actions and development undertaken in the City of Greater Geelong meets the needs of the present community, without compromising the ability of future generations to meet their own needs. There are four key elements to the City of Greater Geelong Sustainable Growth Framework:

1. Managing Urban Growth

Council will:

- Set clear settlement boundaries and consolidate development within those boundaries in a managed way.
- Encourage diversity in all communities.
- Design healthy, walkable neighbourhoods.
- Strive for engagement and inclusion in all communities.
- Protect, restore and enhance Geelong’s biodiversity and natural systems.

2. Building Sustainable Infrastructure

Council will:

- Strive to develop a comprehensive network of accessible public transport.
- Deliver safe, accessible linkages within and between towns that encourage walking, cycling and the use of alternative modes of transport.
- Work with others to generate sustainable solutions to freight and people movement.
- Look to the future when planning for and designing infrastructure.

3. Encouraging Diversity in Industry

Council will:

- Support existing businesses and employers in Greater Geelong to achieve sustainable outcomes.
- Encourage the growth of new and sustainable industry sectors.
- Look for innovative ways to engage with the private sector.
- Encourage the development of collaborative, interdependent industry clusters.
- Provide a diverse range of high quality industrial and commercial land.

4. Reducing Greenhouse Gas Emissions

Council will:

- Work with the community and other agencies to identify and promote ways to reduce greenhouse gas emissions in homes and industries.
- Take climate change into account when considering the location and design of urban areas.
- Use natural resources sustainably and dispose of wastes responsibly.
- Strive for environmentally sustainable design by ensuring development demonstrates design potential for efficient use of energy at the planning stage.
- These principles guide the objectives and strategies within the Municipal Strategic Statement.
OBJECTIVES - STRATEGIES - IMPLEMENTATION

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

Municipal Planning Framework

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

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

- **Natural Environment (Clause 21.05)**
  - Waterways
  - Biodiversity
  - Coastal environments
  - Climate change
  - Natural resource management
  - Flooding
  - Wildfire

- **Settlement and Housing (Clause 21.06)**
  - Urban growth
  - Urban consolidation
  - Neighbourhood character
  - Heritage and identity

- **Economic Development and Employment (Clause 21.07)**
  - Industry
  - Retail
  - Economic growth sectors
  - Rural areas
  - Tourism in rural areas

- **Development and Community Infrastructure (Clause 21.08)**
  - Transport
  - Development contributions
  - Open space
  - Accessibility

There is considerable overlap between each of these themes and none should be read in isolation.
Place-based Planning Framework

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

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

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

Key issues and influences
The municipality includes a rich diversity of flora and fauna, including rare and unique species and communities, major waterways, large coastal areas and complex freshwater and marine wetlands.

Remnant vegetation across the municipality is conservatively estimated to be approximately 5% of that which existed pre European settlement.

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

Urban and rural growth 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.

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

A number of areas in the municipality are susceptible to flooding, via the flooding of waterways, stormwater runoff and coastal inundation, which have the potential to result in significant adverse economic, social and environmental impacts.

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

Waterways

Objectives
- To protect, maintain and enhance waterways, rivers, wetlands and groundwater.
- To protect connectivity between waterways and wetlands.
- To reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

Strategies
- Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.
- Ensure waterways and wetlands are not drained or adversely affected as a result of development.
- Ensure development provides for appropriate buffer setbacks and fencing to waterways and wetlands.
- Ensure identified groundwater catchments are protected from surface contamination.
- Effectively manage stormwater runoff from development.

Biodiversity

Objective
- To protect, maintain and enhance the biodiversity of the municipality.

Strategies
- Ensure that land use and development enhances areas of native vegetation and other habitats.
- Ensure that land use and development minimises the fragmentation of areas of native vegetation and other habitats.
- Ensure habitats of indigenous species are protected from the impacts of land use and development.
- Ensure that land use and development does not aggravate existing salinity impacts or lead to the generation of newly affected areas, particularly through rising groundwater levels.

**21.05-4 Coastal environments**

**Objectives**
- To protect, maintain and enhance the coast, estuaries and marine environment.
- To respect and manage coastal processes.

**Strategies**
- Focus urban coastal development within existing urban settlements.
- Prevent lineal urban sprawl along the coast.
- Avoid the loss of, and wherever possible increase, public access to the foreshore environment.
- Restrict development on primary dunes.
- Ensure the potential for existence of acid sulphate soils adjacent to coastal and wetland locations is considered.
- Limit the number of stormwater outlets to the coast.
- Setback future land use and development from coastal areas, estuaries and coastal wetlands to provide a buffer which is adequate to accommodate coastal recession and the landward migration of coastal wetland vegetation communities such as mangroves and salt marshes.

**21.05-5 Climate change**

**Objective**
- To plan for and adapt to the impacts of climate change.

**Strategy**
- Avoid land use and development within areas considered at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.

**21.05-6 Natural resource management**

**Objectives**
- To use non-renewable resources more efficiently.
- To increase the use of renewable resources.

**Strategies**
- Encourage all land use and development to incorporate best practice Water Sensitive Urban Design (WSUD) principles.
- Encourage planting of low water use vegetation, particularly indigenous vegetation.
- Encourage the installation of alternative, renewable energy supply systems.
- Encourage the installation of alternative water supply systems, including the use of recycled water where appropriate.
Encourage development to incorporate best practice energy efficiency design principles and measures.

Incorporate Environmentally Sustainable Design (ESD) principles in the design and development of built environments and strengthen requirements as appropriate, for certain residential, mixed use and commercial developments as part of the planning permit application process.

21.05-7

Flooding

Objectives
- To protect floodplains.
- To minimise the potential for damage and risks to public safety and property from flooding.

Strategies
- Ensure that land use and development is compatible with flood prone land.
- Discourage land use and development in floodplains where flood function may be impaired.
- Recognise flood hazards associated with waterways and ensure the free passage of water whilst protecting development from flooding impacts.

21.05-8

Wildfire

Objective
- To minimise the impacts of wildfire.

Strategies
- Identify areas at risk of wildfire.
- Ensure that development in identified areas considers the impacts of wildfire.

21.05-9

Implementation

These strategies will be implemented by:

Using policy and exercise of discretion

Where appropriate, requiring the preparation of Stormwater Management Plans and/or Construction Management Plans which provide for the protection of receiving waterways.

Where appropriate, require applications for marine based development, including aquaculture development, to provide an environmental assessment.

Utilise indigenous species in revegetation programs on public land, including roadsides to improve the overall biodiversity of the municipality.

Ensure urban development on the Bellarine Peninsula complies with structure plan maps as detailed in Clause 21.14.

Further Work

Prepare and implement an updated flood study for Lara.

Work with the Corangamite Catchment Management Authority and the Department of Primary Industries to implement the Salinity Management Overlay Project, which may also include the protection of primary salinity sites via the Environmental Significance Overlay.

Work with the Corangamite Catchment Management Authority and the relevant state agency to implement the Erosion Management Overlay Project.
Investigate the application of the Environmental Significance Overlay to contributory value wetlands.

Investigate the application of the Environmental Significance Overlay or Vegetation Protection Overlay to areas identified as Biodiversity Sites and/or Primary Biodiversity Conservation Zones.

Work with the Department of Environment, Land, Water and Planning to investigate the application of appropriate planning provision(s) to the coastal fringe.

Work with the Department of Environment, Land, Water and Planning to investigate the application of appropriate planning provision(s) to areas identified as containing Bellarine Yellow Gum and Coastal Moonah Woodland.

References


Corio Bay Coastal Action Plan, Central Coastal Board and the City of Greater Geelong, 2005.


Central West Victoria Estuaries Coastal Action Plan, Western Coastal Board, 2005.


SETTLEMENT AND HOUSING

Key issues and influences

Demographics
Between 2006 and 2031, it is estimated that the municipality will need to accommodate an additional 63,000 persons. This level of population growth will generate demand for approximately 41,000 new dwellings.

The region’s population is ageing rapidly through the in-migration of retiring persons and the ageing-in-place of existing residents. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula.

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

Housing
The majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. This trend will be driven by significant growth in smaller households (primarily singles, childless couples and sole parents), as well as emerging preferences for lower maintenance dwellings that are close to urban services.

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

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

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

Settlement
There is an environmental, economic and social imperative to reduce urban sprawl and improve accessibility to urban services, principally by consolidating urban development around places of activity and public transport infrastructure.

New infill development should be directed to well serviced areas and should be of a high design quality and respond to the locality. Outward urban growth needs to be carefully managed and directed to designated locations that offer the greatest net benefit to the Geelong community, can be appropriately serviced and which have the capacity to accommodate sustainable development.

All development should contribute positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community.

Whilst rural living areas provide for greater consumer choice in the housing market, they can be inefficient to service and generally contrary to the objective of maintaining a farmed rural landscape in the City’s rural areas. There is consequently a need to restrict rural living to specific locations and to ensure that consumers meet their equitable share of the cost of servicing such locations.

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

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

Recognition, respect and protection of Greater Geelong’s Indigenous and European cultural heritage is of critical importance to the City’s identity moving forward.
**Urban growth**

**Objectives**

- To limit urban sprawl by directing urban growth to designated urban growth areas.
- To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock.

**Strategies**

- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold.
- Maintain the non-urban break between Geelong and Werribee and, in particular, prevent further expansion of the Little River township boundary.
- Maintain the Geelong Ring Road as the western boundary of urban Geelong.
- Ensure that land use and development does not compromise the capacity or potential future development of areas designated for future urban growth, as shown on the relevant Structure Plan or Urban Growth Plan.
- Require a minimum residential density of 15 dwellings per hectare in all new urban growth areas.
- Ensure development occurs within designated settlement boundaries.
- Where possible use natural boundaries to define the edges of urban areas.
- Provide for infill urban growth in the Fyansford area.
- Prevent further subdivision and medium density housing in Breamlea.
- Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.
- Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.

**Urban consolidation**

**Objectives**

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.
- To improve accessibility to urban services.

**Strategies**

- Manage urban consolidation and housing change across the municipality, by:
  - Accommodating medium and high density housing in Key Development Areas (as defined by the maps included in this clause).
  - Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating:
    - high density housing in the activity centres consistent with their primary commercial and retail role; and
    - medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.

- Providing for incremental change in the General Residential Zone (Schedule 2) areas.
- Limiting change in the Neighbourhood Residential Zone areas.

- Encourage medium density housing in the Mixed Use Zone.
- Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.

Neighbourhood character

Objectives

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

Strategies

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

Heritage and identity

Objectives

- To ensure that urban development enhances Geelong’s sense of place and identity.
- To conserve and enhance individual places and areas of pre and post contact cultural heritage significance.

Strategies

- Protect places of Aboriginal cultural heritage significance.
- Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.
• Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.

• Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings

**Implementation**

• These strategies will be implemented by:

**Using policy and the exercise of discretion**

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

Use the Increased Housing Diversity Areas Policy at Clause 22.63.

Use the Heritage Policies at Clause 22.

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

Use the Discretionary Uses in Residential Areas at Clause 22.01.

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

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

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

**Applying zones and overlays**

Apply an appropriate zone to identified Key Development Areas.

**Further work**

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

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

• the assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong;

• the identification of a preferred growth area or areas; and

• the preparation of detailed growth area plans.

Work with the Director of Housing to progress and implement the Norlane Housing Regeneration Development Areas within the Norlane-Corio Urban Renewal Feasibility Study.

Prepare a settlement strategy for the municipality.

**References**

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

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

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

*City Plan, 2007-2011.*


Key Development Area Maps
ECONOMIC DEVELOPMENT AND EMPLOYMENT

Key issues and influences

Economic Role and Function

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

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

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

Industry

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

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

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

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

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

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

Retail

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

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

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

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

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

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

Rural

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

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

Farming activity and the rural landscape are very significant elements to the identity, image and liveability of the City of Greater Geelong.
Farming and rural landscapes form non urban breaks and are a critical element to the settlement strategy, tourism function and lifestyle of the region.

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

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

The City’s rural areas contain important environmental assets.

**Tourism**

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

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

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**Industry**

**Objectives**

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

**Strategies**

- Focus new industrial development around major transport routes and infrastructure assets.
- Protect existing and designated future industrial areas from encroachment by incompatible land uses.
- Support the development of a technology/business park in the South Western Armstrong Creek Employment Area.
- Encourage regional and national scale industrial businesses to locate in the southern part of the Geelong Ring Road Employment Precinct, and in appropriate locations in the future South Western Armstrong Creek Employment Area.
- Direct industries which require substantial buffer zones from sensitive land uses to the core of the Industrial 2 Zone in the Geelong Ring Road Employment Precinct.
- Ensure all industrial development incorporates best practice water sensitive urban design and waste management practices.
- Ensure all industrial development is appropriately serviced by road, drainage, water, sewerage and telecommunications infrastructure.
- Ensure all industrial development provides high quality urban design and landscaping.
- Ensure new development in the Geelong Ring Road Employment Precinct is configured to minimise the individual and societal risk levels attached to the Shell LPG Storage Facility.
- Protect identified stone resources for future extraction and potential extraction industry operations from the encroachment of incompatible land uses.
- Direct materials recycling industries to locations that minimise land use conflicts and impacts on the amenity of surrounding areas.
- Support the establishment of infrastructure that reduces costs for business and industry.
- Support an integrated Geelong Transport Strategy, ensuring that industrial areas are well connected to each other and the rail/freeway network.
- Provide sufficient industrial land to meet a range of industrial needs in Geelong, including small to medium sized industry.
- Develop the North East Industrial Precinct as a vibrant, new generation, master planned industry and business park that will attract a wide range of users and respond to the changing needs of industry sectors over time, as a key business address in the region and Victoria.

21.07-3
Retail

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

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

21.07-4
Economic growth sectors

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

Strategies
- Support industry development in the following strategic growth sectors:
  - Knowledge, Innovation and Research.
  - Advanced Manufacturing.
  - Health.
- Tourism.
- Small, Micro and Home Based Business.
- Food and Horticulture.

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

21.07-5
12/01/2017
C347

Rural Areas

Objectives

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

Strategies

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

21.07-6
12/01/2017
C347

Tourism in rural areas

Objectives

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

Strategies

- Within rural areas, support appropriately scaled, high quality, landscape responsive tourism uses that are complementary to their rural landscape character and environmental setting and are associated with agricultural activity on the land.
- Support a limited number of larger scale rural based tourism development within rural areas that require rezoning.

- Direct major accommodation facilities to urban areas.

### Implementation

These strategies will be implemented by:

**Using policy and the exercise of discretion**

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

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

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

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

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

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

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

Using the Materials Recycling Policy at Clause 22.08.

Using the Gaming Policy at Clause 22.57.

**Applying zones and overlays**

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

### Further work

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

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

- assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong,

- identification of a preferred growth area or areas, and

- preparation of detailed growth area plans.

### References


*Coastal Spaces Landscape Assessment Study*, Department of Sustainability and Environment, 2006.
### City of Greater Geelong Retail Activity Centre Hierarchy

<table>
<thead>
<tr>
<th>Level in Hierarchy</th>
<th>Identified Centres</th>
<th>Indicative floorspace and example key tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Regional Centre</strong></td>
<td>Central Geelong (1)</td>
<td>More than 100,000 sqm Department store, discount store(s), mini major(s), supermarket(s) and extensive range of specialties</td>
</tr>
<tr>
<td><strong>Sub-regional Centres</strong></td>
<td>Belmont (2), Corio Village (3), Waurn Ponds (4) Leopold (16)</td>
<td>15,000 sqm to 35,000 sqm Discount department store(s), mini major(s) supermarket(s) and specialties</td>
</tr>
<tr>
<td></td>
<td>Armstrong Creek Town Centre (25)</td>
<td>40,000 sqm Discount department store(s), mini major(s), supermarket(s) and specialties</td>
</tr>
</tbody>
</table>

**Legend**
- Regional Centre
- Sub - Regional Centre
- Potential Sub - Regional Centre
- Community Centre
- Neighbourhood Centre
- Potential Neighbourhood Centre
- Town Centre
- Homemaker Precinct

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North East Industrial Precinct, Development Contributions Plan, May 2010
Armstrong Creek Town Centre, Precinct Structure Plan, March 2014
### City of Greater Geelong Retail Activity Centre Hierarchy

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</tr>
</thead>
<tbody>
<tr>
<td><strong>Community Centre</strong></td>
<td>Pakington Street (Geelong West) (5)</td>
<td>10,000 sqm to 25,000sqm Supermarket(s), mini major(s) and specialties</td>
</tr>
<tr>
<td><strong>Neighbourhood Centres</strong></td>
<td>Highton (6), Shannon Avenue (Geelong West) (7), Shannon Avenue (Newtown) (8), Bellarine Village (9), Newcomb Central (10), Bell Post (11), Ocean Grove marketplace (12), Separation Street (13), Pakington Street (Newtown) (14), Geelong East (15), Barabool Hills Neighbourhood Shopping Centre (30), Rosewall (34), Armstrong Creek East (26), Armstrong Creek Horseshoe Bend Road (27), Jetty Road Growth Area (28)</td>
<td>2,500 sqm to 25,000 sqm Supermarket (small or full line), primarily convenience oriented specialties</td>
</tr>
<tr>
<td><strong>Town Centres</strong></td>
<td>Ocean Grove (Town Centre) (17), Drysdale (18), Lara (19), Barwon Heads (20), Portarlington (21)</td>
<td>1,500 sqm to 15,000 sqm Supermarket, mini major(s), specialties</td>
</tr>
<tr>
<td><strong>Homemaker Precincts</strong></td>
<td>Waurn Ponds (22), Moorabool/Fyans (23), Geelong West (24), Princes Highway (Corio) (31), North Geelong (32), Bacchus Marsh Road (Corio) (33)</td>
<td>5,000 sqm to 50,000 sqm Large restricted retail type tenants</td>
</tr>
<tr>
<td><strong>Potential Neighbourhood Centres</strong></td>
<td>Ocean Grove north east growth corridor (29)</td>
<td></td>
</tr>
</tbody>
</table>
DEVELOPMENT AND COMMUNITY INFRASTRUCTURE

Key issues and influences

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

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

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

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

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

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

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

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

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

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

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

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

Transport

Objectives

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

Strategies

- Facilitate the development of Geelong Railway Station as Geelong’s principal public transport hub.
- Enhance key entrances to townships and urban areas through gateway urban design treatments and landscaping.
- Create and protect reservations for future transport corridors, planned arterial roads and arterial road widening.
- Improve transport links, particularly public transport links, between existing and new residential areas, employment nodes and activity centres.

- Facilitate the development of key freight routes having regard to residential amenity and the natural environment.

- Enhance the industrial and business transport linkages between industrial areas and activity centres and road, rail and port infrastructure.

- Direct freight transport into industrial zones and freight roadways.

- Support the development of an inter-modal freight terminal in the northern area of the municipality.

- Protect Avalon Airport from encroachment of residential, rural living, noise sensitive and other inappropriate use and development.

- Protect the alignment and integrity of the Avalon Airport Rail Link from incompatible use and development.

21.08-3
28/01/2010
C129(Part 1)

Development contributions

Objectives

- To provide development and community infrastructure in an efficient and timely manner.

- To provide services that respond to the changing needs of the City’s population.

Strategies

- Ensure that development and community infrastructure is provided in a sustainable and timely manner in all areas, with particular regard to the servicing of new communities in new urban growth areas and large urban infill areas.

- Encourage development to proceed in a staged, contiguous manner which maximises the efficient delivery and use of development and community infrastructure.

- Where development departs from a relevant staging plan or is out-of-sequence in terms of being serviced by council’s current capital works program, require the proponent to meet or carry the full capital cost of providing the necessary development and community infrastructure to service the proposed development where appropriate.

- Prepare Development Contribution Plans in designated growth areas across the municipality.

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

Open space

Objective

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

Strategies

- Require land provided as open space to be usable for its intended recreational purpose.

- Ensure that encumbered land provided as open space adds to the recreational and environmental amenity and diversity of the locality.

- Encourage open space areas to be provided in a manner and location that allows for passive surveillance.

- Where practicable, provide passive and active open space areas which serve to protect ecosystems, flora and fauna.

- Where possible, provide linear open spaces which link between activity centres, schools, public transport hubs, parks and recreation areas.
Where appropriate, require open space enhancements of the private and public realms when residential densities are increased.

21.08-5

Accessibility

Objective

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

Strategies

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

21.08-6

Infrastructure Planning, Design and Construction

Objective

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

Strategy 1.1

Encourage a consistent approach to the design and construction of infrastructure across the municipality.

Strategy 1.2

Encourage new subdivision and development that has regard to the objectives and requirements of the IDM or an approved Precinct Structure Plan.

21.08-7

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion

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

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

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

Applying zones and overlays

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

Further work

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

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

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


CENTRAL GEELONG

Key issues and influences

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.

The Geelong Western Wedge has been identified as an area for substantial change and redevelopment (see Clause 21.10).

The topography of the City allows exceptional views and vistas, both within the City and towards the City from external vantage points.

There is a need to attract new investment and urban renewal while maintaining conservation and heritage values.

It is anticipated that Central Geelong will need to accommodate a substantial increase in the number of temporary and permanent residents by 2025.

Central Geelong is identified as a Key Development Area to accommodate future housing demand.

There is a need to effectively manage traffic and pedestrian movement through the City, including provision of public transport.

There is a need to provide a centre based approach to car parking provision in Central Geelong.

Objectives

- To support development of Central Geelong as an international waterfront city with world class facilities that is a highly desirable place to live.
- To ensure the land use precincts are strengthened in accordance with their identified roles in the Central Geelong Precincts Map at Clause 21.09-4.
- To ensure the activity clusters are strengthened and support their expansion in accordance with their identified roles in the Central Geelong Precincts Map at Clause 21.09-4.
- To encourage appropriate high density housing development within Central Geelong.
- To encourage innovative and sustainable design outcomes whilst maintaining overall intensity of development and discouraging the under development of sites.
- Ensure new development appropriately responds to identified heritage values.
- To retain shared key views to Corio Bay from within Central Geelong and external vantage points.
- To encourage activation of streets and building frontages on key pedestrian routes and linkage opportunities as detailed in Central Geelong.
- To maintain and enhance public access to the waterfront.
- To support the development of a safe and efficient pedestrian environment, public transport system and cycling network.
- To provide an efficient supply of car parking in Central Geelong that is conveniently located and well designed.
- To encourage the refurbishment of retail/commercial building frontages on key streets.
Strategies

- Within each of the land use areas of the Central Geelong Precincts Map at Clause 21.09-4, strengthen key activities and appropriate ancillary activities, such that the land use areas support and complement each other and reinforce and strengthen the primacy of Central Geelong as the business and cultural centre for the Geelong region.

- Encourage the reinstatement of verandahs in Central Geelong in accordance with the Geelong Verandah Study 2006.

- Maintain the Geelong Railway Station as the region’s primary travel interchange and encourage its enhancement in accordance with the Geelong Station Precinct Plan.

- Extend existing laneways and identified linkages through buildings where appropriate to enhance the permeability of Central Geelong.

- Ensure car parking access is designed and located so as to not impact on the functionality of key pedestrian routes.

- Support the provision of appropriate car parking for new use and development.

- Support the enhancement of public access and recreation and leisure activities on the Waterfront, including through the redevelopment of the Yarra Street Pier.

- Ensure built form steps down towards Corio Bay.

- Encourage development of the Central Geelong Key Development Area, as defined in Clause 21.06, as an area for medium and higher density housing consistent with the activity centre focus of Central Geelong.

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion


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

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

Using the relevant Heritage Policies at Clause 22.

Using Schedule 1 to the Activity Centre Zone.

Further Work

Continue to implement the Master Plan for the Arts and Culture precinct.

Support the Department of Transport in preparing a transport requirement study to identify any surplus land along the rail corridor.

Review the Residential Growth Zone areas in Central Geelong to implement urban design guidelines.

References


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

Geelong Western Wedge Framework as updated September 2005.


Waterfront Geelong Design and Development Code, Keys Young, July 1996.
Central Geelong Precincts Map
GEELONG WESTERN WEDGE

Key issues and influences
The Geelong Western Wedge is located between Geelong’s Central Activities Area, Geelong West and the Corio Bay foreshore. The area has been identified for the potential to undergo substantial change and redevelopment.

Six distinctive precincts have been identified within the Geelong Western Wedge as detailed in Clause 21.10-4, which seek to:

- Create an exciting inner city area linking the commercial heart, waterfront and transport hub, which extends and connects educational, cultural and business assets as a focus for design and technology and place to meet and do business.

- Encourage higher buildings to maximise the overall intensity of development in the Western Wedge, while sharing key views, respecting heritage areas and protecting the amenity of public spaces.

Objectives

- To rejuvenate underutilised sites within the Geelong Western Wedge.

- To encourage complementary and compatible mixed uses.

- To ensure that central Geelong is maintained as the primary retail area.

- To provide an atmosphere attractive to ‘creative’ businesses and supporting activities.

- To achieve diversity of uses without fragmenting the continuity of active frontages at street level.

- To promote excellence in architecture for public and private development.

- To increase development densities whilst protecting heritage areas and the amenity of public spaces.

- To ensure that new buildings give a sense of human scale and interest to the streetscape.

- To ensure higher buildings are located and oriented to enable sharing of views towards Corio Bay.

- To maximise the overall intensity of development throughout the Geelong Western Wedge.

- To ensure that new buildings respond to major site influences of the Geelong Western Wedge.

- To encourage greater use of sustainable transport through the clustering of uses relating to transport services around the station and maximising the intensity of activities in areas accessible to the station.

- In the Geelong Station Precinct develop intensive uses around a sustainable multi-modal transport hub that fully utilises the highly accessible location and takes advantage of the capacity for growth.

- In the Inner Wedge Precinct:
  - Achieve a cosmopolitan mixture of intensive uses with a design and technology focus that integrates university activities into the city fabric.
  - Create a neighbourhood of dense buildings permeated by a fine network of pedestrian routes, squares and courtyards that characterise a mix of street level activity.

- In the Mercer St Precinct develop a lively boulevard with active street frontages with a mixture of service, sales and hospitality with residential and accommodation above and behind.
In the **Latrobe Terrace Precinct** promote high quality highway frontage development and ensure development allows for the easy movement of people between Geelong West, Geelong Station, Central Geelong and the foreshore.

In the **Western Beach Precinct** maintain the residential foreshore character and contributory buildings and manage incremental changes to buildings.

In the **Civic and Cultural Precinct** reinforce the focus of cultural and institutional uses and buildings around Johnstone Park.

**Strategies**

- Avoid retail uses that compete with the main retail area in the Central Geelong Activity Centre.

- Ensure building heights throughout the Western Wedge maximise the overall intensity of development, minimise overshadowing of the pedestrian streets, parks and other public places and facilitate the sharing of views to Corio Bay.

- Encourage higher density development in areas separate from sensitive heritage precincts, the residential precinct of Western Beach and the residential area of Geelong West to the west of the Latrobe Terrace Precinct.

- Ensure new buildings have active frontages at ground level to provide passive surveillance.

- Set buildings to the front property boundary except where setbacks are specifically required as detailed in the Design and Development Overlay Schedule 17 and the Activity Centre Zone Schedule 1.

- Ensure the setback and design of upper building levels provide interest and an attractive streetscape.

- In the **Geelong Station Precinct**:
  - Encourage businesses complementary to the central transport function of the multi-modal transport hub and contributing to the intensity of uses and development around the Geelong Station.
  - Encourage uses that capitalise on the high accessibility of the site.

- In the **Inner Wedge Precinct**:
  - Encourage a mixture of uses including commercial, education, leisure and residential to provide variety and to generate synergies and activity at all times.
  - Encourage a ‘vertical mix’ of uses, with the uses at ground level providing active frontages to streets and other public spaces.
  - Locate education, office and residential uses above uses with active street frontages.

- In the **Mercer Street Precinct**:
  - Encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Station, education institutions and the foreshore.
  - Manage the mix of uses to avoid potential amenity conflicts within the precinct and with adjoining precincts.

- In the **Latrobe Terrace Precinct**:
  - Encourage a mixture of commercial, with showrooms frontages that respond to the main road frontage.
  - Ensure use and development provides an appropriate interface to protect the amenity of the residential areas located to the west of the precinct.
- Encourage uses that complement the central transport function of the multi-modal transport hub.
- Improve pedestrian links.

- In the **Western Beach Precinct** encourage uses that retain and conserve the residential foreshore character and heritage of the precinct.
- In the **Civic and Cultural Precinct**:  
  - Ensure uses maintain the precinct’s role as the region’s principal location for arts, culture and civic activities.
  - Ensure that new development along the Mercer Street frontage has a civic focus which complements the existing civic buildings surrounding Johnstone Park.
  - Require new development to complement existing civic buildings and uses that provide a civic service.

## 21.10-3 Implementation

- These strategies will be implemented by:

  **Using policy and the exercise of discretion**
  - Assess applications in the Geelong Station Precinct against the Geelong Station Precinct Framework Plan.
  - Encourage Site Development Briefs to be prepared for key redevelopment sites within the Geelong Station Precinct.
  - Using local policy to retain significance of the Woolstores Industrial Heritage Area (HO1638: Woolstores Industrial Heritage Area, Clause 22.29).
  - Using local policy to retain and protect heritage residential areas and associated religious institutions (HO2018: Western Beach Road Heritage Area, Clause 22.69).
  - Using local policy to maintain the concentration of Geelong’s civic buildings near Johnstone Park and the Railway Station (HO1640 Civic Centre Heritage Area, Clause 22.31).

## References


ARMSTRONG CREEK URBAN GROWTH AREA

Key Issues and Influences
The Armstrong Creek Urban Growth Area (ACUGA) is the primary growth area for the G21 Region. At capacity, the ACUGA is expected to accommodate approximately 54,000 persons and 22,000 dwellings.

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

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

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

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

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

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

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

Strategies
- Ensure land use and development in the Armstrong Creek Urban Growth Area proceeds generally in accordance with the Armstrong Creek Urban Growth - Framework Plan Incorporated Document.
- Require the preparation of Precinct Structure Plans providing for at least one ‘walkable neighbourhood’ of approximately 1.6 kilometres in diameter, prior to any application for land use and development in the Armstrong Creek Urban Growth Area.
- Ensure that Precinct Structure Plans in the ACUGA are generally in accordance with the Armstrong Creek Urban Growth Plan, Volume 1.
- Require planning permit applications for subdivision to demonstrate:
- that required infrastructure will be provided to the subdivision area in a timely manner.
- that the subdivision layout will achieve integration with existing or future subdivision layouts for surrounding landholdings; and
- that the subdivision will facilitate the orderly development of the precinct.

21.11-3
03/03/2016
C333

Implementation

These strategies will be implemented by:

Applying Zones and overlays
Applying the Heritage Overlay to significant heritage sites.

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

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

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

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

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

 Investigate the establishment of a Cultural Heritage Interpretation Trail.

Reference Document

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

Key issues and influences
The Geelong Port is a vitally important resource for the City’s economy. It is the second largest port in Victoria with a total throughput of approximately 12 million tonnes in 2004/05 with an estimated value of approximately $5.6 billion.

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.

Efficient freight movements by road and rail within Geelong and beyond are critical to the port’s growth and efficiency.

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

Objectives

- To provide for the continued growth and development of Geelong Port as a key economic resource to the Victorian community.
- To maintain and enhance the efficiency of the port.
- To safeguard the port as a focal point for infrastructure development and economic prosperity within south-west Victoria.
- To ensure that development in the port area is environmentally sustainable.
- To give appropriate weight to the needs of a working port having regard to the amenity of the land uses at the port interface.

Strategies

- To ensure that future development of the port and surrounding industrial land is linked and opportunities protected.
- Protect the port area from encroachment by non-compatible land uses or developments.
- Ensure that sufficient land is available for future port-related developments by discouraging non-port related land use and development.
- Facilitate increased throughput at the port through the development of extended berths at Corio Quay North and South and Lascelles Wharf.
- Facilitate and advocate for growth of the development of the port.
- Discourage further fragmentation of land holdings in the port area where this threatens to close off strategic development options for the port.
- Secure a dual gauge rail connection to Lascelles Wharf and appropriate road connections to the Geelong Ring Road Employment Precinct and the Geelong Ring Road.
- Ensure that appropriate mechanisms are in place to protect the operation of the port and minimise potential conflicts with surrounding land uses.
- Facilitate and advocate for growth of the development of port related industries in the Geelong Ring Road Employment Precinct.

Implementation

These strategies will be implemented by:
Using policy and exercise of discretion
Ensure that subdivision, use and development applications in the Port Zone are port related and port dependent.

Applying zones and overlays
Applying the Port Zone to proposed port facilities.

Further work
Liaise with VicRoads to investigate options for providing direct linkages between the port, the Geelong Ring Road and the Geelong Ring Road Employment Precinct.
Advocate with the relevant agencies to secure rail links to Lascelles Wharf.

References

LARA

Key issues and influences
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.

Key environmental, cultural and landscape features need to be protected and managed.

The Hovells and Serendip Creek systems have a propensity to flood and in low lying areas there is a lack of overland flood conveyance and grade for drainage systems putting constraints on development in these areas.

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.

Objectives
- To maintain a compact urban form and provide for sustainable communities.
- To maintain and enhance the rural characteristics of Lara.
- To ensure an adequate supply of appropriately zoned and located residential and commercial land.
- To protect the rural landscape setting of the township particularly to the north overlooking the You Yangs.
- To consolidate retail and commercial activities at the existing Lara town centre.
- To ensure that any expansion of the Lara Town Centre integrates with the existing retail, commercial and community facilities in the Town Centre.
- To provide community and recreation services and infrastructure to meet the needs of the local and surrounding population.
- To protect and enhance key environmental, cultural and landscape features.
- To protect flood prone areas and areas that can not be readily drained from urban encroachment.
- To provide an efficient and integrated movement network for public transport, vehicular, bicycle and pedestrian movements.
- To protect Avalon Airport, Geelong Ring Road Employment Precinct and the potential intermodal transport facility from urban encroachment and sensitive uses.

Strategies
- Contain urban development within the defined settlement boundary in accordance with the Structure Plan map included in this clause.
- Support the development of areas identified for rezoning to Residential 1 and Low Density Residential in accordance with the Structure Plan map included in this clause.
- Support the rezoning of ‘future residential’ areas when a review of lot supply indicates rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.
• Ensure the sequential development of ‘future residential’ area west of O’Hallorans Road proceeds from east to west.
• Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
• Ensure new subdivision developments on General Residential Zone Schedule 1 zoned land incorporate urban design treatments that reinforce the rural characteristics of the town.
• Limit Rural Living to existing zoned land within Lara.
• Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
• Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.
• Support the implementation of the principles and objectives contained in the Lara Town Centre Urban Design Framework, including expanding the town centre to provide additional retail and commercial land including a full-line supermarket and community and transport infrastructure.
• Consider alternative town centre layout options provided that all the aims and strategies of the Lara Town Centre Urban Design Framework are satisfied.
• Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.
• Limit industrial uses within the township to land currently zoned for industrial purposes.
• Ensure that land use and development outside the settlement boundary does not prejudice the long term strategic directions identified in the Structure Plan map included in the clause including:
  - Retention of the rural landscape setting including views to the You Yangs;
  - Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport;
  - Protection of buffers to the Geelong Ring Road Employment Precinct;
  - Protection of opportunities for a potential intermodal transport facility
  - Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

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Implementation

These strategies will be implemented by:

Applying Zones and Overlays

Apply the General Residential Zone Schedule 1 and Low Density Residential Zone to identified residential infill areas with appropriate Development Plan Overlay and Development Contribution Plan Overlay controls (or similar mechanisms).

Ensure future development for subdivision and use of land affected by the Lara West Precinct Structure Plan is generally consistent with the outcomes identified in this plan.

Apply the Urban Floodway Zone, Land Subject to Inundation Overlay and the Special Building Overlay to identified areas as a matter of urgency.

Apply appropriate zone/s required to facilitate commercial, retail and community development in the Lara town centre.
Further Work

Carry out the following further flooding and drainage work for Lara:

- update flood mapping data;
- develop a drainage infrastructure plan for the Lara area;
- introduce, as a matter of urgency, appropriate flood or inundation overlay controls in the planning scheme; and
- include drainage infrastructure in Development Contributions Plans for future developments.

Support the preparation of an Avalon Airport Environs Study to consider the application of an Airport Environs Overlay.

Support the preparation of an environmental assessment of land within the vicinity of Avalon Airport to determine opportunities and constraints.

Support the detailed assessment of the proposed intermodal transport facility in the context of employment, road, rail and freight planning for this part of Victoria.

References

Lara Structure Plan, City of Greater Geelong, April 2011.
Lara Structure Plan Retail Development Issues, Tim Nott Retail Analysis + Strategy, March 2009
Lara West Precinct Structure Plan, SMEC Urban, September 2013
THE BELLARINE PENINSULA

Key issues and Influences

The Bellarine Peninsula comprises a series of contained townships separated by rural and coastal areas.

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

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

Appropriately managing urban growth on the Bellarine Peninsula will be critical to retaining the peninsula’s identity and attributes.

Objectives

- To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all other townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.
- To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.
- To preserve the individual character, identity and role of each Bellarine township.

Strategies

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect rural and coastal environments from inappropriate urban encroachment.
- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.
- Ensure that development outside of settlement boundaries (as shown in the Structure Plan maps included in this clause) does not compromise the rural, environmental and landscape values of the non-urban breaks.
- Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps included in this clause.
- Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps included in this clause.

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:
  - Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.

- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.
- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure Plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

**Portarlington:**

- Support the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Encourage development which respects the coastal landscape setting of Portarlington by:
  - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
  - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
  - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a Portarlington Community Hub.
- Support the redevelopment of the Country Fire Authority fire station.
- Support the integration of the Portarlington town centre and pier-foreshore area.
- Support the development of the development opportunity sites, as shown on the Structure Plan Map, including:
  - Development of a focal building at 22-34 Newcombe Street, Portarlington.
  - Redevelopment of the rear of 40-42 Newcomb Street in a manner that is sympathetic to and maintains the heritage context of the site.
  - Redevelopment of the block behind Newcomb Street and Fenwick Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.
  - Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.
- Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

**Indented Head:**

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

**Ocean Grove:**

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
  - Providing reasonable sharing of views of the coast and foreshore
  - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
  - Ensuring that development allows for the protection of significant trees and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the continued development of the north-east growth area as shown on the Structure Plan map.
- Encourage a range of accommodation and housing options, including aged care within and adjacent to the Town Centre and other existing and proposed activity centres.
- Ensure development avoids impacts on environmental assets including the Coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands.
- Ensure the Town Centre remains the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.
- Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from new development.
- Preserve The Terrace as the potential long-term arterial route through the Town Centre.
- Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.
- Support the development of the restricted retail and industrial precincts within the north-east growth area.
- Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services,
  - Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.
  - Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links.
- Provide for a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.
- Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.
- Where appropriate, encourage a range of appropriately scaled tourism related activities on the rural periphery of the town which are complementary to the environmental and rural setting.
- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.

- Support the provision of community and social infrastructure commensurate with population growth, including the investigation of a site for a new primary school in the north-east growth area.

**Leopold:**

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold’s residents.

- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.

- Support the development of the Ash Road / Mollers Lane Growth Area and other areas identified for residential development on the Structure Plan map.

- Ensure that future urban form and subdivision integrates seamlessly across the Ash Road East and Mollers Lane Growth Area.

- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.

- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.

- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.

- Support the development of Council’s Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.

- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.

- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.

- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.

- Ensure environmentally sensitive areas including Lake Connewarre and Reedy Lake are protected from localised development pressure.

- Investigate opportunities for public access to Port Phillip Bay.

**Barwon Heads:**

- Maintain a compact urban form and avoid outward sprawl by ensuring that urban development does not occur outside of the defined settlement boundary.

- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.

- Ensure that new development complies with specified coastal character siting and design requirements.

- Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.

- Restrict new retail development within the existing town centre and discourage the use of land for industry and warehouse uses.

- Support the appropriate development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides demonstrable net environmental benefit.

- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.

- Protect existing street trees and where possible informal landscaping in streets.

- Support development of appropriate tourist accommodation around the Barwon Heads town centre, including improvement of accommodation diversity.

**Drysdale/Clifton Springs:**

- Contain urban development within the defined settlement boundary on the Structure Plan map.

- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.

- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.

- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road.

- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.

- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.

- Ensure new development opposite or in close proximity to the Drysdale Bypass road accords with the VicRoads Drysdale Bypass Access Management Strategy (October 2017) and minimises back fencing as viewed from the Bypass.

- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.

- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.

- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.

- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.

- Provide for the creation of consolidated parking areas in the town centre.

**Point Lonsdale**

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map.

- Ensure new development strengthens the township’s coastal village character and landscape setting by requiring a high standard of architectural and urban design response including:
  - Low scale forms
  - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
- Contemporary design quality.
- Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
- Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.

- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

### Implementation

These strategies will be implemented by:

#### Applying Zones and overlays

**Ocean Grove**

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

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

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

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

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

Apply the Public Acquisition Overlay to The Terrace rear laneway.

**Leopold**

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

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

**Drysdale**

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

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

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

**Point Lonsdale**

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

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.
Rezone the Commercial Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

**St Leonards**
Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.
Apply the Development Plan Overlay to Growth Area 2.
Apply the Development Contributions Plan Overlay (or an equivalent agreement with landowners) in conjunction with the rezoning of Growth Areas 1 and 2.

**Further work**
Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed.

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

**Point Lonsdale**
Work with the Borough of Queenscliffe to address climate change issues in Point Lonsdale and implement any relevant outcomes.
Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.
Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

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

**Ocean Grove**
Work with VicRoads to prepare a network operating plan (SmartRoads) for the town.
Review the Structure Plan including an assessment of long term growth options (both infill and settlement expansion) for Ocean Grove by no later than 2021. The assessment should include consideration of:

- land to the north, north-west and east of Ocean Grove.
- the role of Ocean Grove as a district town.
- other planned growth on the Bellarine Peninsula.
- development trends, lot supply and housing capacity within the settlement boundary.
- the desirability of providing a diversity of living options.
- physical and environmental constraints, including the importance of protecting the biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
- the protection of landscape values and implications for the character of approaches to Ocean Grove township along the Bellarine Highway, Grubb Road and Wallington Road.
- the implications for significant agricultural uses and their employment generating potential.
- whether any adjustments to the settlement boundary are required.
Leopold
Implement the Leopold Activity Centre Urban Design Framework, 2011.
Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Clause.
Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads
Undertake a study to identify significant vegetation and biodiversity values of public areas and roadsides within Barwon Heads.
Undertake a traffic and parking study that includes assessment of the changing traffic conditions in Barwon Heads as a result of regional growth.
Undertake a detailed study of Murnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Drysdale/Clifton Springs
Investigate the relocation of the Council depot site at 22A Collins Street
Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.
Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.
Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.
Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References
Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.
Indented Head Structure Plan, City of Greater Geelong, May 2016.
St Leonards Structure Plan, City of Greater Geelong, 2015.
Portarlington Structure Plan map

GREATER GEELONG PLANNING SCHEME
This plan is a representation of some of the key principles within the Jetty Road Urban Growth Plan. While the plan will guide the general form of development, it does not indicate exact locations which will require detailed design work and future development approval.
WANDANA

Key issues and influences

Wandana Heights is a significant urban fringe location at the gateway to the Barrabool Hills. The elevation of land in Wandana provides sweeping views over urban Geelong, the Barwon River Valley and the ocean.

The area has a close relationship with Buckley Falls Park, one of the City’s significant natural bushland reserves. The Buckley Falls Park Management Plan contains important considerations for the future development of the area.

Council has for some time supported the staged development of Wandana within the limits of the Geelong Ring Road.

Objective

- To provide for the orderly, staged development of Wandana.
- To safeguard the Barwon River ecosystem and enhance its recreational potential, and the overall environmental integrity of the area.
- To provide a safe and convenient access and movement system for all forms of transport that maximises permeability throughout the development and minimises the effects of traffic movements on nearby areas.
- To provide an integrated system of open space which links to the Barwon River.
- To provide for commercial and community facilities in appropriate locations.
- To provide appropriately located scaled and designed residential development when viewed from the Barwon River, Buckley Falls Park or nearby lookouts.
- To encourage retention of significant vegetation.
- To encourage development that responds to natural landscape features.

Strategies

- Manage land use and development generally in accordance with the Structure Plan map included in this Clause.
- Direct medium density development into central and flat locations.
- Require larger lots on slopes greater than 10%.
- Require smaller lots on gentle slopes and flat land.
- Locate a small neighbourhood shopping centre so that it has direct access to the collector street system.
- Locate community facilities central to the Wandana area and ensure that they are accessible via the collector street and public open space systems.
- Ensure that leisure facilities and passive and active open space areas are connected to the commercial/community/school centre.
- Extend the Buckley Falls Park around the Barwon River.
- Provide a 150-200 metre setback public open space reservation along the south side of the Barwon River.
- Avoid residential development that is visually intrusive when viewed from the Barwon River, Buckley Falls Park or nearby lookouts.
- Require the landscaping of properties adjacent to the Barwon River environs with appropriate indigenous species.
Retain significant stands of trees through sensitive subdivision and development plans.

Minimise the number of cul-de-sacs throughout the development and link any cul-de-sacs with public open space reservations.

Direct traffic to identified outlets on Barrabool and Scenic Roads as shown on the Wandana Structure Plan map included in this Clause.

Discourage through traffic from outside the area entering the collector street network.

Design the collector street network to encourage low vehicle speeds and avoid the need for later Local Area Traffic Management plans.

Ensure that all street alignments minimise earthworks, follow ridgelines and utilise opportunities to minimise landscape impact.

Upgrade the intersections of the collector street system with Scenic and Barrabool Roads to cope with additional traffic.

Ensure that the collector streets are capable of accommodating a public transport route.

Incorporate bicycle and pedestrian paths into the road and public open space system.

Segregate bicycle and pedestrian paths from roads and ensure that they have gentle gradients.

Prohibit direct residential access to Barrabool and Scenic Roads.

Encourage the use of drainage/detention reserves for recreation.

Connect the Ceres Lookout and Buckley Falls with a permeable system of linked open spaces through Wandana.

Ensure that open space is provided on land which is useable, accessible and attractive.

Provide local parks within walking distance of all dwellings.

### Implementation

These strategies will be implemented by:

**Applying zones and overlays**

Applying the relevant zones and overlays

Requiring a detailed Outline Development Plan and Section 173 Agreement to be prepared prior to rezoning land for residential development and considering applications for subdivision and development.

Implementing a Development Plan Overlay and Section 173 Agreement, together with the 5% open space contribution required under the Subdivision Act 1988, to achieve the open space requirements for the Wandana area.

**References**


GREATER GEELONG PLANNING SCHEME

Wandana Structure Plan map

THE STRUCTURE PLAN
WANDANA STRUCTURE PLAN

LEGEND
- COLLECTOR STREETS (POTENTIAL OPEN SPACE LINKS)
- OFF-ROAD OPEN SPACE LINKS
- COVENANT CONTROLLED PRIVATE OPEN SPACE
- LARGE LOT RESIDENTIAL
- MEDIUM LOT RESIDENTIAL
- SMALL LOT RESIDENTIAL
- AREA FREE FROM DEVELOPMENT (200m FROM RIVER BANK)
- PUBLIC OPEN SPACE RESERVATION TO BE NEGOTIATED (50m MINIMUM SETBACK FROM RIVER BANK)
- PUBLIC OPEN SPACE AND DRAINAGE RESERVE
- PROPOSED NEIGHBOURHOOD CENTRE / PRIMARY SCHOOL SITE
- RECREATION FOCAL POINT
- PROPOSED INTERSECTION TREATMENTS

METERS: 0 250 500 750 1000

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ANAKIE

Key Issues and Influences

Anakie is located 35 kilometres north west of Geelong on the Geelong-Ballan Road. It is a small rural township which fulfils a limited service role for the rural hinterland and visitors to the area. Anakie is the gateway to a number of tourist destinations and facilities such as the Brisbane Ranges, Anakie Gorge, small art/craft outlets, Fairy Park and a number of wineries.

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

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

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

Anakie is in a high risk area for wildfire.

Objectives

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

Strategies

Maintain the compact shape of the Anakie Township to achieve an efficient use of physical infrastructure.

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

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

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

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

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

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

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

Locate any future active recreational facilities adjoining the existing oval.

Ensure all land use and development is undertaken in accordance with CSIRO and CFA guidelines for construction in Bushfire Prone Areas.
Encourage new tourism businesses to establish in the area.
Improve the amenity of the Ballan Road streetscape and the entrances to the town.

**Implementation**

These strategies will be implemented by:

**Using policy and the exercise of discretion**

Applying Discretionary Uses in Rural Living and Low Density Residential Areas Policy at Clause 22.04.
Applying Agriculture, Rural Dwellings and Subdivision Policy at Clause 22.05.
Applying Tourism Development in Rural Areas Policy at Clause 22.06.
Applying Racing Dog Keeping and Racing Dog Training Policy at Clause 22.07.

**Applying Zones and overlays**

Apply the relevant zones and overlays.

**References**

Anakie Structure Plan, City of Greater Geelong, 1996.
Building in Wildfire Management Overlay Areas, CFA 2002.
Anakie Structure Plan

GREATER GEELONG PLANNING SCHEME

21.16-4

28/01/2010
C129(Part 1)

Anakie Structure Plan

Prepared by City of Greater Geelong

Legend:
- Existing Township
- Limit of Township Growth
- Possible Future Township
- Possible Rural Residential

Streetscape Improvement Plan shall focus on Town Entrance

Commercial uses to be concentrated on Ballan Road

Subdivision to have reference to bushfire protection measures

Concentrate active open space possibly expand facilities

Subdivision to have reference to bushfire protection measures

STRUCTURE PLAN
ANAKIE STRUCTURE PLAN
WEST FYANS -FYANS STREET PRECINCT STRUCTURE PLAN AREA

Key issues and influences
The West Fyans-Fyans Street Precinct Structure Plan applies to an area located 1.5 km 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.

The West Fyans-Fyans Street Precinct Structure Plan seeks to transform the area over time to a vibrant mixed use location incorporating high quality architecture, a complementary range of residential and employment activities including commercial, light manufacturing and service industrial uses, with good access to services and facilities, improved streetscapes and connections to open space.

Objectives
- To encourage a vibrant mixed use environment with active ground floor uses along major pedestrian-traffic routes and commercial nodes.
- To support a range of medium to high density residential development opportunities.
- To encourage development which incorporates design that enhances streetscapes, provides visual interest, liveability and diversity, amenity and public safety.
- Ensure development appropriately responds to and complements the heritage character of the area.
- To provide for the reuse and adaptation of existing buildings including heritage buildings.
- Ensure that new development enhances the visual relationship with public open space areas including the Barwon River.
- Discourage new uses within the Industrial 1 Zone which have a potential to create amenity conflicts that would compromise the long term vision for the precinct.
- To improve pedestrian and cycle links to open space areas.
- To improve road functionality throughout the area.

Strategies
- Ensure land use and development proceeds generally in accordance with the West Fyans–Fyans Street Precinct Structure Plan map included in this clause.
- Encourage a mix of land uses and development outcomes consistent with the following precinct directions:

Precinct 1 – Open Space Precinct
- Support community and recreation use and development.
- Support appropriately designed and sited tourist related use and development in identified locations.
- Ensure that development enhances the open space qualities of the area including the Barwon River Corridor.

Precinct 2 – Business Park Precinct
- Encourage uses which contribute to the development of a business park environment including manufacturing, office and active recreation uses.
Precinct 3A – Residential Interface Precinct

- Direct commercial uses to West Fyans Street including office and retail development with opportunities for upper level housing.
- In the Residential 1 and Mixed Use Zones support the development of housing, including medium density housing, in a manner which responds to the existing housing stock’s modest scale, built form and setbacks.
- Within Industrial 1 zoned areas support a range of activities complementary to the long term mixed use vision for the area including office, service industry and leisure and recreation activities.
- Discourage new industrial uses which do not meet Clause 52.10 buffer requirement.

Precinct 3B – Mixed Use Precinct

- Within the Commercial Node support a mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.
- In the West Fyans Street area, west of Pakington Street encourage a mix of office and retail uses and opportunities for upper level housing.
- In the West Fyans Street area, east of Pakington Street encourage restricted retail and other commercial uses.
- Encourage medium to high density residential development in the remainder of the precinct with limited opportunities for small scale non-residential uses such as arts and crafts, leisure and recreation, home based offices and medical offices.
- Ensure new development provides for or improves pedestrian and bicycle linkages to the Rutland Street extension connecting to Pakington Street.

Precinct 4 – Mixed Use – High Density Precinct

- Within the Commercial Node support a concentrated mix of accommodation and commercial activity including retail, food and drink premises, office, community and recreation uses.
- Limit non residential uses outside the Industrial 1 Zone and the Commercial Node to areas with convenient access to and from the river environment.
- Encourage medium to high density residential development in the remainder of the precinct.
- Within Industrial 1 zoned areas support a range of activities complementary to the long term mixed use vision for the area including office, service industry, leisure and recreation activities.
- Discourage new industrial uses which do not meet Clause 52.10 buffer requirement.
- Promote the adaptive reuse of heritage buildings including the former heritage woollen mills.
- Ensure new development provides for or improves pedestrian and bicycle linkages to the river environment and the Rutland Street extension connecting to Pakington Street.

Precinct 5 – Business Precinct

- Ensure this area remains the key focus for restricted retail premises.

Precinct 6 – Industrial Precinct

- Discourage the use of land for offensive industries and restricted retail activity.
- Encourage the use of land for warehousing, service and non offensive manufacturing industries, minor office and industrial sales activities.
Precinct 7 – Mixed Use-High Density Residential Precinct

- Direct Restricted Retail activities to Moorabool Street and larger commercial activities to Moorabool and Fyans Streets with opportunities for upper level housing.
- Encourage medium to high density residential uses south of Little Fyans Street with higher density housing focussed adjacent to Barwon Terrace.
- Support a range of office, warehousing, non offensive industrial and service industry activities north of Little Fyans Street.
- Support a limited number of commercial uses including food and drink premises, offices, arts and crafts and leisure and recreation activities at ground and first floor levels adjacent to Barwon Terrace and Yarra Street.
- Support small scale commercial active street frontages in Barwon Terrace in accordance with the Access and Amenity Improvement Plan.

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion

- Ensure development provides for the retention and enhancement of heritage places by assessing applications against Clause 22.09 Cultural Heritage and Clause 22.13 Woollen Mills Heritage Area (HO1618).
- Assess applications against the Design and Development Overlay at Schedule 26.
- Assess applications against the requirements of the Environmental Audit Overlay where applicable.
- Assess the impacts of development on the Public Acquisition Overlay providing for a future connection from Rutland Street to Fernleigh Street.

Further Work

- Work with Barwon Water to improve odour emissions from the Fernleigh Street Pumping Station and Bowlers Inlet Sewer Main.
- Develop a Master Plan for Precinct 1 to enhance landscaping and visual amenity.
- Develop a streetscape design for link roads as identified in the Access and Amenity Improvement Plan detailed in the West Fyans-Fyans Street Structure Plan 2009.
- Work with VicRoads to undertake key traffic improvement works.
- Support the five year review of the Structure Plan, in accordance with the West Fyans-Fyans Street Precinct Structure Plan Map, Stage 2 Implementation Area at Clause 21.17-4, so as to revisit the future rezoning of the land.
- Review the West Fyans-Fyans Street Precinct Structure Plan by 2015 to examine stage 2 implementation for land west of Hampton Street.
- Acquire land within a Public Acquisition Overlay for the purpose of a future road between Rutland Street and Fernleigh Street as identified within the West Fyans–Fyans Street Precinct Structure Plan.

References

CORIO NORLANE

Key issues and influences

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 which 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.

Ongoing economic restructuring affecting manufacturing is likely to continue to disproportionately impact the Corio and Norlane community.

The health and wellbeing challenges facing many residents means there is a greater need to provide high quality, easily accessible social infrastructure and services.

There is a stagnant resident population, low housing densities and a marked concentration of ageing public housing stock built from the 1950s onwards.

The median weekly household income in Corio and Norlane is significantly less than the Greater Geelong and Victorian average.

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

The Department of Human Services is undertaking the New Norlane project to improve the quality of its housing stock and partner local builders to develop new housing to be made available to both public tenants and home buyers.

A significant restructure of the government school system, referred to as the Corio Norlane Education Regeneration Project, is being progressed by the Department of Education.

The Corio Sub-Regional Activity Centre (Corio Village) is the focus of retailing in northern Geelong and, together with the Waterworld Precinct to the south, forms a recognisable “heart” of the area.

A number of under-performing local shopping centres are unlikely to experience any significant improvement without intervention to address their presentation and function.

The management of heavy freight traffic impacts on residents needs to be balanced against competing objectives for diversification and expansion of the Geelong Port.

A high proportion of households have no or low access to a private vehicle and a propensity to use public transport.

Stormwater drainage infrastructure is generally substandard and coupled with the area’s flat terrain, causes significant drainage-related flooding and runoff problems.

Corio and Norlane are well served by areas of active open space however there is a lack of quality, usable passive reserves and smaller parks.

There is a noticeable absence of canopy street trees, bushland reserves and landscaped and creative arts spaces that reinforce the perceived negative image of Corio and Norlane.

Objectives

Land Use and Built Form

- Increase the resident population, diversify housing types and support opportunities for urban renewal.

- Improve the role, function and presentation of retail activity centres.
• Boost activity within the “Corio Heart” from the Corio Sub-Regional Activity Centre to the Waterworld Precinct.

• Support major employers that provide the foundation for Geelong’s economic development.

**Transport and Infrastructure**

• Provide a safe, functional and efficient road network and manage heavy vehicle freight traffic through residential areas.

• Provide a public transport network to meet the needs of residents.

• Provide a safe and attractive active transport network to access destinations in Corio and Norlane.

• Upgrade ageing drainage infrastructure and better manage impacts resulting from stormwater flooding.

• Enhance entrance points and improve way-finding signage

**Communities in Corio and Norlane**

• Improve the health and wellbeing of people living in Corio and Norlane.

• Improve image and identity through a creative arts and ‘greening’ approach.

• Increase social and cultural connection through integrated community precinct planning.

• Provide active and passive open space to meet the needs of residents and visitors.

**Strategies**

Ensure land use and development decisions are guided by the Corio Norlane Framework Plan included in this clause, with further direction provided by the Strategy Maps, Concept Plans and Neighbourhood Plans in the referenced Corio Norlane Structure Plan.

• Encourage increased housing areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.

• Support appropriate medium density housing on residential zoned land.

• Redevelop schools subject to closure for residential development (where not required for a community use in need of a larger site).

• Support the on-going improvement and expansion of the Corio Sub-Regional Activity Centre, and the development of retail, offices, cafes/restaurants and health services around the centre.

• Develop the Waterworld Precinct as a multi-purpose community precinct that includes dedicated arts and culture spaces within a “landmark” building.

• Support a diverse mix of uses and improve presentation and safety of local shops.

• Incorporate public art into local centres to enhance their presentation and create a sense of place.

• Redevelop and rezone land no longer required for commercial use in local shopping centres for housing and other compatible uses.

• Provide a better interface between industrial and residential land uses along Station Street.

• Limit intensification of residential development within the North Shore residential area having regard to its proximity to heavy industrial land uses.

• Support the duplication and ‘boulevard’ concept for Bacchus Marsh Road and plant street trees on identified ‘community green streets’.

• Support the continued planning and implementation of integrated community precincts.

• Support the development of health and support services, including potential expansion of facilities within the Corio ‘heart’ area.
- Do not support the development of new gaming venues or additional gaming machines at existing gaming venues.
- Improve the amenity and safety of local reserves and parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.
- Work with landowners – the Department of Human Services and the Department of Education, to improve the safety, access, surveillance and functionality of local reserves and parks.

**Implementation**

These strategies will be implemented by:

**Using policy and the exercise of discretion**

Support higher density residential development in areas identified for increased housing diversity and support higher density residential development in other areas giving consideration to the existing and changing neighbourhood character.

Support the Department of Human Services *New Norlane* housing project.

**Applying Zones and overlays**

Apply the Mixed Use Zone to land around the Corio Sub-Regional Activity Centre to support the development of retail, offices, cafes/restaurants and health services.

Apply the Industrial 3 Zone to service industrial land along Station Street as shown on the Framework Plan.

Rezone Council-owned land adjoining the Anakie Road Operations Centre to part Public Use Zone 6 and part Public Conservation and Resource Zone as shown on the Framework Plan.

Amend Clause 22.63 Increased Housing Diversity Areas to include land identified in the Norlane & North Shore Concept Plan.

**Further Work**

Support the redevelopment of the former Rosewall Primary School in accordance with the Rosewall Concept Plan including reconfiguration of adjacent public open space.

Prepare a master plan and business case to develop a landmark multi purpose centre at Waterworld that provides improved site layout and integration of uses, including the creation of an arts and culture space to service northern Geelong.

Prepare a master plan for the Flinders Peak Reserve to better integrate the site with the former Flinders Peak Secondary College and provide improved vehicular and pedestrian access to both sites.

**References**

*Corio Norlane Structure Plan*, City of Greater Geelong and the Department of Planning and Community Development, July 2012.

*Corio Norlane Structure Plan Background Report*, City of Greater Geelong and the Department of Planning and Community Development, March 2011.
MOOLAP-POINT HENRY

Overview

Moolap-Point Henry is a key urban renewal site of 1,200 hectares located five kilometres east of central Geelong. The site has extensive northern views over Corio Bay and is significant for its biodiversity, environmental assets, cultural heritage values and industrial history.

The closure of Alcoa’s aluminium smelter and rolling mill at Point Henry and the Cheetham Saltworks at Moolap presents an opportunity to transform the site into a thriving mixed use precinct with up to 12,000 residents, tourism attractions and accommodation, environmental parkland and public open space, recreation and visitor facilities, retail and commercial facilities, and local jobs and services.

The Moolap Coastal Strategic Framework Plan (2019) is a blueprint to guide the transformation of the Moolap-Point Henry site over the next 100 years.

Objectives

To facilitate the transformation of Moolap-Point Henry into a safe, sustainable, integrated, connected, accessible and attractive place to live, work and visit.

To provide for a range of land uses and development opportunities in accordance with the Moolap Coastal Strategic Framework Plan (2019).

To encourage development that integrates with and provides an appropriate interface to adjoining precincts and surrounding areas, including the settlement break between eastern Geelong and the Bellarine Peninsula.

To achieve enhanced environmental outcomes and respond to environmental values and risks.

Strategies

Support land use and development that is in accordance with Map 1 to Clause 21.19 - Moolap Coastal Strategic Framework Plan.

Ensure the design and siting of buildings, infrastructure and coastal facilities avoids impacts on the environmental, landscape, cultural heritage and biodiversity values of the wetlands and coastal environs.

Ensure that land use and development respond to potential risks from environmental hazards and climate change, including flooding, acid sulfate soils, sea level rise, coastal erosion and retreat, ground contamination and groundwater salinity.

Provide landscaping and interface treatments to Portarlington Road and Clifton Avenue that are sympathetic to the rural landscapes and green break between Moolap and Leopold.

Provide a movement network that provides for convenient and safe access and is integrated with the existing network and surrounding areas.

Plan for drainage and stormwater management to take a whole of catchment approach that maintains water quality and includes water sensitive urban design.

Encourage environmentally sustainable and water sensitive design that responds to the land’s context, natural features and constraints.

Include appropriate landscaping and interface treatments to avoid adverse impacts between industry and existing and future residential uses.

Encourage urban and building design excellence that responds to the coastal setting and establishes a unique character.

Ensure the necessary clean-up, rehabilitation and remediation of former industrial uses and landfill sites.
Support interim land use and development consistent with the zoning of the land where these do not prejudice the ultimate land use and development outcomes for the land.

**Implementation**

These strategies will be implemented by:

**Policy guidelines**

Consider as relevant:

- Whether an application for the use and/or development of land is consistent with the *Moolap Coastal Strategic Framework Plan (2019)*.

- How any proposal responds to potential environmental hazards, including flooding, acid sulfate soils, sea level rise and storm surge, ground contamination and ground water contamination.

- Traffic impacts for proposals that may impact the local movement network.

- How development proposals will be provided with necessary utilities, including stormwater management.

- Whether interim land use and development proposals would prejudice the ultimate transition to future land use as identified in the *Moolap Coastal Strategic Framework Plan (2019)*, having regard to:
  - The expected timing of the transition to future land use
  - The potential adverse impacts on the environment
  - Potential land use conflicts, adverse amenity impacts or other off-site impacts
  - The need for provision and ongoing maintenance of new infrastructure
  - The extent, lifecycle and implications of significant investment in infrastructure, services or buildings
  - Whether any conditions are required to limit the extent, nature and expiry of proposals that may prejudice the future land use directions.

- Whether the use or development is consistent with the provisions of the *Mines (Aluminium Agreement) Act 1961*, where applicable.

**Further strategic work**

Prepare a Precinct Structure Plan for the Point Henry Precinct and Moolap East Precinct to guide future urban development, management of the foreshore and the funding of required infrastructure, utility services and community facilities through an Infrastructure Contributions Plan.

Prepare a Management Masterplan to guide the design and management of the wetlands and former saltworks.

**Background Documents**

*Moolap Coastal Strategic Framework Plan (2019)*
Map 1 to Clause 21.19 - Moolap Coastal Strategic Framework Plan
DISCRETIONARY USES IN RESIDENTIAL AREAS

This policy applies to the consideration of use and development applications within the Residential Growth, General Residential and Neighbourhood Residential Zones.

Policy Basis

Protecting the amenity of the City’s residential areas requires a balance between the need for goods and services that serve local residents and workers and the potential for negative impacts on residential amenity.

Non-residential uses can reduce the amenity of residential areas through the generation of additional traffic, increased demand for car parking, the hours of operation of the use, appearance, noise and other emissions. In order to maintain the residential character and amenity of an area it is important that non-residential uses are located and function having regard to these issues. To protect residential areas it is important to restrict the encroachment of incompatible non-residential uses.

Purpose built non-residential buildings are important features of the City’s residential areas, particularly in the inner suburbs. Council encourages appropriate re-use of these buildings for either residential or non-residential uses where it results in an economically viable use of the building and provides a service to the local community.

Objectives

- To provide for non-residential and service uses which are compatible with the residential character, scale and amenity of neighbourhoods.
- To provide for non-residential uses which serve the needs of the local community.
- To encourage the re-use of purpose built non-residential buildings for a mix of appropriate local convenience/service and commercial uses.
- To ensure that car parking can be appropriately accommodated on site and that on street parking is relied upon only where it can be demonstrated that it will not be to the detriment of surrounding residential uses.
- To ensure that traffic generated by the use can be accommodated within the surrounding street network.
- To discourage new non-residential uses in residential zones that could reasonably be located in a nearby commercial or mixed use zones.
- To avoid the concentration of non-residential uses where it would create a de-facto commercial area, isolate residential properties or contribute to unplanned expansion of commercial or mixed use zones into surrounding residential land.

Policy

It is policy that:

Preferred Location

- Non-residential uses are located so as to benefit and be convenient to local residents.
- Non-residential uses generally be encouraged to locate on sites which have access to a Road Zone and discouraged from locating within a local access street, access lane or access place. Other locations may be considered appropriate where it can be demonstrated that residential amenity can be protected.
- Residential properties are not isolated between non-residential uses.
- Non-residential uses are encouraged to locate on sites where it can be demonstrated that due to existing conditions or constraints the site has a low standard of residential amenity.
Shops, offices, taverns and larger medical centres (5 or more practitioners) be located within commercial zones, unless it is adequately justified that this is not practical, in which case the use should be located adjoining a Road Zone.

Commercial uses in residential zones within a 400 metre radius of an existing commercial zone are provided only where it can be justified that the use cannot be reasonably located within the nearby commercial zone.

**Amenity**
- Residential amenity should be protected from:
  - Noise, light and odours emitted from the site.
  - Disturbance associated with the hours of operation.

**Design and Siting**
- The re-use of buildings originally built for non-residential uses be encouraged and facilitated.
- The design of purpose built premises should have regard to the existing neighbourhood character and reflect a residential scale and appearance, particularly with regard to the following elements:
  - Building and roof form.
  - Building height and setback.
  - Design detail (including façade articulation, verandahs, window and door style and placement).
  - Building materials.
  - Colours and finishes.

- The design and siting of new buildings should have regard to the location of adjacent buildings.

**Landscaping**
- The landscape character of an area is maintained by ensuring that there is adequate space available for planting of vegetation and that significant trees be retained where practicable.
- Adequate buffers in the form of landscape strips be provided between adjoining properties and areas used for access and parking within the subject site.

**Car parking & Traffic**
- Adequate area is set aside for on site car parking.
- Areas set aside for car parking be located to ensure that they do not dominate the streetscape.
- Residential amenity be protected from significant changes in traffic conditions and significant increases in on street parking demand.
- Loading and unloading of vehicles does not cause unreasonable detrimental impact to residential amenity.

**Advertising Signage**
- Advertising signage be designed and located so as to create a balance between providing appropriate identification for visitors to a site and ensuring signage has regard to its residential context.

**Application Requirements**
- An application should be accompanied by the following information to the satisfaction of the responsible authority, as appropriate:
A description of the proposal, including hours and days of operation, number of staff, type and frequency of deliveries, number of patrons, length of appointments, number of children at childcare centre and any other relevant information.

A landscape plan drawn to an appropriate scale and provided by a qualified Landscape Architect who is a member of the Australian Institute of Landscape Architects, or a person with a suitable background in horticultural science or an allied field.

A traffic report may be required depending on the type and scale of the use proposed and the context of the site.

Performance Measures
Proposals will be measured against the following performance measures:

Amenity
- Hours of operation for all non-residential uses will be considered having regard to the nature and intensity of the use and the context of the site and surrounding areas.
- Loading and unloading of vehicles should only occur between the hours of 8am and 6pm.
- Noise attenuation measures should be provided where appropriate and all external noise sources (air-conditioning, heating, plant equipment etc) should be designed and located to restrict noise emission to adjoining properties.

Design
- Air-conditioning, heating and plant equipment should be located so as to avoid being visible from areas external to the subject site.
- Applications for new buildings should be consistent with the following ResCode objectives and/or standards:
  - Clause 54.03-1 Street setback.
  - Clause 54.04-1 Side and rear setbacks.
  - Clause 54.04-2 Walls on boundaries.
  - Clause 54.04-3 Daylight to existing windows.
  - Clause 54.04-4 North facing windows.
  - Clause 54.04-5 Overshadowing open space.

Landscaping
- A minimum 1.5 metre landscaped buffer should be provided to separate accessways and car parking areas from adjoining residential properties.
- The front setback of sites should be set aside for landscaping.

Car parking
- Car parking should be provided at the side or rear of the site.

References
*Advertising Sign Guidelines, City of Greater Geelong November 1997.*
SEXUALLY EXPLICIT ADULT ENTERTAINMENT VENUES, ADULT SEX BOOKSHOPS AND ADULT CINEMAS

This policy applies to Business 1 and Business 2 Zones and the area included in Schedule 2 to the Design and Development Overlay.

Policy Basis

Geelong has many business and retail 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. The amenity of these areas and the way that people perceive them is important and Council is committed to promoting a positive image for the City.

Adult sex bookshops and adult cinemas tend to be discreet in what they display to the street and therefore do not have interactive shop fronts. Those that are not discreet may be offensive to pedestrians and occupants of adjacent sites, and may also have a negative impact on adjacent businesses. These uses typically require the ‘blocking out’ of front windows which is contrary to Council’s policy to promote active street frontages within business and retail areas. From the public’s perception they are unlikely to contribute to the image of the area in which they are located or enhance a positive image for the City. Likewise sexually explicit adult entertainment venues can adversely affect the character and amenity of an area and prejudice the public perception of the City.

The concentration of these uses can alter the function and character of an area and affect the mix of people and businesses attracted to that location. This policy introduces guidelines for the location, appearance and operation of sexually explicit entertainment venues, adult sex bookshops and adult cinemas to ensure the character, amenity and image of the City is not adversely affected.

Sexually explicit adult entertainment venues include premises used to provide nude dancing, lap dancing and all other forms of sexually explicit entertainment for adults only. It may include the provision of food and drink.

Adult cinemas include cinemas that screen sexually explicit videos or movies, and where ‘peep shows’ may also be included.

Objective

To ensure that the location, appearance and concentration of sexually explicit adult entertainment venues, adult sex bookshops and adult cinemas are not detrimental to the amenity, character and public perception of Geelong’s business areas.

Policy

Exercising discretion

Where a permit is required for a use or development, it is policy to:

- Ensure that the minimum distance between any sexually explicit adult entertainment venue, adult sex bookshop and adult cinema is 100 metres.
- Discourage sexually explicit adult entertainment venues, adult sex bookshops and adult cinemas from locating on key pedestrian routes, as detailed in Central Geelong Structure Plan map at Clause 21.09-4.
- Ensure that the external appearance of any building used for a sexually explicit adult entertainment venue, adult sex bookshop or adult cinema does not have a detrimental effect on the streetscape and character of the building and streetscape.
- Ensure that frontages and entries are designed to be discreet and unobtrusive.
- Ensure that advertising signs are discreet, of high quality, and are not a dominant feature.
Discourage any form of public address or sound amplification that would be audible from outside the premises.
ASSESSMENT CRITERIA FOR RETAIL PLANNING APPLICATIONS

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

Policy Basis

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

The criteria consists of the following:

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

Objectives

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

Policy

Exercising discretion

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

Economic Impact Assessment

An economic impact assessment should be provided for:

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

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

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

- General
  - Amount of retail floorspace (in m²).
  - Number of retail tenancies and sizes.
  - Type of retail floorspace (e.g., supermarket; discount department store, etc).
  - Other non-retail components where applicable.
- Assessment of the proposals compliance with the recommendations of the City of Greater Geelong Retail Strategy 2006, including any specific recommendations for the centre.
- Supporting evidence of retail demand.
- Assessment of any likely impact on existing or planned (i.e. approved) retail facilities.
- Description of anticipated benefits to community (measurable and non measurable).
- Estimated contribution to employment (in both construction and retail operation), and noting the flow-on effects (although these generally accrue to a wider area, including the State and national economies).
- Overall contribution to net community benefit.

- **Retail Demand:**
  - The need or demand for new or expanded retail floorspace provision to serve the identified catchment.
  - The current catchment population level, and the forecast population and retail spending growth rate for the next 5 and 10 years.
  - The extent to which the proposal will draw trade from beyond the catchment, and from passing trade.
  - Whether the proposed or expanded retail provision would mean an expansion in the size of the catchment of that centre.

- **Retail Supply:**
  - The existing supply of retail floorspace serving the catchment, by type.
  - Details of any other proposals for new or expanded retail development in the catchment or beyond, which could have an effect on the viability of the proposal.
  - The main features of the existing hierarchy of retail centres which serve the catchment, and show where the proposed retail floorspace would fit into the Greater Geelong retail activity centre hierarchy as detailed in Clause 21.07-8 of the Municipal Strategic Statement.
  - Evidence as to the extent to which the existing supply of retail floorspace is adequate to meet existing and foreseeable demand levels over the next 5 and 10 years.
  - Whether there are any existing retail gaps in merchandise/services which the proposal will fill.
  - Details, where required by the responsible authority, on any relevant alternative sites to the proposed site, and demonstrate why the proposed site is the preferred site for the proposal.

- **Escape Spending:**
  - Estimates of existing levels of escape spending from the catchment and indicate how the proposal will address this issue.
  - Estimates on the share of this escape spending that could reasonably be retained by the proposal.

- **Impact On Existing Retail Facilities**
  - Assessment of the expected trading effect on existing retail facilities if the proposal was approved.
  - Demonstration of the extent to which the proposal is expected to lead to an overall improvement in the provision of retail facilities to the catchment population, and highlight the potential for retaining spending that would otherwise escape to other centres.
- Assessment of the estimated employment impact of the proposal, including potential loss of employment at centres which may be negatively impacted by the proposal.

- Net Community Benefit

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

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

Out-of-Centre Proposals

- If the application is for an out-of-centre development, in addition to providing an economic impact assessment, the application must demonstrate why the proposed out of centre development location is being considered for retail development. This is to be achieved through the following sequential approach which comprehensively demonstrates why the proposal:

  - Cannot be accommodated in an existing activity centre, or failing that,
  - Cannot be accommodated on an edge of centre location (which has a functional relationship with an activity centre) or, failing that,
  - Cannot be accommodated in the nominated homemaker precincts.
  - An out-of-centre proposal should then demonstrate that the location is consistent with urban context of the surrounding area, including potential impacts of the proposed development on local character and amenity.

References

City of Greater Geelong Retail Strategy, June 2006.
USE AND DEVELOPMENT IN RURAL LIVING AND LOW DENSITY RESIDENTIAL AREAS

This policy applies to use and development applications in the Rural Living and Low Density Residential Zones.

Policy Basis

The Rural Living Zone provides for residential use in a semi-rural environment and provides the opportunity to establish small hobby farms. There are expectations that the amenity of rural living areas will be high, at least the same as for any other form of residential zone.

The Low Density Residential Zone provides for low density residential development on lots with an area of around 0.4 hectares. The zone has been provided at selected locations as a means of preserving identified environmental characteristics such as high-quality vegetation or to ensure effective disposal of either wastewater or stormwater drainage. Low density residential locations are often constrained by servicing issues.

The Rural Living Zone and the Low Density Residential Zone are similar in that they are not intended as locations to accommodate large-scale urban uses which accommodate large numbers of people and generate traffic and car parking demand. These sorts of urban uses should be directed to urban zones.

Rural living and low density residential areas are also unsuitable for activities that can cause severe amenity problems, particularly through noise nuisances, such as animal boarding. Such uses are likely to require large land holdings and greater separation from nearby dwellings to ensure that there is no intrusion on neighbours that is detrimental to their amenity. Accordingly these uses are more suitable to establishing in the Farming Zone.

The density of development in the Rural Living Zone and Low Density Residential Zone is typically low with only one dwelling on each allotment. Further intensification of the dwelling density in these zones is inconsistent with the purpose of the zones and may lead to expectations for smaller lot subdivision which is not supported.

Objectives

- To protect the amenity of rural living and low density residential locations from activities incompatible with the primary residential purpose of the zones.
- To maintain the semi rural and low density character of these locations.
- To protect areas of high environmental quality.
- To ensure effective disposal of wastewater and stormwater drainage.
- To ensure the subdivision of land creates lots which have a clearly identifiable street frontage.

Policy

Where a permit is required for a use or development, including subdivision, it is policy to:

- Discourage uses which are likely to disturb the residential amenity such as animal boarding and dog keeping.
- Discourage intensive urban activities providing accommodation for large numbers of people or which attract substantial numbers of visitors to a site.
- Discourage second dwellings on a lot.
- Require new vehicle access ways to have a minimum width of 4 metres where the length of the driveway exceeds 30 metres.
- Require new lots to have a minimum street front of 4 metres.
AGRICULTURE, RURAL DWELLINGS AND SUBDIVISION

This policy applies to all land zoned Farming.

Policy Basis

The rural areas of the City of Greater Geelong are highly valued for their contribution to the economy, liveability and amenity of the whole municipality. Agriculture is and will continue to be the main rural land use in all 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 of the area and their relationship with tourism and liveability.

Land use and development in rural areas must be carefully managed to ensure that the ongoing use of land for agriculture is supported and the farming character of the area is preserved. The construction of dwellings and subdivision not related to farming activity and inappropriate subdivision is an issue in Geelong’s rural areas and has the potential to compromise future agricultural activity, farmed rural landscape and is contrary to the purpose of the zone and the vision for the area.

Objectives

- To support the ongoing use of the rural areas for agriculture and to preserve their farmed rural landscape.
- To ensure that the development of dwellings and excision of existing dwellings in the Farming Zone is consistent with the purpose of the zone and the utilisation of the land for sustainable rural uses.
- To protect agricultural production and the normal operation of agricultural activities by preventing land use conflicts, particularly conflicts associated with the introduction of non-farm related dwellings into rural areas.
- To limit development of new dwellings on prime or high quality agricultural land.

Policy

It is policy that:

- House lot excisions are discouraged.
- The responsible authority will support the construction of a dwelling on a lot zoned Farming where:
  - The responsible authority is satisfied that the construction of a dwelling on the property will not result in the property being removed from agricultural production, and it is demonstrated by the applicant that the primary use of the land will continue to be agriculture.
  - Existing agricultural activity on adjoining land will not be compromised.
  - The proportion of the property used for the dwelling and ancillary infrastructure is minimised, and such development is directed to the area of lowest agricultural quality.
  - The productive capacity of the land is to be preserved and where possible enhanced. This should be achieved through addressing issues such as pest plants and animals and erosion of the land, and can be demonstrated through the development and implementation of a management plan.
  - The environmental condition of the land will be enhanced. This could be achieved by fencing off remnant vegetation, revegetating strategic areas such as between remnant stands to develop wildlife corridors and along waterways.
  - The house is sited and designed so that it will not unduly compromise the farmed rural landscape.
- A report is submitted with an application that explains the productive potential of the property, and how the primary land use will continue to be agriculture and how the property will be used to contribute to the regions agricultural production, economy and farmed rural landscape.

References

TOURISM, ACCOMMODATION AND FUNCTION CENTRE DEVELOPMENT IN RURAL AREAS

This policy applies to all land zoned Farming and Rural Conservation. This policy does not apply to a dwelling use.

Policy Basis

The rural areas of Geelong and its many attractions are highly valued for their contribution to the economy, liveability and amenity of the whole municipality. Tourism is a key part of the economy of Greater Geelong, in particular on the Bellarine Peninsula.

Growth of the tourism economy is expected across Geelong to 2030. Most of this tourism growth is directed to Central Geelong and other townships where there is existing capacity and a settlement strategy that caters for future growth.

There are opportunities to enhance the tourism industry in rural areas through well designed developments that are associated with the farming or rural use of the land. Tourism development forecasts show that there is a demand of between 330 to 550 accommodation rooms or caravan sites in rural Geelong to 2030. Camping and caravan parks currently are traditionally the most common form of accommodation in the rural areas of Geelong with a focus on the family market. There is a need to expand the type of accommodation provided in rural areas to improve the market offer and encourage longer term stays. This includes farm stays, accommodation associated with wineries and golf courses, nature based accommodation and integrated resort accommodation that is dispersed across the rural area.

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

Function centres and restaurants may also be considered as tourism ventures, particularly when co-located or associated with other tourism activity. Camping and caravan parks that result in long term or permanent housing accommodation risk resulting ad hoc urban extensions. This undermines the settlement strategy and can also lead to poor social outcomes and community connectivity.

Camping and caravan parks must be designed to cater for the tourism market.

Objectives

- To support tourism development in rural areas that contributes to the growth of the tourism market.
- To diversify the range of accommodation types to address an identified demand.
- To preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- To ensure the scale of development will complement and respect the rural landscape character of the area;
- To ensure development will not result in the urbanisation of the area;
- To ensure a mix of accommodation options are provided in camping and caravan parks.

Policy

For tourism, accommodation and function centre uses, it is policy that:

Preferred location

- The use will be associated with an agricultural activity on the property unless all the following are met:
  - It is demonstrated that the circumstances of the use are unique and support site selection in a rural location over an urban location.
- The site is strategically located with respect to an identified tourist route, such as the tourist route identified in the Bellarine Peninsula Localised Planning Statement or along the Bellarine Highway. Preference will be given to areas where there is already a cluster of non-rural activities and additional development will not result in urbanisation.

- The use and its associated development would not unreasonably visually compromise a non-urban break between settlements, a significant view or area identified for landscape significance or environmental significance.

- The use can address a regionally recognised demand identified in a tourism development strategy.

Tourist accommodation provides a connection or access to a tourist facility, tourist attraction or outdoor recreation.

**Impacts on agricultural productivity**

- The use and development will not be out of balance with, nor change the character and nature of the primary rural land use, or result in an unreasonable loss of productive agricultural land;

- The proportion of the property used for tourism and ancillary infrastructure is minimised, and is directed to the area of lowest agricultural quality or where the natural landscape has been modified;

- Existing agricultural activity on adjoining land will not be compromised;

**Design and siting**

- Buildings and structures are designed and sited to not be visually dominant and can blend into the surrounding landscape and natural environment. Visual impacts should be mitigated or minimised through appropriate design, landscaping, materials and colours.

- Buildings incorporate a high design standard with environmentally sustainable design features.

- The design of a residential hotel or group accommodation avoids large, single footprint buildings and is distinguishable from a dwelling.

**Amenity**

- Neighbouring properties are protected from unacceptable disturbance associated with the hours of operation, number of patrons, or vehicular movements resulting from the use.

**Traffic and Services**

- Adequate area is set aside for on site car parking and landscaping.

- The site has access to an appropriately constructed or sealed road that is capable of accommodating anticipated traffic levels or has convenient access to a major road.

- The site has access to all necessary servicing infrastructure. Where infrastructure is required or needs upgrading the applicant will meet all costs.

**Camping and caravan park design**

In addition to the above policy, a camping and caravan park should also meet the following:

- A camping and caravan park will include a mix of tourist accommodation site types and visitor facilities including:
  - Sites for caravans, motor homes or tents;
  - Sites with unregisterable movable dwellings;
  - Sites for caravans with rigid annexes;
  - Sites with cabins;
- Lodge accommodation;
- Ablution blocks;
- Communal and recreation facilities; or
- Facilities that allow for public pre-booked or walk up bookings.

- The layout and design of the camping and caravan park will have the appearance of a camping and caravan park, rather than a residential village or subdivision – which could include restricted access, permanent constructed roads, larger building footprints, higher building densities, the provision of individual carports/garages, and building design that resembles a permanent residence, rather than a holiday cabin.

Application Requirements

An application should be accompanied by the following information to the satisfaction of the responsible authority, as appropriate:

- A description of the proposal, including a site context report; hours and days of operation; number of staff and visitors or patrons; type and number of accommodation buildings, units or camping sites; or a description of how a camping and caravan park is to be established and operate as a tourist park.

- A land management plan outlining measures to address agricultural production and environmental protection, including pest plants and animals and erosion of the land; as well as fencing off remnant vegetation, revegetating strategic areas to develop wildlife corridors and along waterways.

- A management plan outlining the following as appropriate:
  - The mechanisms to be put in place to ensure onsite and offsite amenity is maintained on an ongoing basis, including onsite caretaker arrangements;
  - Traffic management procedures;
  - Set up and down procedures for functions and events;
  - Litter and waste effluent management;
  - Staffing and staff training procedures;
  - Requirement and procedure to inform adjoining residents of when a function or event is to be held; or
  - The requirement for the provision of an onsite manager for the duration of a function or event and the complaints procedure.

- A landscape plan, including a landscape character assessment for site and building design with an outline of the impact on the rural landscape.

- An acoustic report outlining noise impacts and noise mitigation measures.

- A traffic report.

Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- If the use is associated with a farming activity on the site.
- If a rural location is required in favour of an urban location.
- The proximity and access to tourism features and infrastructure.
- Potential impacts on the rural landscape character of the area.
- How the land use is consistent with tourism strategies for the area and promotes the regional tourism economy and expands accommodation typologies.
- The mix and type of accommodation provided.
- The potential impact the use will have on neighbouring properties, including agricultural operations.
- If the proposal will maintain and/or improve the productive capacity or environmental condition of the site.

References


RACING DOG KEEPING AND RACING DOG TRAINING

This policy applies to all planning applications for use and/or development of racing dog keeping and racing dog training facilities.

Policy Basis

Geelong has a large greyhound racing facility, and as such attracts residents who wish to keep and train dogs on their properties. Although such facilities are appropriate in rural areas, they need to be carefully sited and designed. Key issues that need to be addressed in relation to the use and development of rural land for racing dog keeping and training facilities, particularly greyhound keeping and training are: noise, visual impact, landscape impact, loss of productive agricultural land and consistency with adjoining land use.

Objectives

- To provide support for appropriate use and development of rural land for racing dog keeping and training facilities.
- To ensure that use and development of rural land for racing dog keeping and training does not detrimentally impact on the environment and the amenity of the surrounding area.

Policy

It is policy that;

- Racing dog keeping and racing dog training facilities should be located in the Farming Zone.
- Noise disturbance should be minimised by:
  - Locating and constructing kennels and other facilities to visually screen dogs from external stimuli such as other dogs, animals, traffic or passers-by.
  - Use of earth banks and or vegetation and or manually constructed sound barriers.
  - Management regimes that minimise opportunities for noise generated by external stimuli.
  - Restriction of feeding to within the hours of sunrise to sunset where practicable.
  - Appropriate construction materials for kennels.
- Buffers appropriate to the size of the facility and based on the requirements for ongoing compliance with the above noise controls, be largely provided within the boundaries of the property.
- The facility is designed so that the loss of productive agricultural land is minimised.
- Use of the land for racing dog keeping and racing dog training should not unreasonably compromise the use of adjoining and surrounding land for agriculture.
- The facility be designed so that it does not compromise the farmed rural landscape.
- Where relevant, the facility be designed and operated so that it complies with the Victorian Racing Industry Code of Practice for Operation of Greyhound Establishments.

Application requirements

An application be supported with the following information, to the satisfaction of the responsible authority, as appropriate:

- A fully dimensioned site context plan showing adjoining land and the closest residence.
- A detailed site layout plan, including elevations, drawn to an appropriate scale showing the location of all proposed pens, runs and buildings on the site.
- Full details of all landscaping, including the type and location of all plants and the type of ground surface treatment (i.e. lawn, sand, concrete, gravel etc.).
Details of the height, style and location of all fences.

Details of lighting.

Materials of construction of all kennels and buildings associated with the use including type and method of insulation.

A site stormwater management plan.

A management plan to include the following:
- Number of racing dogs to be kept on the site and the proposed number of litters per year.
- Details of exercising and training which will occur on the site.
- Method of waste collection, storage and disposal.
- Details as to whether boarding of racing dogs not belonging to the operator will take place, including the number and frequency of turnover.
- Details of day to day operations of the facility to include such items as training times and feeding times and visiting procedure.

Response to the Victorian Greyhound Industry Code of Practice: Operation of Greyhound Establishments, as appropriate.

Response to the relevant Environment Protection Authority guidelines.

A Noise Impact Assessment, undertaken by a qualified acoustic consultant, may be required for applications for the keeping or training of six or more racing dogs.

References


MATERIALS RECYCLING

This policy applies to all applications for use and development of materials recycling facilities.

Policy Basis

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 of Greater Geelong. It is important that these uses are located appropriately in order to 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. In the past, operators have been slow to adopt modern business concepts of quick dismantling and fully enclosed storage. As a consequence, materials recycling establishments have often been a visual blight within areas particularly where they adjoin high exposure roads.

Objectives

To encourage the establishment of materials recycling facilities in appropriate locations and ensure that site layout is appropriately considered.

To ensure that the use and development does not adversely affect the amenity of the surrounding area.

Policy

Where a permit is required to use or develop land for materials recycling, it is policy to:

- Encourage the location of materials recycling proposals within the core of industrial zones.
- Discourage the establishment of materials recycling in areas which are in close proximity to residential and rural living areas, in highly visible locations, on roads with high public exposure or along tourist routes.
- Ensure that materials recycling centres do not adversely affect the amenity of the surrounding area with regard to noise, air quality, traffic, visual appearance and hours of operation.
- Ensure that sufficient area is set aside on site to provide adequate landscaping.
- Ensure that stormwater quality is not adversely affected by the use of the site.
- Encourage the visual and operational enhancement of existing materials recycling establishments where an application is received to alter or expand the use.

It is policy that proposals for materials recycling are assessed against the following performance measures:

- Fencing should fully enclose the site and effectively screen the materials recycling facility. Where fencing is visually permeable, landscaping should be provided to enhance the visual appearance of the site from adjacent properties and roads.
- Stacks of material should not be visible above the height of any approved fence or screen and the height of any fence or screen should be appropriate having regard to the site and surrounding area.
- Areas adjacent to roads should be set aside for landscaping, parking and access. Materials should not be stored or operations carried out within this area.
- The materials recycling establishment should be designed to enable the loading and unloading of materials to be carried out within the site.
- All processes on site should be contained within buildings.

Application Requirements

An application should be accompanied by the following information, as appropriate:

- A description of the use proposed, detailing the type of materials recycled.
- An assessment detailing why the proposed site is suitable for materials recycling having regard to the objectives detailed in this policy.

- A site plan detailing the layout of all buildings and works and the use, including details and location of all machinery.

- A management plan for the operation of the use. The plan should include details of the type of materials received, frequency of truck deliveries, hours of operation, number of employees, height of stacks of materials, processing of materials, dust suppression management, maintenance of landscaping, maintenance of access and parking areas, measures to address any potential vehicle and pedestrian conflict on site and use and maintenance of loading areas.

- A site stormwater management plan provided by a suitably qualified engineer.

- An acoustic report prepared by a suitably qualified consultant.

- Details of fencing, including materials, finishes, height and location.

- A landscape plan drawn to an appropriate scale and provided by a qualified Landscape Architect who is a member of the Australian Institute of Landscape Architects, or a person with a suitable background in horticultural science or an allied field.

- Materials and finishes schedule for all proposed buildings.

- A written response detailing how the proposal addresses screening from areas external to the subject site.

- Details of all advertising signage, including location and a plan of the signage drawn to an appropriate scale.
CULTURAL HERITAGE

This policy applies to all properties affected by a Heritage Overlay. This policy includes an overall Heritage Policy and 53 individual local planning policies that apply to particular heritage areas within the municipality.

Policy Basis

The Municipal Strategic Statement identifies the need for a local policy to ensure the cultural heritage attributes and assets of the City of Greater Geelong are recognised and preserved.

The City of Greater Geelong’s heritage, comprising individual buildings, precincts, structures, monuments, significant gardens and trees, natural environments and aboriginal sites, is a significant part of the City’s attraction as a place in which to live, visit, do business and invest. It is through this heritage diversity that the City’s community expresses its rich culture. The cultural heritage of the region brings economic and cultural benefits and improves the community’s quality of life. The diversity of heritage places allows for interpretation of the region’s development and the tastes and lifestyles from the past. 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.

The largest concentration of these heritage assets is found in the inner area of Geelong and broadly defines the character of the inner City area. Beyond, there are significant concentrations of heritage places, namely within the suburban areas of Belmont, Hamlyn Heights and North Geelong together with concentrations in the rural/coastal townships of Lara, Barwon Heads, Drysdale and Fyansford. These have largely shaped the character of the City of Greater Geelong as it is known today.

The identification, assessment and protection of heritage places has occurred over a number of years as part of an on-going heritage study process. Recognition and protection of heritage places is seen as a crucial component of planning in the City of Greater Geelong. The development of good conservation practices will ensure the retention and viable re-use of the City’s significant and contributory heritage places.

Objectives

- To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.
- To encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

Policy

Exercising discretion

Where a permit is required for demolition, it is policy to:

- Require an application for demolition to be supported with documentation which demonstrates:
  - That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.
  - That the demolition involves the removal of later inappropriate modifications.
- That the cultural heritage significance of the place will be enhanced.
- That significant fabric removed will be re-instated when circumstances permit.

- Discourage demolition of sites that are not of cultural heritage significance within a heritage area until a planning permit for the replacement development is approved and a bona-fide contract for the new work has been confirmed.

Where a permit is required for subdivision, use or development, it is policy to:

- Require that all buildings and works should be in accordance with the City of Greater Geelong Heritage and Design Guidelines, 1997.

- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

- In the case of any development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area should precede the application.

- Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.

- Encourage all new and replacement street furniture to be established in accordance with the City of Greater Geelong Urban Furniture Manual.

- Support the retention and maintenance of existing bluestone kerb and channel within the Heritage Areas (except in the Rocky Point, Girton Crescent, The Dell, Drydale and McLeods Waterholes Heritage Areas). Where this is not possible, Council will support the following:
  - Where a street is predominantly bluestone (70%), re-instatement of original street detailing should occur.
  - Where a street is fragmented between bluestone and concrete, this should form the basis of the kerb and channel in the street.
  - Where a street is predominantly concrete, this should form the basis of the kerb and channel in the street.
  - In laneways with bluestone detail, the bluestone detail should be retained and pavements should be reconstructed with either a chip seal and gravel or asphalt surface.
  - Where a concrete tray is used with bluestone kerb, the concrete should be treated with a colour mix to give a faded grey colour.

- Require an application to subdivide land to provide documentation which demonstrates:
  - That the pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.
  - How the subdivision will enhance/conserve the significance of the surrounding heritage buildings and/or precinct.
  - That the effects of the subdivision on the cultural heritage significance of the place are minimised.

References


City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).


City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).


Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).


Statement of Significance for the former stables to Armityage House and classrooms 19-21 Hermitage Road, Newtown, prepared by Dr David Rowe and Kevin Krastins (2003).

Geelong Sale Yards Conservation Management Plan, prepared by Dr David Rowe and Wendy Jacobs (September 2007).


Lara Heritage Review Phase 2, Volumes 1, 2 & 3 (August 2013, Revised May 2016) prepared by Dr David Rowe and Wendy Jacobs.

Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour, City of Greater Geelong (December 2016)

Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates, City of Greater Geelong (December 2016)

Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) prepared by Context Pty Ltd (May 2017).

Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant (October 2016).
City Fringe Heritage Area Review Part 1 and Part 2 prepared by RBA Architects + Conservation Consultants Pty Ltd (May 2017)(updated October 2018)

Ceres Heritage Citations Project (updated September 2018) prepared by Dr David Rowe: Authentic Heritage Services Pty Ltd & Wendy Jacobs: Architect & Heritage Consultant (May 2017)

Former Dennys Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (March 2017)
HO1594: THE DELL HERITAGE AREA

This policy applies to all land included in the Dell Heritage Area.

Policy Basis

The Clifton Springs Mineral Spa Complex was established in the early 1870’s, following the discovery of mineral springs along the foreshore. The name Clifton Springs was a major destination for bay steamers and overland travellers. The Clifton Springs Mineral Spa Resort was also a manufacturer of sparkling drinks and an employer in the tourism industry within and outside the district. Up to twelve springs were noted along the foreshore. The site consists of seven wells, a possible underground storage tank, remnants of the food cellar, one bay steamer jetty or the long jetty (uprights only), one bathing jetty (uprights only), two railway iron jetties (uprights only) and foundations (timber, metal, brick, ceramic) of several buildings relating to the spa complex located along and partly buried within the foreshore sand and cliff embankment.

The site has the potential to provide a wealth of information through maritime, historical and archaeological investigation, and therefore has scientific significance. Key components such as the wells and foundations, the mineral springs themselves and the name Clifton Springs are significant extant components of the site which will make a major contribution to site interpretation. As an economic and tourist centre, and residential growth area for this part of the Bellarine Peninsula, the Clifton Springs Mineral Spa Complex has social and historical significance. This site is also the only “sea-side” mineral spring resort that operated in Victoria - the others being in and around Daylesford and Hepburn.

Several sites in this area are recorded on the Heritage Victoria Inventory of archaeological sites.

Objectives

- To retain the early fabric remains of the area.
- To retain the various remnant landscape themes within the area.
- To retain the cultural activities of water play, picnics and passive recreation together with historical interpretation within the area.
- To protect the visual quality of the area to ensure new buildings do not dominate the area.
- To maintain the significant vistas to Corio Bay and the You Yangs.
- To avoid structural collapse or sediment loss at the base of the cliffs.
- To protect Aboriginal and historical archaeological sites from ground disturbance and development that may have an adverse impact.

Policy

Exercising discretion

Where a permit is required for a proposal, it is policy for the responsible authority to consider, as appropriate:

- The need for an archaeological investigation/interpretation of the area prior to any on-site works being undertaken to:
  - Reclaim information from the wells in the beach and under the car park and to record in situ fabric in the beach.
  - Investigate and record all other sub-surface fabric.

- The need for an archaeological survey to determine whether there are any sub-surface remains of the mineral spring complex and Aboriginal sites in the case of activities that involve major ground disturbance.

Where a permit is required for a proposal, it is policy to:
Promote passive recreation activities within the reserve including picnicking, walking, waterplay and historical interpretation.

Promote tree planting that respects the current planting style and general landscape approach including the planting of indigenous and exotic trees.

Discourage the demolition of existing and intact culturally significant places and preserve significant views to important urban foci.

Incorporate design measures to manage water runoff and surface drainage of the land from collection point to the point of delivery in the foreshore.

Retain the following features of the area:
- bathing jetty
- long jetty
- railway iron jetties
- foundations belonging to several buildings related to the spa complex including pump house, several wells, kiosk (well 7) cellar, a bottling plant, pump house, together with earthenware crockery and tiles.

**References**


HO1613: THE MCLEODS WATERHOLES HERITAGE AREA

This policy applies to all land included in the McLeods Waterholes Heritage Area.

Policy Basis

This area includes the large expanse of water known as McLeods Waterholes and the recreation reserve that surrounds it. The site has historical significance as the early natural water supply for the area and the site of a racecourse. It was named after the local pioneer, Angus McLeod. It has aesthetic significance as a place of natural beauty derived from the relationship of the water to the banks, vegetation and contours of the land surrounding the water holes. It has scientific interest as a place with a high probability of both pre and post-contact remnants suitable for archaeological investigation.

Objectives

- To retain the land form and vegetation or the area and the relationship of the water to the banks, vegetation and contours of the surrounding land.
- To retain the historic integrity of the area in any replanting program.
- To enhance and protect the water holes area as a passive recreation area.
- To retain and protect the significant Aboriginal sites from ground disturbance and development which may impact on these sites.

Policy

Where a permit is required for a proposal, it is policy for the responsible authority to consider, as appropriate:

- The need for an archaeological investigation/interpretation of the area prior to any on-site works being undertaken to investigate and record sub-surface fabric.
- The need for an archaeological survey to determine whether there are any sub-surface remains of European occupation and any Aboriginal sites in the case of activities that involve major ground disturbance.

Where a permit is required for a proposal, it is policy to:

- Promote passive recreation activities within the reserve including picnicking, walking, waterplay and historical interpretation.
- Promote tree planting that respects the current planting style and general landscape approach including the planting of indigenous and exotic trees.
- Discourage the demolition of existing and intact culturally significant places and preserve significant views to important urban foci.

References


This policy applies to all land included in the Rocky Point Heritage Area.

Policy Basis

The Barwon river frontage has been used for industry and stone quarrying since the early settlement of Newtown. Rocky Point Heritage Area is important as an early landmark along the river and as the site of early Geelong industries including tanning, icemaking, quarrying for stone, stone crushing works, soap and candle works. The importance of this area relates to the extant structures namely the significant heritage places of “Austral Paper Mill”, Redpath's Woollen Mills together with “Barwon Bank” that is prominent on the site and the site of the former Harrison's ice-making reflecting it's industrial heritage.

The area has important historical associations in terms of pioneering individuals and families in the locality. The area demonstrates the important evolution of industry (in some cases world wide) and provides opportunities for interpretation. The area may also contain some sub-surface remains of earlier industries. A notable feature of this area is the lack of uniformity within the precinct with ad-hoc placement of buildings. There are significant views towards Barwon River on the Highton/Belmont side cliff face.

Objectives

- To retain early industrial fabric (including sub-surface) remains including several quarries and the Rocky Point area where many of Newtown’s (and Geelong's) early industries were established.
- To retain the individually significant intact examples including Barwon Bank, the former Austral Paper Mill and the adjoining Redpath's Woollen Mill (located off Gregory's Road).
- To determine whether any sub-surface evidence of Aboriginal occupation or early industrial uses remain.
- To protect the northern escarpment of the Barwon River from visual intrusion that will impact on the Barwon River and its environs.
- To encourage contemporary interpretation of traditional building design.
- To encourage the use of traditional construction materials.
- To encourage the retention of larger allotment holdings.

Policy

Where a permit is required for a proposal, it is policy for the responsible authority to consider, as appropriate:

- The need, in the case of any activities involving major ground disturbance, for an archaeological survey to determine the impact on any Aboriginal site and whether any sub-surface evidence of early industrial fabric remains.
- Whether the proposal incorporates the following design characteristics:
  - Pressed evenly coloured bricks.
  - Smooth rendered masonry (incorporating traditional external muted tones) or contemporary lightweight construction (including the use of colourbond steel).
  - Non-zincalume corrugated sheet metal or slate roofing.

Where a permit is required for a proposal, it is policy to:

- Promote the retaining of larger allotments.
- Discourage the subdivision of existing parcels of land into smaller allotments.
- Promote the separation of buildings from adjacent buildings.
- Retain intact culturally significant places.
- Discourage buildings and works that impede significant views to and from the Barwon River.
- Ensure that building heights are no higher than those of adjacent buildings.
- Retain the traditional form of streetworks by:
  - reducing concrete kerbing to spoon drains; and
  - retaining gravel verges or alternatively provide sand colouring on the side of asphalt carriageways.

References


HO1618: WOOLLEN MILLS HERITAGE AREA

This policy applies to all that land included in the Woollen Mills Heritage Area.

Policy Basis

The Woollen Mills Heritage Area is historically significant for its extant mill buildings and complexes (Returned Sailors & Soldiers Woollen Mill, Albion Woollen Mill, Office of Collin’s Union Mill). It also has a number of individual grand houses (“Barwon Grange”, “Sladen House” and “Rosebank”) and small cottages remaining with more recent industrial buildings in the area.

The area contains substantial remains of significance: Geelong Woollen Mills - Albion (c1869), office of Collin’s Union Mill (works 1874, office 1910, 1940) and Returned Sailors & Soldiers Woollen Mills (c1922). Albion Mill is the oldest remaining Geelong woollen mill, one of a group of four that largely dominated the industry in Geelong in the 19th century.

The area demonstrates the importance of wool manufacturing to Geelong's (Newtown's) development and reflects the economic fortunes of the town. The proximity, vista and orientation of the area to the Barwon River and the nearby wool scouring works reflect its industrial heritage. The Woollen Mills are constructed from stone and brick, are of massive construction, rise to two storeys and are constructed close to the street with little setback.

Objectives

- To retain the early concrete kerb and channel and concrete paving in Rutland Street and bluestone kerb and channels and street tree planting in Pakington Street.

- To retain the combination of residential and industrial uses represented by the type and style of existing buildings.

- To ensure that new uses are compatible with the retention of the heritage value of significant buildings.

- To retain the significant urban foci in the area, including the brick chimney at the Returned Sailor's & Soldiers Woollen Mills, the street planting and bluestone kerb and channel in Pakington Street and the visual relationship of the area with the Barwon River.

- To retain the Albion Mill, office of Collin’s Union Mill, Sladen House and Returned Sailor’s & Soldiers Woollen Mills.

- To retain the uniformity of scale throughout the area, including the two-storey height limit, minimal front setback, building separation and subdivision pattern.

- To encourage contemporary interpretation of traditional building design.

- To encourage the use of traditional construction materials.

- To encourage the establishment of a mixed range of uses including residential, semi-commercial and industrial within the area.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - masonry construction with limited regular spaced openings
  - clear glazing
  - smooth rendered masonry
  - pressed, evenly coloured brick
  - non-zincalume corrugated sheet metal roofing

- Promote the retaining of existing allotment setbacks.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

- Encourage the highest point of the roof to be no greater than the highest point of an adjacent building.

- Encourage buildings to be well separated from adjacent buildings.

- Encourage existing and intact culturally significant places to be retained.

- Encourage a mixed range of uses.

References


HO1620: DRYSDALE COMMERCIAL HERITAGE AREA

This policy applies to all land included in the Drysdale Commercial Heritage Area.

Policy Basis

These streets are part of the early subdivision pattern of urban Drysdale and include both the civic and the domestic heritage of Drysdale. The area enables interpretation of Drysdale’s historic role as a centre of local government and early focus for the surrounding rural community. High, Collins, Wyndham and Princess Streets and Murradoc Road are linked by the original five way intersection, which now has an altered traffic flow and a roundabout.

High Street, which is the main street of Drysdale, has many buildings that reflect important evidence of community activities over time. These include the Uniting Church, the former Free Library, the former Court House, the former Post Office, the former National Bank, the former Sunday School and the War Memorial.

Princess Street has a number of buildings including a former church school, several older Victorian and Federation houses and some Bungalow styles of a later period. This early residential part of Drysdale, close to the civic centre of High street, was used by the bush nursing and education departments to house their staff. Wyndham Street includes the Catholic Church, Presbytery and Hall and several houses. Collins Street has the former Post Office and at the Collins Street and Murradoc Road intersection there is the Drysdale Hotel.

Objectives

- To retain the diverse historic and architectural significance of the area and the mixture of domestic, commercial, public, religious and civic buildings which form the centre of Drysdale.
- To retain the semi-rural character of the streetscapes including contours, spoon drains and wide gravel verges on carriageways, street tree planting, garden beds and hedges.
- To protect and enhance the strong visual relationship of the buildings, including monumentality and uniformity of siting, and the scale, massing and construction of the buildings.
- To encourage the use of traditional construction materials.
- To retain the view at the rear of significant buildings on the north side of High Street to McLeods Waterhole, Drysdale.
- To retain the scope of setbacks, building separation and subdivision, and single and two-storey building heights of the area.
- To retain the urban foci in the precinct, at the apex of Wyndham Street, Princess Street, Murradoc Road, Collins Street and High Street.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - complex building forms
  - pressed, evenly coloured brick
  - smooth rendered masonry (incorporating traditional external muted tones)
  - stone
  - masonry construction
  - non-zincalume corrugated sheet metal or slate roofing.
- Promote the retaining of existing allotment setbacks and configuration.
- Encourage the separation between buildings equivalent to neighbouring buildings.
Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

Encourage existing and intact culturally significant places to be retained.

Encourage building heights that incorporate the following:
- The highest point of the roof should not be greater than the highest adjacent single storey building, so that the height of the roof should not be greater than the main (overall), adjacent ridge line.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.

Ensure that buildings and works, and fences comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

Encourage open space between buildings to provide views to the rear of culturally significant places.

Encourage new carparks with small scale footprints that can be interconnected with each other.

Encourage building footprints of new developments to be in smaller lots to enable a visual view between buildings.

Retain street trees, or where removal is unavoidable, to replant trees of a similar type, namely exotic elm street trees.

Encourage the traditional form of streatworks by:
- discouraging concrete kerbing to spoon drains; and
- retaining gravel verges or alternatively providing sand colouring on the side of asphalt carriageways.

Maintain and enhance the domestic scale and presence of the area by the planting of garden beds at the street boundary of car park areas.

Encourage landscaping works within existing and new car parks to be undertaken by:
- establishing native or exotic 2-3 metre high screen hedges.
- establishing trees within the car park areas so that they protrude above the hedge and give a rural or treed appearance from outside the car park.

Encourage the maintenance of the vista along Wyndham Street, Princess Street, Murradoc Road, Collins Street and High Street at the major roundabout of these intersections.

Maintain the view north east of the church in High Street from Eversley Street and views south west to McLeods Waterhole by providing a footpath from Eversley Street to the church in High Street.

References

HO1622: LATROBE TERRACE HERITAGE AREA

This policy applies to all land included in the Latrobe Terrace Heritage Area.

Policy Basis

The Latrobe Terrace Heritage Area situated on the fringe of the City’s commercial centre, comprises substantial dwellings on Latrobe Terrace with a group of significant church buildings in Aberdeen Street.

This area is distinguished by elite dwellings built for professional and business families. The area is in a prime location and is sited on a ridge with views to Corio Bay, and on travel routes to the south and west. The area has examples of nineteenth and twentieth century architectural styles. The buildings are of high quality, reflecting Geelong's regional importance and prosperity.

The area has a high retention of original housing stock, with excellent representative examples from early Victorian to the contemporary period. Typically, the houses are substantial and include the following characteristics; single or double storey buildings, of brick, timber or rendered materials, on sizeable blocks with generous proportions and street and boundary setbacks.

Its location as an entry to Newtown and the vistas to and from Geelong, give the area considerable visual and landmark importance.

Objectives

- To retain the street tree planting, traditional garden settings and the significant views of LaTrobe Terrace to and from the City and Corio Bay.
- To retain the modest to large scale Victorian and Edwardian residential buildings, contemporary religious and domestic/professional buildings (especially fronting Aberdeen Street) and mixed professional businesses and other significant buildings within the area.
- To retain the uniformity of scale of the area including single and double storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1000mm along Latrobe Terrace between Aberdeen Street and Roebuck Street), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.
- To encourage the long term redevelopment of the site at the south-west corner of Aberdeen Street and LaTrobe Terrace in a manner consistent with its heritage value and its importance as an entry to Newtown and Geelong;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single or two storey, double fronted buildings.
  - Hipped and/or gable roofs with a pitch between 25-35 degrees.
  - Narrow or wide eaves and recessed verandahs.
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped) and parapet forms.
  - Rich ornamental detail designed in a contemporary manner.
  - Pressed evenly coloured brick.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Slate, clay tiles or non-zincalume corrugated sheet metal roofing.

- Promote existing allotment configuration.
- Discourage buildings that are constructed boundary to boundary.
- Encourage vehicle access to properties from the rear laneway.
- Encourage separation between buildings equivalent to neighbouring buildings.
- Encourage the front setback to be equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights that incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, so that the height of the roof and/or parapet should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.
- Buildings works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

**References**


City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).


**HO1623: NEWTOWN HILL HERITAGE AREA**

This policy applies to all land included in the Newtown Hill Heritage Area.

**Policy Basis**

This precinct is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown ridge, which has views east towards Geelong City and beyond. This area is dominated by a mixture of Victorian, Edwardian and Californian Bungalow and later residential development. The area is characterised by predominantly large single (and some two-storey) decorative timber and brick houses dating from the 1850's to the 1920's, representing the architectural quality of housing development in Newtown.

This area is significant for its architectural diversity and quality representing a wide range of the residential building styles evident in Newtown, and containing a number of individually important buildings. The retention of traditional street features and trees in Virginia Street demonstrates the qualities inherent in a relatively intact streetscape.

It is historically significant as a representative embodiment of family life during the Victorian and Edwardian periods.

**Objectives**

- To retain the bluestone lanes, nature strips, street tree planting, and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian, Federation and interwar Californian Bungalow style predominately single storey double fronted detached houses and discrete building type groupings.
- To retain the uniformity of scale of the area including predominantly single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1400mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, predominantly single-storey, double fronted buildings.
  - Complex building forms.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandah's (some recessed).
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Rich ornamental detail designed in a contemporary manner.
  - Pressed, evenly coloured brick.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing.
Encourage existing allotment setbacks to be retained.

Discourage buildings that are constructed boundary to boundary.

Encourage the separation between buildings to be equivalent to neighbouring buildings.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

Encourage intact culturally significant Victorian, Edwardian, Federation and interwar Californian Bungalow places to be retained.

Encourage building heights to be single storey and to incorporate the following:

- The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line;
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings; and
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

Buildings and works, and fences types, should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References


City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).


This policy applies to all land included in the Latrobe Terrace Shops Heritage Area.

Policy Basis
The Latrobe Terrace Shops Heritage Area comprises two small groups of shops separated by several dwellings. Many shops retain relatively intact facades including leadlight windows, decorative ventilator over window, showcase and ceramic wall tiles on the shop fronts and parapet decoration.

A series of shops built in brick and timber is architecturally significant, being surviving buildings dating from the early 1860's to the Edwardian era. Historically they are significant since they embody past retail practice in Newtown.

The area features little or no separation between buildings, minimal setbacks and buildings with predominantly timber cladding.

Objectives
- To retain the moderate footpath widths.
- To retain intact examples of the early Victorian and Edwardian commercial buildings.
- To retain the uniformity of scale of the area including single storey scale, little or no separation between buildings and minimal street setbacks (commercial buildings), early and original shopfront detail and skillion timber verandahs.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (front height up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy
Where a permit is required for a proposal, it is policy to:
- Promote buildings that incorporate the following design characteristics:
  - Attached commercial buildings (non-commercial buildings are detached single storey, doubled fronted buildings) and/or small groupings of commercial buildings.
  - Hipped roof forms with a pitch between 25-35 degrees or the use of plain commercial parapets.
  - Designs which reflect the dominant height of adjacent buildings.
  - Recessed entrances.
  - Raised sill boards to shopfronts.
  - Projecting verandahs.
  - Minimal timber detailing.
  - Pressed, evenly coloured brick.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber or bronze window frames.
  - Leadlight windows.
  - Slate or non-zincalume corrugated sheet metal roofing.
Encourage the existing allotment configuration to be retained.

Encourage the separation between buildings to be equivalent to neighbouring buildings.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

Encourage intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.

Encourage building heights to be single storey and to incorporate the following:

- The highest point of the roof should not be greater than the highest adjacent building located within the associated street block.
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

Encourage the reinstatement of the original verandah form to commercial buildings.

Encourage commercial buildings to have little or no separation from adjacent buildings and to be constructed to the street frontage.

Ensure that buildings and works for commercial and civic buildings comply with the "Geelong City Urban Conservation Study Volume One - Restoration and Infill Guidelines: Commercial and Civic Buildings" which is an Incorporated Document.

Ensure that buildings and works for non-commercial buildings, and fences types, design and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).


HO1625: CHILWELL AND SAFFRON STREET HERITAGE AREA

This policy applies to all land included in the Chilwell and Saffron Street Heritage Area.

Policy Basis

The Chilwell and Saffron Street Heritage Area is an area of small scale timber housing, comprising small Victorian, Italianate, Edwardian and Californian Bungalow villas and cottages. These are typically narrow double fronted residences, although there are some single fronted ones. This area represents some of the early subdivision in Chilwell (as opposed to the subdivision on the Newtown hill) with housing often undertaken by speculative builders to meet the need for shelter. The pattern of streets, lanes and bluestone kerb and guttering remains in some locations.

Houses have generally minimal boundary setbacks and separation and are located on smaller allotments. The area is significant for the evidence it provides of the historical development of Chilwell, as is reflected in the pattern of development, the types of housing and the retention of traditional street features.

The area is architecturally significant as a representative of the domestic style and historically significant in embodying respectable working class family life in Chilwell during the Victorian and Edwardian periods.

Objectives

- To retain the bluestone kerb and channel, street tree planting and narrow nature strips.
- To retain the intact examples of Victorian, Edwardian and to a lesser extent Californian Bungalow style detached houses and other significant buildings.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks (often with minimal separation from the front and side), narrow frontage allotments and site areas and varying subdivisional patterns.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Complex buildings that form multiple roof outlines and wall planes.
  - Simple hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandah's (including recessed or projecting).
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Rich ornamental detail designed in a contemporary manner.
  - Pressed, evenly coloured red brick construction.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Slate or non-zincalume corrugated sheet metal roofing.
• Encourage existing allotment configuration and setbacks to be retained.
• Discourage buildings that are constructed boundary to boundary.
• Encourage the separation between buildings to be equivalent to neighbouring buildings.
• Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
• Encourage intact culturally significant Victorian, Edwardian and interwar Bungalow places to be retained.
• Encourage building heights to be of single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
• Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
• Buildings, works, and fences types should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).
HO1626: ABERDEEN, GEORGE AND SKENE STREETS HERITAGE AREA

This policy applies to all that land included in the Aberdeen, George and Skene Streets Heritage Area.

Policy Basis

This Heritage Area is a well-preserved example of early twentieth century residential, suburban development dating from the early 1900's to the 1930's. It is significant for its diversity of large timber Edwardian houses (predominantly in Aberdeen Street) and smaller timber Edwardian houses (1910-1930's period) in Skene and George Streets which form a smaller scale streetscape. The area contains a high proportion of relatively intact original buildings and is significant for the cohesion and integrity of the streetscape. Houses are typically detached, single storey scale and constructed from timber with decorative timber fretwork and gable infill particularly those fronting Aberdeen Street.

Skene and George Streets are narrow roads, with bluestone kerbing, footpaths and no nature strips, while the distinct Aberdeen Street streetscape is characterised by a wider street, rear vehicle access, street trees, wider footpath and garden settings but with no nature strip.

Notably, Aberdeen Street is characterised by a group of twelve relatively intact architecturally significant houses that are representative of the Edwardian domestic style.

Objectives

- To retain the distinctive pockets of intimately scaled streets with minimal street setbacks, nature strips, footpaths and street tree planting (in Skene and George Streets) with bluestone kerb and channel (in Skene Street) and extensive street tree planting and street setbacks in Aberdeen Street.
- To retain the intact examples of Edwardian and Californian Bungalow style houses and some post war styles predominantly single storey, double fronted detached houses.
- To retain the urban foci in the precinct, including: the corner shops at the Skene Street and George Street intersection and the concrete milestone set into the pavement outside 113 Aberdeen Street.
- To retain the uniformity of scale of the area including single storey height limit, regular front and side setbacks (some in Skene Street with minimal separation), larger frontages and site areas (in Aberdeen Street and some in Skene Street), others small and narrow (in Skene Street and George Street), building separation and rear vehicle access/side driveways.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Complex buildings that form multiple roof outlines and wall planes.
  - Hipped and/or gable roofs with a pitch between 25-35 degrees and some with complex Edwardian roof forms.
  - Narrow or wide eaves and verandah's (some recessed).
- Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Timber detailing and painted finishes.
- Rich ornamental detail designed in a contemporary manner.
- Pressed, evenly coloured red brick construction.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.

- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian and interwar Bungalow places to be retained.

- Encourage building heights to be single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

- Buildings and works, and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997)
City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997)
HO1627: APHRASIA STREET HERITAGE AREA

This policy applies to all land included in the Aphrasia Street Heritage Area.

Policy Basis

The Aphrasia Street Heritage Area is distinguished by historically wealthy residential areas and private schools situated on the crest and slopes of the Newtown hill. This area is dominated by a mixture of early and late Victorian, Edwardian and later residential development with associated educational and religious buildings. The foci in the area is Geelong College with its buildings and open space areas and vista to Sacred Heart College. The area is characterised by predominantly large single and two-storey decorative timber and brick houses dating from the 1850's to the 1920's, representing the architectural quality of housing development in Newtown. Many of the houses in this precinct are particularly grand and represent the lifestyles and tastes of some of Geelong’s wealthier families during the twentieth century and together create an area of architectural significance.

This area is significant for its architectural diversity and quality representing a wide range of the residential building styles evident in Newtown, and containing a number of individually important buildings, some of the finest in the Geelong region. Notably some of the residential buildings in Noble Street have strong associations with the Geelong Wool Industry. The retention of traditional street features and trees demonstrates the qualities inherent in a relatively intact streetscape.

It is historically significant as an embodiment of family life during the Victorian and Edwardian periods.

Objectives

- To retain the nature strips, street tree planting, bluestone kerb and channel, generous building setbacks and garden settings.
- To retain the intact examples of Victorian, Edwardian and interwar Bungalow style being both single and two-storey, double fronted detached houses and other buildings including educational, religious and professional buildings.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.
- To protect and enhance the visual relationship between the open areas and street tree planting within Geelong College and the adjoining residential areas, and the views to Sacred Heart Convent from Retreat Road.
- To protect the special character of two distinctive precincts within the area namely Pleasant Street and the Miller's Home on the corner of Claremont Street and Aphrasia Street.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single and double storey, double fronted buildings.
  - Complex roof forms.
  - Hipped and/or gable roof forms with a pitch between 25-35 degrees.
  - Narrow or wide eaves.
- Recessed or projecting verandahs.
- Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Brick chimneys.
- Timber detailing.
- Rich ornamental detail designed in a contemporary manner.
- Pressed, evenly coloured red brick construction.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Slate, terra-cotta tiles or non-zincalume corrugated sheet metal roofing.

- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage intact culturally significant Victorian, Edwardian, and interwar Californian Bungalow places and other significant places to be retained.
- Encourage building heights that incorporate the following
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings and works, and fences types should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).
This policy applies to all land included in the Autumn Street Heritage Area.

Policy Basis
This small but distinctive heritage area has regional historical significance for its turn-of-the-century subdivision and associated housing (1912) developed by T.J. Noske, Chairman of the nearby Australian Portland Cement Ltd who also played a major role in revitalising the plant into a major regional industry. Noske may have planned the estate known as "Rhineland Heights" to provide housing for his company's growing pool of workers. The subdivider was Mr L. Messy-Rhine.

This heritage area includes a group of similar detached and semi-detached, late Edwardian timber houses that front Autumn Street, Noske Street and Warwick Street dating back to 1912. These houses are detached or in attached pairs and are double fronted, symmetrical with hipped or gambrel roofs.

Streetscape elements include early bluestone kerb and concrete channel, street tree planting and nature strips that are a feature particularly in Autumn Street. The houses are located near the Geelong Cement plant with plant infrastructure (silos) visible in the background. The houses have regular front and side setbacks, with side driveways to rear garages and carports.

Objectives
- To retain the visual connection along Autumn Street to the Geelong Cement plant at the western end of Autumn Street.
- To retain intact examples of late Edwardian timber style housing characterised by predominately single storey double fronted detached and semi-detached houses, and other significant buildings.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, buildings attached or separated, wide allotment street frontages and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy
Where a permit is required for a proposal, it is policy to:
- Promote buildings that incorporate the following design characteristics:
  - Detached and semi-detached, single storey, single or double fronted buildings.
  - Hipped and/or gambrel roofs.
  - Narrow eaves (less than 300mm wide).
  - Verandahs.
  - Rectangular timber windows.
  - Brick chimneys.
  - Minimal timber detailing.
  - Ornamental detail designed in a contemporary manner.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
- Non-zincalume corrugated sheet metal roofing.

- Promote existing allotment configuration and allotment setbacks.

- Discourage buildings that are constructed boundary to boundary.

- Encourage the separation between buildings to be equivalent to neighbouring buildings.

- Encourage the front setback to be equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance between the setbacks of neighbouring buildings.

- Encourage existing and intact culturally significant late Edwardian places to be retained.

- Encourage building heights to be single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, so that the height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.

- Buildings works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).


HO1630: DRUMCONDRA AND RIPPLESIDE HERITAGE AREA

This policy applies to all land included in the Drumcondra and Rippleside Heritage Area.

Policy Basis

The Drumcondra area has a distinctive early 20th century residential character which has been well maintained. The area contains a high proportion of its original buildings in good condition, enhanced by garden settings and street tree planting. The area is characterised by average to large allotments with the construction of either larger weatherboard, red or clinker brick Edwardian or Californian Bungalow period homes with terra-cotta and corrugated iron roofs. The allotment sizes allow generous side setbacks and substantial frontage setbacks with medium height fences constructed in timber. The houses have complex building forms and rich ornamental detail mainly executed in timber.

This Heritage Area is an exclusive detached house residential area with a network of rear lanes servicing every allotment and including bluestone crossovers and drainage works. The grid subdivision pattern is interrupted by Lunan House (circa 1850) and the adjoining public park which are a focus to both Lunan Avenue and Beach Parade.

The two heritage areas are separated by Rippleside Park and two local streets Bell Parade and Liverpool Street.

The Rippleside area located to the north of Rippleside Park has a significant concentration of Edwardian detached timber housing with some earlier Victorian examples together with later Bungalow timber houses. The area was first subdivided by Melbourne Auctioneer, James B. Hutton in the mid 1890's. Similar to Drumcondra the heritage area is exclusively single detached residential area but located on smaller allotments, although architectural design of the houses is not as elaborate or grand as those located to the south of Rippleside Park. The houses are traditionally workers cottages which served the expanding manufacturing area located to the north of the City.

Objectives

- To retain the bluestone lanes, street tree planting (excluding Margaret Street), and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian and Californian Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Complex buildings that form multiple roof outlines and wall planes.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandah's (some recessed).
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
- Rich ornamental detail designed in a contemporary manner.
- Pressed, evenly coloured red or clinker brick.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.

- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian and Californian Bungalow places to be retained.
- Encourage building heights to be single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).


This policy applies to all land included in The Esplanade Heritage Area.

Policy Basis
This small but significant heritage area is distinguished as a historically and architecturally significant elite residential area situated on the edge of Corio Bay. It has spectacular views over Corio Bay and towards the City.

The area is dominated by large houses representing the first development of this area with many notable examples of the work of locally prominent architects during the early part of the 20th century. It is significant for its diversity of the late nineteenth and predominantly twentieth century architectural styles and buildings of consistently high quality reflecting the prosperity of the owners.

The area has a high retention of original housing stock, with excellent representative examples from the Edwardian and Bungalow periods with variations of styles. Typically, the houses are very substantial and include the following characteristics: single or predominant double storey buildings of either red brick, clinkers or render, tiled roofs and gabled roofs. Houses are located on sizeable but irregular allotments with generous proportions and street and boundary setbacks with substantial gardens in front. Fences are generally low and often match the detailing of the buildings. There are many consistent architectural elements including upper floor porches, dominant gable roof ends, attic spaces and the use of face red or clinker brick with render detailing.

A characteristic of this area is the slight meandering of The Esplanade which echoes the natural curve of Corio Bay and is in contrast to the regular grid pattern of Drumcondra generally, with nearly all houses having considerable emphasis on their Bay orientation. Vehicle access to properties is via the rear lane with bluestone crossovers and drainage works.

Objectives
- To retain the rear bluestone lanes, generous building setbacks on sizeable allotments and garden settings.
- To retain the intact examples of Edwardian, Californian Bungalow, Arts and Crafts Revival and English Domestic Revival style and other significant buildings.
- To retain the uniformity of scale of the area including single and two storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types of low to medium height, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy
Where a permit is required for a proposal, it is policy to:
- Promote buildings that incorporate the following design characteristics:
  - Detached, double fronted buildings.
  - Complex building forms.
  - Hipped and/or gable roofs, gable ends, attics and balconies.
  - Recessed verandahs.
  - Vertical rectangular timber windows.
  - Moderate to rich ornamental detail designed in a contemporary manner.
  - Pressed evenly coloured red or clinker brick.
- Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.

- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, Californian Bungalow, Arts and Crafts Revival and English Domestic Revival places to be retained.
- Encourage building heights should incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).


HO1632: GIRTON CRESCENT HERITAGE AREA

This policy applies to all land included in the Girton Crescent Heritage Area.

Policy Basis

The Girton Crescent Heritage Area is significant for its "Garden City" street planning focussing on the central recreation reserve. The area was first subdivided in 1924 using the "Garden City" concept as the basis of the design, following town planning influences of the 1920's. The houses are freestanding and predominantly single storey timber Bungalow style. Allotment sizes are universal with a 50' frontage and 140' depth, varying only to accommodate the recreation reserve. The central reserve is unfenced and contains many cypress trees and some playground equipment.

Several varieties of the State Savings Bank (SSB) designed bungalows are represented with some good examples of the standard designs once promoted by the State Savings Bank. A number of woven wire fences, garages and outbuildings complement the individual buildings. The original character of the subdivision including nature strips and street tree planting remains.

Objectives

- To retain the urban foci in the precinct, including the central reserve/recreation area and landscape qualities including cypress trees.
- To retain the intact examples of Californian Bungalow and SSB styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and recessed verandahs.
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - minimal timber detailing.
  - Ornamental detail designed in a contemporary manner.
  - Pressed evenly coloured red or clinker brick.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Terra-cotta tiles or non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
• Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

• Encourage existing and intact culturally significant Californian Bungalow and State Savings Bank (SSB) and other significant places to be retained.

• Encourage building heights to be single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

• Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

• Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).


This policy applies to all land included in the Lawton Avenue Heritage Area.

**Policy Basis**

Lawton Avenue is significant for its integrity as a street developed at the turn of the century, at the time when architecture was in transition from the Victorian to the Edwardian styles. Lawton Avenue contains many good examples of these styles, documenting the changes that occurred in housing from the 1880's to the 1920's. The houses range from the common symmetrical double fronted houses, to the combination of gable and hipped roof and the larger, timber Edwardian houses designed by prominent local Architects. There is good use of rich architectural detailing generally in timber but also in cast iron, both on the houses and verandas.

Most houses are constructed in weatherboard and many are very elaborate in their decorative treatment. The generous allotments provide scope for larger setbacks from the front and side boundaries with the smaller allotments providing narrow setback distances. The precinct is significant for its consistent streetscape of high quality timber buildings enhanced by the generous street width, street planting and gardens.

**Objectives**

- To retain the wide main roads with nature strips and street tree planting (in Waratah Street and Lawton Avenue), bluestone detailing in the rear laneway and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian and Californian Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1200mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves.
  - Simple verandahs (some recessed).
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Rich ornamental detail designed in a contemporary manner.
  - Pressed, evenly coloured red brick.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Slate or non-zincalume corrugated sheet metal roofing.
  - Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights to be single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).


HO1634: PAKINGTON STREET COMMERCIAL HERITAGE AREA

This policy applies to all land included in the Pakington Street Commercial Heritage Area.

Policy Basis
The Pakington Street Commercial Area contains a diversity of architectural styles in its buildings. There are representative building examples of each of the major periods from early Victorian to post-war although the dominant character is the marginally 1900-1920 period with the overall development occurring between the 1850's to 1930's.

The Pakington Street Commercial Area is the commercial and civic focus for Geelong West. The area still retains much evidence of its long development. It contains several individual buildings of considerable regional significance, and many buildings of local significance.

Commercial buildings are consistent in having no setback from the pavement line and from each other, whilst civic or institutional buildings tend to be highlighted by a setback from the pavement eg the town hall and the former Primitive Methodist Church and are free-standing. The mixture of commercial, institutional and civic buildings contributes substantially to the character of Pakington Street. Buildings are a mixture of one and two storey buildings with two storey buildings tending to dominate corner sites. One storey buildings generally have high parapets or other architectural devices such as roof decoration or turrets to accentuate height. Original verandahs have been replaced by inappropriate cantilevered verandahs.

Objectives
- To retain and enhance the streetscape qualities of this area including single and double storey commercial, civic and institutional buildings with varying street setbacks, use of parapets and minimal separation between buildings.
- To retain the intact examples of Victorian, Edwardian and post war Bungalow style single and double storey commercial buildings together with churches, civic buildings and other culturally significant places.
- To retain the uniformity of scale throughout the area, including single and two storey height limit, different setback distances based on the use and function of the building (commercial buildings generally abutting street frontages, civic and institutional buildings setback), building separation and subdivision.
- To encourage the replacement of inappropriate cantilever verandahs with appropriately designed cantilever, or post supported verandahs.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To undertake streetscape redevelopment works in accordance with the Pakington Streetscape Improvements Plan 1990, including powerline relocation.

Policy
Where a permit is required for a proposal, it is policy to:
- Promote buildings that incorporate the following design characteristics:
  - Mostly attached commercial buildings (others are detached and setback).
  - Parapets (either plain or decorative) particularly to single storey buildings.
  - Designs which reflect the dominant height of adjacent buildings.
  - On large frontages buildings should have facades articulated to reflect the frontages of adjacent buildings.
  - Recessed entrances.
- Raised sill boards to shopfronts.
- Pressed, evenly coloured red brick construction and/or smooth rendered masonry used for façade decoration.
- Timber or bronze metal window frames.
- Non-zincalume corrugated sheet metal roofing.

- Encourage the existing allotment configuration to be retained.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.
- Encourage reinstatement of the original verandah form to commercial buildings.
- Encourage the separation between buildings to be equivalent to neighbouring buildings of the same use category in the area.
- Encourage commercial buildings to have little or no separation from adjacent buildings and to be constructed to the frontage.
- Encourage civic and institutional buildings to be setback from the front and side boundary equivalent to neighbouring buildings of the same use category.
- Encourage the building height not to exceed the height of the tallest neighbouring building located within the associated street block.
- Encourage the springing height of the roof to be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- Encourage infill single storey buildings located between two storey buildings to include raised parapets to reflect the height of adjacent buildings.
- Ensure that buildings and works for commercial and civic buildings comply with the "Geelong City Urban Conservation Study Volume One - Restoration and Infill Guidelines: Commercial and Civic Buildings", which is an Incorporated Document.
- Buildings and works for other buildings and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).
HO1635: VILLAMANTA STREET HERITAGE AREA

This policy applies to all land included in the Villamanta Street Heritage Area.

Policy Basis

The Villamanta Street Area is characterised by the large allotments originally sub-divided by James Austin (1889) and a considerable number of large single storey, late Victorian and Edwardian residences, some of the finest in Geelong West. The houses represent the first buildings on this land. Historically the houses were built for prominent business people who preferred the rising ground and aspect of this part of Geelong West. All the houses fronting Villamanta Street are single detached houses.

The houses are extremely decorative in appearance and complex in form, incorporating hipped roofs, gablets, gables, curved profile verandahs and turrets (37 & 51). They are predominantly of timber construction with the exception of No 35 which is polychrome brick. Decoration is provided by cast iron and/or timber fretwork to verandahs and cast iron ridge decoration.

The integrity of the precinct is upheld by Potter Street (the rear lane) which provides the vehicle entry for the houses and still contains bluestone crossovers, drainage channels and a collection of original out buildings fronting the lane. Minimal street planting and nature strips are provided in Villamanta Street which has a generous street width and bluestone kerb and channel. Generous front and side setbacks are prevalent.

Objectives

- To retain the bluestone detailing in Villamanta Street and the rear laneway of Potter Street, street tree planting, and traditional garden settings.
- To retain the intact examples of Victorian, Edwardian and Californian Bungalow style predominately single storey double fronted detached houses.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, rear vehicle access from Potter Street, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types (up to 1400mm), designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Complex buildings with late Victorian and Edwardian roof forms comprising turrets and multiple roof outlines and wall planes.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandahs (some recessed).
  - Rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Rich architectural detail in timber and cast iron.
  - Pressed, evenly coloured brick.
  - Horizontal weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Timber framed windows.
- Non-zincalume corrugated sheet metal roofing.

Encourage the existing allotment configuration to be retained.

Discourage buildings that are constructed boundary to boundary.

Encourage the separation between buildings to be equivalent to neighbouring buildings.

Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.

Encourage building heights to be single storey and to incorporate the following:
- The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).


HO1637: GEELONG COMMERCIAL HERITAGE AREA

This policy applies to all land included in the Geelong Commercial Heritage Area.

Policy Basis

Geelong’s commercial centre contains a diverse and fine range of nineteenth and twentieth century buildings representing the major periods of Geelong’s growth from the 1850s to the post war era. It includes notable examples of architectural styles of commercial buildings, as well as public buildings and a few former residences.

The scale of the Geelong’s commercial centre and its close relationship with key infrastructure – the wharves and port, as well as the railway station – reflect its importance as a regional commercial centre. In addition, the supporting role of warehouse and the like in the backstreets provides another layer of interest.

The development of Geelong’s commercial centre from its historical heart, the former Market Square in Malop Street, dictated the spread of commercial activity down Ryrie, Moorabool, Gheringhap and Yarra Streets, as did the introduction in 1912 of the electric trams. The area also contains some very early examples of Victorian residential architecture in Yarra Street.

Individually and collectively the buildings in this area demonstrate the development of the City’s public and commercial life, and includes work by some of Geelong’s prominent architects and builders. The relationship between nineteenth and twentieth century architecture is expressed by the corner towers at the intersection of Ryrie with Gheringhap and Moorabool Streets.

The area is characterised by a variety of street widths with little or no separation between buildings, minimal setbacks and buildings with a diverse range of construction materials and of varying scale, size and height. It is also distinguished by the use of the local Barrabool sandstone to the facades of several early buildings. Verandahs are generally associated with pre-1930s commercial architecture.

Objectives

- To retain and enhance the diverse range of existing architectural styles of commercial buildings, former residences and public buildings which form the heart of Geelong’s commercial precinct and represent the major periods of Geelong’s growth.

- To protect the relationship between nineteenth and twentieth century architecture expressed by the corner towers at the intersection of Ryrie Street with Gheringhap and Moorabool Streets as an architectural expression of major periods of Geelong’s growth.

- To retain the character of the area with little or no separation between buildings, minimal street setbacks and indiscriminate building scale, size and height.

- To encourage the contemporary interpretation of traditional building design and use of traditional material within the area.

- To retain the special character of the area which includes a number of notable buildings by significant Geelong architects and builders.

- To protect examples of early residential development within Geelong including Yarra Street.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Pressed evenly coloured bricks.
  - Smooth rendered masonry, stone, timber, steel and glass walls.
  - Slate and non-zincalume corrugated sheet metal roofing.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

- Encourage the reinstatement of the original verandah forms to commercial buildings where they formerly existed.

- Encourage buildings to have little or no separation from adjacent buildings.

- Encourage building heights not to exceed the height of the tallest neighbouring building located within the associated block.

- Ensure that buildings and works for commercial and civic buildings comply with the ‘Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines: Commercial and Civic Buildings’ which is an Incorporated Document.

References


HO1638: WOOLSTORES INDUSTRIAL HERITAGE AREA

This policy applies to all land included in the Woolstores Industrial Heritage Area.

Policy Basis

The Woolstores Industrial Heritage Area is significant as a distinctive part of Geelong with a number of key nineteenth and twentieth century commercial and industrial buildings, including surviving warehouses and stores. Historically, it is distinguished as the industrial heart of the commercial district of inner Geelong and its port. The Heritage Area demonstrates the importance of the wool trade to Geelong’s development and reflects the economic fortunes of the City. The proximity, vista and orientation of the Heritage Area to the City’s traditional entrance by road and rail, the commercial centre and the waterfront reflect its industrial heritage.

The area is dominated by warehouses and contains many individually significant buildings dating from the late 1850s to the late 1920s. Its character is derived from the scale, cohesion and integrity of the architecturally significant Victorian, masonry warehouses. The Woolstores are constructed from stone and brick, use massive construction, rise between three and four storeys, have varying street setbacks and minimal separation.

Objectives

- To maintain the views to and from the Woolstores Industrial Heritage Area.
- To retain the streetscape qualities of the area which is dominated by three and four storey Victorian warehouses with varying street setbacks and minimal separation between buildings.
- To retain the special character of the area which includes a number of key nineteenth and early twentieth century commercial and industrial buildings.
- To retain the cohesion and integrity of this architecturally significant area.
- To encourage the use of traditional construction materials in the area.
- To encourage the contemporary interpretation of traditional building design within the area.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Traditional construction techniques.
  - Pressed, evenly coloured bricks.
  - Non-zincalume corrugated sheet metal roofing.
  - Masonry construction with limited, regular spaced openings and clear glazing.
- Encourage the front setback to be equivalent to the setback of neighbouring buildings or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage buildings to have minimal separation from adjacent buildings.
- Encourage the highest point of the roof to be no greater than that of the highest adjacent building, unless it is not visible from the street.
- Ensure that buildings and works for commercial and civic buildings comply with the ‘Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines: Commercial and Civic Buildings’ which is an Incorporated Document.
- Ensure that buildings and works for non-commercial buildings, and fences types, design and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.
References
HO1639: CITY EAST HERITAGE AREA

This policy applies to land included in the City East Heritage Area.

Policy Basis

Historically, the City East Heritage Area is significant as a mostly residential area that was largely developed during the Victorian, Federation and Interwar periods when many buildings were erected on the fringe of the commercial centre of Geelong. It is significant for the large percentage of high quality housing which reflects its premier location on the hill overlooking both Corio Bay and the Botanic Gardens and in close proximity to the commercial centre. Most of the precinct is located in the Eastern Extension of the town which was surveyed in 1854, five years after the first land sales in Geelong. Substantial houses from this period, including Corio Villa and Merchiston Hall, are indicative of the wealth in the Geelong area at this time. Remaining early cottages from this period are also significant though most of these have been lost (several remain in the nearby Austin Park and Environs Heritage Precinct).

Following a period of slow development during the 1860-70s, many houses were erected in the Late Victorian, Federation and Interwar periods, reflecting the growth in Geelong during this time. Development from each of these periods included substantial houses built in premier locations such as Eastern Beach Road, Garden Street, Ryrie Street and Pevensy Crescent. By the mid-1920s much of the precinct had been developed, though large holdings including substantial gardens remained to the north overlooking Corio Bay. As these larger allotments were subdivided, other high quality housing was erected on Eastern Beach Road, with some land not developed until the mid-20th century.

The City East Heritage Area also includes two church complexes which have buildings surviving from the key periods of development. The Shenton Methodist Church complex includes an early Victorian period hall, a Federation period house and an Interwar period church whilst the St Andrew’s Uniting Church is a Federation period building with later limestone cladding. Also located in the precinct are two Victorian era commercial premises (shop and former hotel) that bookend Malop Street, a key thoroughfare in the area. The former hotel on the corner of Swanston Street was established in the first phase of development that occurred in the precinct during the 1850s and the late Victorian shop on the corner of Garden Street was constructed when the population of the City East Heritage Area quickly increased. The City East Heritage Area is of aesthetic significance for the largely intact residences constructed from the 1850s to the 1940s within streetscapes unified by grassed verges, groups of mature trees and early infrastructure including sections of basalt kerbing and channelling. The precinct has a distinctive mid-19th century street layout which includes the curved street Pevensy Crescent and the St Andrew’s Cross formed by Sydney Avenue and Sydney Parade.

There are fine residences from the Victorian, Federation and Interwar periods with some good examples from the mid-20th century to Eastern Beach Road. Houses in the precinct range from small timber cottages to substantial two and three storey masonry residences. As a whole, the precinct includes a large percentage of commodious residences when compared to other nearby residential precincts and includes many architect designed homes. Some houses, particularly those dating from the Interwar period, retain original fences to the street boundary.

The two church complexes within the City East Heritage area are of note and are located at key corner sites. Both churches were designed by noted architects of the period – St Andrew’s by Laird and Buchan Architects and the former Shenton Methodist Church by Frederick Purnell.

Objectives

- To maintain the heritage values of the City East Heritage Area.
- To retain the prominence of architecturally significant buildings.
To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods generally, as well as Post-WW11 examples to Eastern Beach Road.

To maintain the established character of the area which is generally defined by wide, tree-lined streets with many sizeable allotments, and residential buildings, generally single story with consistent setbacks to the front and side boundaries as well as garden settings.

To retain and enhance the distinctive street planning of Pevensey Crescent and St Andrew’s Cross (Sydney Avenue and Sydney Parade).

To protect the relationship between the topography and the scale of residences (often the larger examples area located to the principal streets and/or higher ground).

To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area though avoiding reproductive design.

To encourage the appropriate location and scale of garages and/or carports.

To encourage the use of appropriate fence types and heights.

**Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation and Interwar periods, as well as Post-WW11 examples to Eastern Beach Road.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
- Discourage buildings that are constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - the ridge height of the roof should be not greater than that of the highest adjacent significant contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: corrugate sheet metal (non-zincalume), tiles or slate.
  - Projecting eaves.
  - Traditional wall materials: masonry (face brick and/or rendered) or lightweight cladding (horizontal weatherboards, ashlar boards, and/or battened sheeting).
- Verandahs or porches.
- Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).

- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally, limit height of fences to 1500mm, or lower for Interwar period examples.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Discourage the introduction of crossovers to sections of the precinct where they are not typical.
- Have new buildings and works comply with the ‘City of Greater Geelong Heritage and Design Guidelines 1997’, which is an incorporated document.

**References**


City Fringe Heritage Area Review Part 1 and Part 2, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (May 2017)(updated October 2018)
This policy applies to all land included in the Civic Centre Heritage Area.

Policy Basis

This civic precinct of institutional, transport, municipal and government buildings reflects Geelong’s position as Victoria’s major provincial coastal City. The area is unified by Johnstone Park and the close proximity to the Geelong Railway Station. The buildings date from the early 1850s with representative development from the nineteenth and twentieth centuries, including many individually significant places. Both individually and collectively, these places reflect significant historical and social developments of the City’s civic life.

The buildings are architecturally diverse in terms of style and age. They are strongly related visually by scale, monumentality and sitting, usually to the street line; the use of massive construction and substantial building materials, such as pressed, evenly colored bricks and stucco; and ornate design including complex building forms and rich architectural detail.

Objectives

- To maintain the concentration of Geelong’s major civic buildings within the Johnstone Park and the Railway Station area.
- To protect and enhance the strong visual relationship of the buildings, including monumentality and uniformity of sitting, and the scale, massing and construction of the buildings within the area.
- To retain the diverse historic and architectural character of the area and mixture of institutional, transport, civic and government building types which form the civic centre of Geelong.
- To protect architecturally important examples of civic buildings dating from the early 1850s and including representative development from the nineteenth and twentieth centuries.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Complex buildings.
  - Rich architectural detail designed in a contemporary manner.
  - Traditional massive construction.
  - Pressed evenly coloured bricks.
  - Stucco walls.
  - Slate, tiled or non-zincalume corrugated sheet metal roofing.

- Encourage the separation between buildings to be equivalent to neighbouring buildings.

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

- Encourage building heights to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent building unless it is not visible from the street.
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.

- Buildings and works for commercial and civic buildings should comply with the ‘Geelong City Urban Conservation Study Volume One – Restoration and Infill Guidelines: Commercial and Civic Buildings’ which is an Incorporated Document.

References


HO1641: CITY SOUTH HERITAGE AREA

This policy applies to all land included in the City South Heritage Area.

Policy Basis

This Heritage Area is dominated by Victorian and Edwardian period residential development with a few commercial and public/institutional buildings. It is representative of an early phase of the historical development and expansion of Geelong, primarily within the early town boundary but also extends into the adjacent eastern and western extensions. The area is characterised by single storey timber houses, many with original decorative features, dating from the 1850s to the 1920s and includes typical examples of the Victorian, Edwardian periods and, to a lesser extent, from the Interwar period (especially the Californian Bungalow style). Single and double-fronted detached houses are found in relatively intact groups. Major roads in the area typically have double-fronted houses with generous street setbacks and separation, while in the narrower streets, houses are generally single fronted, with minimal boundary setbacks and separation and smaller allotments. The area is enhanced by the garden settings, street planting, and wide nature strips.

Objectives

- To retain the wide nature strips, street planting, generous building setbacks and garden settings.
- To maintain the distinctive patterns of form and siting determined by street width, where major roads have double fronted houses with generous setbacks and separation, and narrower streets have single fronted houses with smaller setbacks, subdivisions and less separation.
- To protect the intact groups of typical examples of Victorian, Edwardian and, to a lesser extent, Californian Bungalow styles predominantly single storey, detached houses.
- To encourage the contemporary interpretation of traditional building design and use of materials within the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey buildings.
  - Single fronted, narrow facades or double fronted large facades.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Verandahs (some recessed).
  - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Non-zincalume corrugated sheet metal roofing.
- Encourage the existing allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
GREATER GEELONG PLANNING SCHEME

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

- Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.

- Encourage building heights to be single storey and to incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
City Fringe Heritage Area Review, prepared by RBA Architects + Conservation Consultants for the City of Greater Geelong (2016).
HO1642: EARLY TWENTIETH CENTURY RESIDENTIAL HERITAGE AREA

This policy applies to all land included in the Early Twentieth Century Residential Heritage Area.

Policy Basis

This Heritage Area is a well preserved example of early twentieth century residential, suburban development dating from the 1890s to the 1930s. It is dominated by Californian Bungalow and Edwardian timber villas which provide typical examples of these styles and the transition phase between the two. The area contains a high proportion of substantially intact original buildings and is significant for the cohesion and integrity of the streetscape. Houses are typically modestly proportioned, detached, single-storey and timber with decorative timber fretwork and gable infill. The street widths and allotment size vary considerably but generally include garden settings, nature strips, street planting and footpaths.

There are distinctive pockets of intimately scaled streets with minimal street setbacks and a distinct absence of any streetscape features such as a nature strip and street planting, particularly in Winter, Summer and Thorne Streets.

Objectives

- To retain the cohesion of the streetscape qualities including garden settings, nature strips, street planting and footpaths.
- To retain the high proportion of well preserved, early twentieth century residential development, including timber Californian Bungalow and Edwardian houses, and buildings showing the transitional phase between the two.
- To retain the distinctive pockets of intimately scaled streets with minimal street setbacks and a lack of nature strips and street planting, including Winter, Summer and Thorne Streets.
- To retain the uniformity of scale of the area including single storey height, building separation to streets of varying widths with varying subdivision patterns.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandah's (some recessed).
  - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Timber ornamental detailing designed in a contemporary manner.
  - Pressed evenly coloured red or clinker brick.
  - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Non-zincalume corrugated sheet metal roofing.
- Encourage the allotment configuration to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.
- Encourage existing and intact culturally significant Edwardian, and Californian Bungalow places to be retained.
- Encourage building heights that are single storey and that incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.
- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993)
Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991)
City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997)
HO1643: POST WORLD WAR 1 RESIDENTIAL HERITAGE AREA

This policy applies to all land included in the Post World War 1 Residential Heritage Area.

Policy Basis

This Heritage Area demonstrates post first war twentieth century residential development in Geelong. It is dominated by Californian Bungalow style buildings with minimal inclusion of Edwardian timber villas. It also includes representative examples of State Bank Housing. The area contains a significant proportion of its original buildings which have undergone some alteration and is significant for its streetscape cohesion and integrity. Houses are typically modestly proportioned, single-storey and timber with minimal timber ornamentation. The streets are uniform widths and allotment subdivision is regularly spaced to include garden settings, nature strips, street planting and footpaths. Historically, the uniformity or cohesion of the area demonstrates Geelong’s population growth and expanding middle-class.

Objectives

- To retain the characteristics of the area dominated by Californian Bungalow residential development with a minimal inclusion of Edwardian timber villas.
- To retain representative examples of State Savings Bank Housing in the area.
- To retain the uniformity and cohesion of the streetscape, including uniform width to streets, regular building setbacks, building separation and subdivision.
- To retain the garden settings, nature strips, street planting and footpaths.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey buildings.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandah’s (some recessed).
  - Vertical rectangular timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Minimal ornamental detail designed in a contemporary manner.
  - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Timber framed windows.
  - Non-zincalume corrugated sheet metal roofing.

- Encourage existing allotment frontages to be retained.
- Discourage buildings that are constructed boundary to boundary.
- Encourage the separation between buildings to be equivalent to neighbouring buildings.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

- Encourage existing and intact culturally significant Edwardian, and Californian Bungalow places to be retained.

- Encourage building heights that are single storey and that incorporate the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

- Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
HO1644: CITY SOUTH-EAST HERITAGE AREA

This policy applies to all land included in the City South-East Heritage Area.

Policy Basis

This area is significant for its combination of architecturally diverse grand houses dating from the 1890s until the 1930s located alongside more modest residential buildings of these eras. It is dominated by late Victorian, Edwardian and Californian Bungalow styles. Historically, this combination reflects the changing fortunes of, and prospects for, Geelong. The street pattern remains unchanged since its initial subdivision, and the houses are generally intact. The area is enhanced by the garden settings, substantial street setback, street planting, and wide nature strips. Houses are fully detached, constructed from either timber or brick, often rendered and include decorative timber or cast iron work. Allotment size varies not with grandeur or width of the street, but on an irregular basis.

Objectives

- To retain the distinctive, original street planning, garden settings, street setback, and wide nature strips.
- To retain and enhance the combination of grand and modest residential buildings.
- To retain characteristics of intact houses of diverse architectural styles including late Victorian, Edwardian and California Bungalow styles.
- To retain the uniformity of scale of the area including single storey height, regular front and side setbacks, side or rear driveways, building separation and subdivision pattern.
- To encourage the contemporary interpretation of traditional building design within the area.
- To encourage the use of traditional construction materials in the area.
- To encourage the use of appropriate fence types, designs and locations.
- To encourage the appropriate development, form and scale of garages and/or carports.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Detached, single storey, double fronted buildings.
  - Hipped and/or gable roofs with a pitch between 20-35 degrees.
  - Narrow or wide eaves and verandah's (some recessed).
  - Rectangular vertical timber windows (that are vertically orientated singularly, or as a horizontal bank if grouped).
  - Decorative timber and cast iron work designed in a contemporary manner.
  - Pressed evenly coloured brick.
  - Horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Stucco walls.
  - Timber framed windows.
  - Slate, tiled or non-zincalume corrugated sheet metal roofing.
- Encourage existing allotment frontages to be retained.
- Discourage buildings that are constructed boundary to boundary.
• Encourage the separation between buildings to be equivalent to neighbouring buildings.

• Encourage front setbacks that are equivalent to the setback of neighbouring buildings or if these are different, the setback may be at a distance that is between the setbacks of neighbouring buildings.

• Encourage existing and intact culturally significant Victorian, Edwardian, and Californian Bungalow places to be retained.

• Encourage building heights that are single storey and that incorporate the following:
  – The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  – The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  – The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  – The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

• Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

• Buildings, works and fences should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References


This policy applies to all that land included in the Flinders Heritage Area.

Policy Basis

The precinct is significant for its seaside character, formed by the strong visual connections with the Barwon River, ocean, bridge, jetties and with the Barwon Heads Park and Frank Ellis Reserve (with several tea trees and some exotic cypress trees). The precinct also has a combination of large, medium and small scale Late Victorian, Edwardian, Federation and interwar Bungalow houses. The area has a high, notable proportion of intact, detached, single and double storey horizontal weatherboard houses in good condition. The precinct also has substantial front and side setbacks, rear and/or side vehicular access, and two narrow gravel pedestrian lanes off Flinders Parade. The area is also characterised by the pitched gabled and/or hipped roofs adorned with early chimneys. The seaside character is further enhanced by the combination of early short span concrete kerbing and paving, and/or the gravel verges and no concrete paving, grassed nature strips, open drains and at least one gravel road, which make the precinct particularly visually diverse yet distinctive.

Historically, the area has a close association with the earliest urban developments in Barwon Heads from the latter 19th century, including the Barwon Heads Hotel site (formerly the Coffee Palace in the late nineteenth and early twentieth centuries) and particularly with the Flinders Estate subdivision of 1887, and the Barwon Heads Estate Company subdivisions of 1891 and 1901. The precinct is also notable for its strong associations with several prominent citizens of Geelong and the Western District, whose seaside homes reflect the growth of Barwon Heads as a tourist/holiday destination from the late nineteenth century. The small numbers of former boat sheds within the precinct are also an important legacy of Barwon Heads as a holiday resort from the turn of the century.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, gravel verges, open drains, short span concrete kerbing and paving, and the important visual connections with the Barwon Heads Park and the tea-tree reserve fronting Flinders Parade;
- To retain and enhance the significant urban foci in the precinct, including: the Morton Bay Fig and Pine trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive; Palm Tree at 17 Ozone Road; Norfolk Pine and Monkey Puzzle trees at 1-3 Ozone Road; jetties at the eastern end of Ozone Road and east of the Barwon Heads Park, corner store at 1 Flinders Parade, and the substantial pine trees along the northern end of the Reserve (Frank Ellis) and along the southern end of Seaview Avenue;
- To retain and enhance the important treed landscapes along the Barwon River frontage: Barwon Heads Park and the Reserve (Frank Ellis);
- To retain and enhance the range of large, medium and small scale residential buildings and the medium scale corner store within the Heritage Overlay Area;
- To retain and enhance the intact examples of Late Victorian, Edwardian, Federation and interwar Bungalow style, single and double storey detached buildings;
- To retain the uniformity of large front and side setbacks and side driveways, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- To retain and enhance the existing topography and widths of the streets within the Heritage Overlay Area;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm on a side or rear boundary;

To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear or recessed at the side of the significant and/or infill buildings;

Policy
Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Draws on traditional architectural characteristics;
  - Detached, single storey or double storey buildings;
  - Hipped and/or gabled roof forms with a pitch between 25 and 35 degrees;
  - Narrow or wide eaves,
  - Rectangular timber framed windows (where the vertical dimension is greater than the horizontal dimension) or as a horizontal bank if grouped;
  - Employs traditional building materials, including horizontal timber weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a smooth render over masonry;
  - Encourage non-zincalume (non-highly reflective zincalume), corrugated sheet metal roofing.

- Encourage the retention of existing allotment configuration;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;

- Encourage the retention of the narrow, gravel pedestrian lanes off Flinders Parade for their existing pedestrian purpose;

- Restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration.

- Encourage the retention of gravel verges and any works shall reflect existing form/s and coloration;

- Encourage the retention of nature strips (without kerbing and/or paving), and open drains;

- Encourage existing and intact culturally significant Victorian / Federation / Edwardian / Interwar Bungalow and other heritage places to be retained;

- Encourage existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Barwon River, bridge, jetties, Reserve (Frank Ellis) fronting Flinders Parade and the Barwon Heads Park from the culturally significant buildings to remain unobstructed;

- Encourage the significant Morton Bay Fig and Pine trees neighbouring the Barwon Heads Hotel in Ewing Blyth Drive (to the south), and the substantial pine trees in the tea-treed reserve and the substantial pine tree along the southern end of Seaview Avenue to be retained and when and if required, should be replaced with the same or an appropriate equivalent species;

- Encourage building heights to be single or double storey, and to incorporate the following:
- The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
- The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- Encourage new garages and/or carports be located at the rear or recessed at the side of existing significant and/or infill buildings;
- Buildings and works and fence types, should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

References

Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000).

This policy applies to all that land included in the Golf Links Heritage Area.

Policy Basis

The precinct is significant for its intact links type golf course of 1920-22 and small number of large-medium scale, interwar Bungalow houses developed on the Golf Links/Golf Lands subdivision of c.1920. The golf course is the only known course in Australia set on a links design with its open, natural and semi-natural undulating terrain; rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; strategically placed and substantial cypress trees forming wind buffers, screens and visual foci within the course landscape; bunkers situated on the slopes and valleys of natural inclines; and views to the clubhouse and coastline panoramas beyond to Ocean Grove, Point Lonsdale and the Mornington Peninsula.

The few significant houses in the precinct are detached, single and double storey and constructed with either a horizontal timber weatherboard or rendered wall finish. The precinct also has some intact, detached, single and double storey, horizontal weatherboard and rendered brick houses in good condition. Part of the Stephens Parade section of the precinct is also significant for its large allotments, typical front and wide side setbacks and side vehicular access, with the allotments developed along the east-west axes of Stephens Parade that follows the contours of the coastline. This section of the precinct is also characterised by the pitched gabled and/or hipped roof forms adorned with early chimneys. These houses are visually connected to the golf course and contribute to the highly significant, unique character of the precinct. Stephens Parade is distinguished for its unmade gravel road with gravel verges and narrow, grassed nature strips. Historically, the precinct was once the farmland of the Hopgood family, and later developed into the Barwon Heads links golf course (and housing subdivision) in 1920.

Objectives

- To retain and enhance the open, undulating, links course design, with its rolling greens and sandy hillocks; manicured greens and fairways covered in native and exotic grasses including couch grass; and the bunkers;
- To retain and enhance the early and substantial cypress trees;
- To retain and enhance the streetscape qualities of Stephens Parade, including contours, unmade gravel road, gravel verges and narrow grassy nature strips;
- To retain and enhance the significant urban foci in the precinct, the Barwon Heads Golf clubhouse;
- Existing and intact culturally significant places should not be demolished;
- To retain and enhance the small number of range of large and medium scale residential buildings within the Heritage Overlay Area;
- To retain and enhance the intact examples of interwar Bungalow style, single and double storey detached buildings;
- To retain the scope of setbacks, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- To retain and enhance the existing topography and width of Stephens Parade within the Heritage Overlay Area;
- To ensure new development in Stephens Parade as viewed from the north side of the Stephens Parade properties is visually connected to the significant adjacent Barwon Heads golf course land.
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm fronting onto the golf course;

To encourage the appropriate development, form and scale of garages and/or carports, with a location at the side of the significant and/or infill buildings.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Draws on traditional architectural characteristics;
  - Detached, single storey or double buildings with a roof pitch between 25 and 35 degrees;
  - Hipped and/or gabled roofs;
  - Wide eaves;
  - Rectangular timber framed windows;
  - Employs traditional and contemporary building materials, including horizontal weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a render over masonry, cement sheet with strapping, rendered and stuccoed finishes and other light weight non reflective finishes.

- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

- Encourage the retention of the existing, significant cultural landscape forming the Barwon Heads links golf course should not be demolished or subdivided for development;

- Encourage new additions to existing buildings and new infill to be recessive in the cultural landscape, to enable the dominant features of the golf course and clubhouse to be retained with the heritage area;

- Encourage the retention of the early and substantial cypress trees where possible. Strategic, minimal replanting of cypress trees should be considered as replacement trees for the original cypress trees (that were planted as part of the original course design) that may require removal for safety reasons or that have perished;

- Encourage a carefully considered and managed program of tea tree and coastal wattle removal within the precinct to ensure that the original links character and topography of the precinct is retained;

- Building setbacks and allotment configuration should be retained:
  - The north setback (to Stephens Parade) should be equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
  - The side setbacks should be equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway;

- Encourage building heights to be single or double storey, and to incorporate the following:
  - The highest point of the roof should not be greater than the highest significant, adjacent single or double storey buildings within the precinct, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the significant buildings within the precinct;
- The springing height of the roof should be equivalent to one of the significant buildings within the precinct, or the springing height may be between those of neighbouring buildings;
- The roof form and massing of the building should be drawn from the significant buildings within the precinct;

Encourage the retention of aesthetic characteristics by:
- Ensuring the existing significant visual connections from significant buildings, and especially from the Barwon Heads Golf Clubhouse to the golf course, remain unobstructed;
- Ensuring the existing topography, gravel verges, grassy narrow nature strips and width of the Stephens Parade streetscape, together with the contours and east-west axial alignment, remain intact;

Encourage new garages and/or carports to be located at the side of existing significant or infill housing (they should be positioned on the site in such as unobtrusive elements in the cultural landscape of the golf course);

Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

Fence types, designs and locations should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References
Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000).
HO1732: FYANS HERITAGE AREA

This policy applies to all that land included in the shaded areas on the Fyans Heritage Area Map.

Policy Basis

This precinct is significant for its distinctive nineteenth century semi-rural town character comprising the historic core of Fyansford, centred around Hyland Street (Hamilton Highway) and Atkins Street. The layout of these roads and the predominantly linear, rectangular allotment layout are a tangible legacy of the original subdivision of 1854. Historically significant as the earliest official settlement in the Port Phillip District, the area is defined by three main nineteenth century periods of post-settlement development closely linked to the strong natural features of the two rivers, floodplains and escarpments that form the Fyansford valleys. The significance of the precinct is also physically manifested in the small number of surviving individually significant buildings and structures within the central township area of mixed design, function and materials. They demonstrate Fyansford’s population growth and decline in the nineteenth century.

Objectives

- To respect the nineteenth century townscape and streetscape qualities of the Heritage Overlay Area;
- To protect and enhance the intact examples of the nineteenth century building stock;
- To promote the original track to the ford through appropriate interpretation;
- To retain the existing building scale throughout the Heritage Overlay Area;
- To retain the existing road layout of Hyland Street and Atkins Street within the Heritage Overlay Area together with a linear, rectangular allotment layout pattern;
- To encourage respectful, innovative and contemporary building design;
- To encourage the use of non-reflective building materials;
- To encourage the use of appropriate fence types, designs and locations;
- Major work should be preceded by a post-contact archaeological survey or heritage study, to determine if any subsurface archaeological artefacts are present on the site;
- Encourage new signs to be kept to a minimum size, number and respectful design;
- Develop an appropriate concept plan to enhance the cultural and environmental mix of exotic and indigenous vegetation within the precinct.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following:
  - Building design that is innovative and contemporary but also respectful to the existing significant buildings;
  - Use of simple verandahs;
  - Rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Use of non-reflective building materials;
- Encourage development that enhances the heritage values of the precinct;
- Encourage front setbacks along Hyland Street that are equivalent to the setback of significant neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage building heights that comply with the following:
- The scale and height of new buildings directly fronting Hyland Street should be similar to the scale and height of the existing significant neighbouring buildings;
- The highest points of the roofs of new buildings directly fronting Hyland Street should not be greater than the highest adjacent building, whereby the height of the roofs should not be greater than the main (overall) adjacent roof line. If the new work is adjacent to a higher building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
- Any new buildings or building components not fronting Hyland Street that are higher than the existing predominant building heights should not be highly visible and dominant when viewed from the principal streetscape of Hyland Street;
- Any new rear building components to buildings fronting Hyland Street may be higher so long as they are not highly visible or dominant to the streetscape of Hyland Street, and not diminish the significance of existing individually significant buildings;

  - Encourage new garages and/or carports to be located at the rear or recessed at the side of existing significant and/or infill buildings;
  - Encourage the replacement of the street trees with the same or an appropriate equivalent species particularly in Hyland Street;

References
Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000)
HO1903: WIMMERA HERITAGE AREA

This policy applies to all that land included in the Wimmera Heritage Area.

Policy Basis

The Wimmera Heritage Area has significance for its notable concentration of interwar housing stock constructed in the 1920s and 1930s, and for its smaller number of postwar Bungalows built after the Second World War. These dwellings are a physical embodiment of the aspirations of original low-middle income population of the area. The dwellings are single storey with detached and mainly asymmetrical compositions and feature hipped and gabled roof forms, front and/or side verandas, timber weatherboard wall construction (there are a small number of dwellings of brick construction), corrugated sheet metal roof cladding and timber framed double hung windows. The dwellings are situated on mainly regular, rectangular allotments. An historic landmark in the area is the former ‘Sunnyside’ property at 206 High Street. Although altered and extended, the front Edwardian design qualities are clearly discernible. The regular front setbacks, visually permeable flat and capped timber picket, timber post and woven wire and low solid brick front fencing – which allow views to front garden settings – and the grassed nature strips, contribute to the streetscape qualities of the area. Although initially subdivided as the Belmont Hill Estate in 1911 (south of Roslyn Road) and Belmont Heights Estate in 1913 (north side of Roslyn Road), it was not until after the First World War when housing development progressed. From the interwar period the area became more attractive as a result of electricity and mains water supplies and its close proximity to bus and tram services.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, street tree planting (in Cambridge and Oxford Streets) and the front garden settings.
- To retain the modest-medium building scale within the Heritage Overlay Area.
- To retain and enhance the significant interwar and postwar housing stock in the area, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- To retain the uniformity of scale throughout the heritage area, including single storey height, detached and double fronted compositions, regular front and side setbacks and side driveways; building separation and rectangular allotment configuration.
- To encourage innovative, contemporary interpretation of traditional building design within the heritage area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees), front or side verandas, and minimal timber detailing.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, face brick wall construction (and a lesser proportion of face brick wall construction), timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm.
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Draws on traditional architectural characteristics in an innovative, contemporary manner;
  - Detached, single storey and double fronted buildings;
  - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees;
- Narrow or wide eaves;
- Front or side verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Employs traditional building materials, including horizontal timber weatherboard wall cladding, rendered masonry wall finishes or evenly coloured pressed brick wall construction (depending on the construction of neighbouring significant dwellings);
- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of the existing rectangular allotment configuration.
- Encourage the retention of existing significant interwar and postwar housing stock, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area and have a side driveway or rear access.
- Encourage building heights to be single storey, and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage the restoration to concrete kerb and channel, and concrete paths, to be carried out to reflect existing form/s and coloration.
- Encourage new garages and/or carports should be located at the rear of existing and/or infill buildings.
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).


HO1908: BELMONT HEIGHTS ESTATE HERITAGE AREA

This policy applies to all that land included in the Belmont Heights Estate Area.

Policy Basis

The Belmont Heights Heritage Area has significance as a predominantly intact residential area of interwar and postwar era dwellings with a small but important number of Edwardian and Federation houses. Most dwellings are detached and single storey, having regular front and side setbacks and garden settings. They are built mainly in timber weatherboard or brick, having hipped and/or gabled corrugated sheet metal or tiled roof forms, and front or side verandahs. Initially subdivided in 1886 as large allotments, it was not until 1913 when the regular grid allotment configuration was laid out as the Belmont Heights Estate on land formerly proposed as the Geelong Grammar School complex. The new streets were named after noted Polar explorers: Raold Amundsen, Robert E. Peary, Robert F. Scott and Sir Ernest Shackleton. Further subdivisions along Scott Street, known as the Belmont Hilltop Estate, occurred in 1922, 1923 and 1928, with the subdivision of the northern side of Regent Street (originally known as Fisher Street) resulting in the ensuing years. From the 1920s until the mid 1950s, substantial residential building development occurred in the area as reflected in the interwar and postwar dwellings, with few houses constructed immediately after the subdivision of 1913. However, the original Belmont Heights Estate subdivision is largely intact, including the side and rear lanes. The Belmont Primary School and the Belmont Heights Neighbourhood Park form significant non-residential landmarks in the area.

Objectives

• To retain and enhance the streetscape qualities of this area, including the nature strips, rear and side lanes, garden settings, and the significant urban focus of the Belmont Heights Neighbourhood Park with its substantial exotic trees.

• To retain the small to medium scale residential buildings within the heritage area and large scale school buildings, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).

• To retain and enhance the intact examples of interwar Californian Bungalow, interwar Bungalow, postwar Bungalow, Victorian, Edwardian and Federation style single storey, double fronted, detached houses, together with the Belmont Primary School and Belmont Heights Neighbourhood Park within the precinct.

• To retain the uniformity of scale throughout the heritage area, including single storey height, regular front and side setbacks and side or rear driveways; building separation and subdivision pattern.

• To encourage innovative, contemporary interpretation of traditional building design within the heritage area, which may include detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees); front or side verandahs, and minimal timber detailing.

• To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding or brick construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.

• To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm.

• To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

Policy

Where a permit is required for a proposal, it is policy to:

• Promote buildings that incorporate the following design characteristics:
  • Draws on traditional architectural characteristics in an innovative, contemporary manner.
Detached, single storey, double fronted buildings.

- Hipped and/or gabled roofs with a pitch between 20 to 35 degrees.
- Narrow or wide eaves.
- Front or side verandahs.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Employs traditional building materials, including horizontal timber weatherboard wall cladding or face brick construction or an alternative to horizontal weatherboard cladding is a smooth render over masonry.
- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.

- Encourage the retention of existing and intact culturally significant Victorian, Edwardian, and interwar or postwar Bungalow places, Belmont Primary School and Belmont Heights Neighbourhood Park. These places are identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).

- Encourage the retention of existing allotment configuration, including the side and rear lanes.

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.

- Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area and have a rear or side driveway or rear access.

- Encourage building heights to be single storey and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.

- Encourage the retention of significant landmarks comprising the mature trees in the Belmont Heights Neighbourhood Park.

- Encourage the restoration to concrete kerb and channel, and concrete paths, to reflect existing form/s and coloration.

- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.

- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

**References**

*Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2*, prepared by Authentic Heritage Services Pty Ltd (2000).

*Belmont Heritage Areas Report, Volume 1*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).


HO1905: EVANS HERITAGE AREA

This policy applies to all that land included in the Evans Heritage Area.

Policy Basis

The Evans Heritage Area has significance for its concentration of largely intact, modest, economically designed interwar era housing stock (in Corio and Evans Streets and Roslyn Road), and its select number of Edwardian and Federation houses (in Evans Street). Most dwellings are detached and single storey, built in timber weatherboard wall cladding with corrugated sheet metal roofs. They feature timber framed windows (consistent for their era), eaves overhangs, rudimentary gable infill and notable front verandahs. The area is also significant for the consistent front and side setbacks, although there is diversity in allotment sizes and setbacks in the different streets. The Edwardian and Federation styled dwellings in Evans Street represent the earliest dwellings in the area, having been built between 1910 and 1915 – 13-20 years after the original Montrose Estate subdivision of 1887. The largest concentration of interwar Bungalows are in Corio Street, on the former Mount Pleasant Estate (originally subdivided in 1889) and the Glendural Estate (subdivided for sale in 1921). These dwellings epitomize the affordable nature of the area in the 1920s, when the construction of the Barwon River Bridge and arrival of the electric tramway provided easier access to Belmont from central Geelong.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, street tree planting (in Corio Street) and front garden settings.
- To retain the small-medium building scale within the Heritage Overlay Area.
- To retain and enhance the significant Edwardian, Federation, interwar housing stock as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height, detached compositions, regular front and side setbacks and side or rear driveways; building separation and subdivision pattern.
- To encourage innovative, contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 20 to 35 degrees); front or side verandahs, and minimal timber detailing.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm.
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Draws on traditional architectural characteristics in an innovative, contemporary manner.
  - Detached, single storey, double fronted buildings.
  - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees.
  - Narrow or wide eaves.
  - Front or side verandahs.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Employs traditional building materials, including horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.

- Encourage the retention of existing allotment configuration;
- Encourage the retention of existing significant Edwardian, Federation and interwar era housing stock as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area and have a rear or side driveway or rear access.
- Encourage building heights to be single storey and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage the restoration to concrete kerb and channel, and concrete paths, to be carried out to reflect existing form/s and coloration.
- Encourage the retention of existing side and rear lanes.
- Encourage new garages and/or carports should be located at the rear of existing and/or infill buildings.
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).


HO1906: KARDINIA HERITAGE AREA

This policy applies to all that land included in the Kardinia Heritage Area.

Policy Basis

The Kardinia Heritage Area has significance as a substantially intact interwar residential area and for its smaller number of Victorian, Edwardian and Federation era dwellings. Most of the dwellings are single storey with detached compositions, constructed with corrugated sheet metal roof cladding and timber weatherboard wall cladding. They feature hipped and/or gabled roof forms (with a roof pitch between 20 and 35 degrees), and front or side verandahs (with details matching the style of the dwelling), timber framed windows and wide eaves (often with exposed timber rafters). The area is also distinguished by its unusual terraced layout following the contours of the topography, as identified in the properties fronting Seaview Parade, Riverview Terrace and Kardinia Street. The properties fronting Mount Pleasant Road and Collins Street form part of a more typical subdivision layout. The visually permeable timber, woven wire and cast iron palisade front fences, front garden settings, grassed nature strips (including the early concrete steps in Riverview Terrace) and flowering gum trees in Riverview Terrace, Collins Street and Seaview Parade further contribute to the heritage values of the area. It was in 1836 when Dr Alexander Thomson established his Kardinia property overlooking the Barwon River. The vast estate was initially subdivided in 1890, with subsequent subdivisions known as the Kardinia Extended Estate and Belmont Estate occurring in the late and early 20th centuries, and interwar years. Thomson’s original residence, Kardinia, continues to form an important landmark in the area. A more modest local landmark is the former confectionary shop at 56A Mount Pleasant Road.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, early concrete steps in some nature strips in Riverview Terrace, street tree planting (in Riverview Terrace, Seaview Parade and Collins Street), and front garden settings.

- To retain the modest-medium building scale within the Heritage Overlay Area;

- To retain and enhance the significant Victorian, Edwardian, Federation and interwar dwellings in the area, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).

- To retain the historic property “Kardinia” at 1 Riverview Terrace and the former confectionary shop at 56A Mount Pleasant Road as local heritage landmarks.

- To retain the unusual terraced subdivision layout in the area as defined by Riverview Terrace, Seaview Parade and Kardinia Street.

- To retain the lineal subdivision pattern identified in Mount Pleasant Road, Collins Street, Thomson Street and McKeown Lane.

- To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height, detached compositions, regular front and side setbacks and side or rear driveways; building separation and subdivision pattern;

- To encourage innovative, contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees); front or side verandahs, and decorative detailing reflective of the era and design of the dwelling.

- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding.

- To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm. Along the northern end of Riverview Terrace, retaining walls may be considered in a manner that retains views to the front gardens and dwellings.
To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings. In Riverview Terrace and Seaview Parade, the construction of garages at the rear of existing properties (but fronting Riverview Terrace and Seaview Parade) is encouraged to retain a traditional streetscape appearance.

Policy
Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics
  - Draws on traditional architectural characteristics in an innovative, contemporary manner.
  - Detached, single storey, double fronted buildings;
  - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees;
  - Narrow or wide eaves;
  - Front or side verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
  - Employs traditional building materials, including horizontal timber weatherboard wall cladding (an alternative to horizontal weatherboard cladding is a smooth render over masonry).
  - Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.
- Encourage the retention of existing significant Victorian, Edwardian/Federation and interwar era dwellings, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- Encourage the retention of the local heritage landmarks: “Kardinia” at 1 Riverview Terrace and the former confectionary shop at 56A Mount Pleasant Road.
- Encourage the retention of existing allotment configuration, including the unusual terraced layout as defined by Riverview Terrace, Seaview Parade and Kardinia Street, and the linear layout identified by Mount Pleasant Road, Collins Street, Thomson Street and McKeown Lane.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area and have a rear or side driveway.
- Building heights should be single storey, and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line.
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it.
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings.
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage the restoration to concrete kerb and channel, and concrete paths to reflect existing form/s and coloration.
- Encourage the retention of existing bluestone infrastructure in McKeown Lane and the lane off Seaview Parade (south end).

- Encourage new garages and/or carparks to be located at the rear of existing and/or infill buildings. Garages are also encouraged at the rear of existing properties which have a frontage to Riverview Terrace and Seaview Parade, to maintain the traditional streetscape appearance as a result of the unusual terraced subdivision layout. Any new rear garages with a frontage to Riverview Terrace are encouraged to have a single storey appearance and timber weatherboard or rendered brick wall construction, particularly where visible from the public realm.

- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).


PAKINGTON STREET NORTH URBAN DESIGN GUIDELINES POLICY

This policy applies to buildings and works and subdivision in Pakington Street North, Geelong West, as shown on Map 1 forming part of this Clause.

Policy Basis

The Pakington Street activity centre, Geelong West has a compact and legible built form from Autumn Street to Wellington Street/Waratah Street. Valued characteristics include a walkable and pedestrian friendly street environment, building facades that address the street, and a number of retained landmark structures, such as corner hotels and the Geelong West Town Hall.

Due, in part, to the different land use zoning, the northern section of Pakington Street between Wellington/Waratah Street and Church Street displays quite a different urban design character. Elements include discontinuous building facades, a limited relationship between buildings and the pedestrian environment, and car parking within front setbacks.

While there is a recognition that activity centres need peripheral areas to accommodate secondary services and that this role will continue for the northern section of Pakington Street, it is the intention of this policy to facilitate development in Pakington Street North that incorporates many of the positive urban design characteristics of Pakington Street South.

Pakington Street North should fulfil a role as a key pedestrian spine through Geelong West, with a street environment that is sheltered and feels safe. Future development should be of a high quality and should relate to the streetscape, providing visual interest at street level. Ultimately, this will result in a more pleasant and attractive environment for people who visit or work in Pakington Street North, and for those who live nearby.

Objectives

- To ensure that new development responds to the preferred urban design character for Pakington Street North.
- To improve the quality of the pedestrian environment by providing visual interest at street level.
- To retain and enhance the identified elements that contribute to the preferred urban design character of Pakington Street North.

Policy

In the assessment of an application for a development or subdivision of land, it is policy to implement the Pakington Street North Urban Design Guidelines, August 2004 and apply the following design objectives and guidelines where relevant.

Exercising discretion

Where a permit is required for development or a subdivision of land, it is policy that:

- The above objectives are met through the appropriate response to the design objectives. Proposals that meet the design responses will generally be considered to meet the related design objectives.
- An alternative design response may be acceptable where the applicant can demonstrate to the Responsible Authority’s satisfaction that the relevant design objective has been met.
### Pakington Street North Urban Design Guidelines

<table>
<thead>
<tr>
<th>Streetscape Element</th>
<th>Design Objective</th>
<th>Design Response</th>
<th>Avoid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streetscape Character</td>
<td>To improve the quality of the pedestrian environment and the interface of development with the street.</td>
<td>Address streets with building frontages rather than yards, car parks or servicing areas. Enhance the pedestrian environment with ground level uses which relate to the footpath frontages.</td>
<td>Development that has no relationship to its site or the Pakington Street setting.</td>
</tr>
<tr>
<td>Streetscape Character</td>
<td>To encourage a diverse mix of uses and activities in the street.</td>
<td>In accordance with the provisions of the planning scheme encourage a mix of commercial uses in the street with any new development.</td>
<td>Loss of activity generated by a mix of uses.</td>
</tr>
<tr>
<td>Streetscape Character</td>
<td>To encourage protection of the landmark buildings in the street.</td>
<td>Recycle landmark structures for alternative uses. Protect landmark structures such as corner former hotel buildings.</td>
<td>Loss of diverse mix of building stock. Demolition of landmark buildings.</td>
</tr>
<tr>
<td>Building Siting and Large Site Layout</td>
<td>To reinforce the linear layout of the street, as part of the historic street grid of Geelong West.</td>
<td>Design buildings to be perpendicular to the street with building frontages parallel to the front boundary.</td>
<td>Elements and building forms which detract from the linear layout of the street. Buildings that are not ‘square’ to the street.</td>
</tr>
<tr>
<td>Building Siting and Large Site Layout</td>
<td>To ensure that new commercial buildings address the street.</td>
<td>Site new commercial buildings consistently on front boundary (i.e. zero metre set back from front boundary) with occasional setbacks to provide areas of public open space in front of buildings. Orientate commercial buildings towards the street with the main pedestrian entrance and display windows on the street frontage where possible. If located on a corner site, ensure the commercial building addresses both street frontages.</td>
<td>Commercial buildings that are not oriented towards the street. Blank walls on to Pakington Street. Blank walls that face side streets</td>
</tr>
<tr>
<td>Building Siting and Large Site Layout</td>
<td>To minimise the impact of commercial buildings on adjacent residential development.</td>
<td>Locate development which may generate noise away from adjacent residential development. On larger sites where residential uses are permitted incorporate residential uses to provide an interface to the existing residential uses.</td>
<td>Uses which generate excessive noise or other environmental impacts</td>
</tr>
<tr>
<td>Streetscape Element</td>
<td>Design Objective</td>
<td>Design Response</td>
<td>Avoid</td>
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</tr>
<tr>
<td>Building Form</td>
<td>To ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression.</td>
<td>Respect the predominant building height in the street and of adjacent properties. Articulate the form of buildings and elevations. Design buildings that in a contemporary manner respect the dominance of 19th century and Inter War era places of Pakington Street.</td>
<td>No regard to the orientation of the lot in relation to solar access, prevalent wind directions etc. Buildings that exceed the predominant building height in the street by more than one storey. Unarticulated, sheer facades and building forms. Historical reproduction styles.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>On larger sites articulate facades to break up the massing of the building form.</td>
<td>Large, unarticulated facades</td>
</tr>
<tr>
<td></td>
<td>To design building forms that express the fine grain subdivision pattern of Pakington Street Activity Centre.</td>
<td>Provide a scale transition to the adjacent residential development.</td>
<td>Large, bulky developments adjacent to residential areas Overlooking of adjacent residential areas Loss of solar access to adjacent residential areas.</td>
</tr>
<tr>
<td>Building Form</td>
<td>To design building forms that minimise the impact on adjacent residential development.</td>
<td>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage. Provide a well articulated facade, with shop front windows at street level.</td>
<td>Commercial buildings that do not address the street. Lack of interest and activity at street level. Blank facades or small areas of glazing at street level. Roller shutters over shop fronts.</td>
</tr>
<tr>
<td>Building Details and Finishes</td>
<td>To encourage buildings that have regard to the palette of materials and colours in the street, and demonstrate a high level of contemporary finish.</td>
<td>Use simple building details. Use a mix of contemporary materials, colours and finishes.</td>
<td>Excessive decoration. Historicist embellishment.</td>
</tr>
<tr>
<td></td>
<td>To encourage details which are integrated with the architecture of</td>
<td>Awnings or verandahs should reflect the architectural era of the building.</td>
<td>Fluorescent style, 'white' lighting under awnings.</td>
</tr>
<tr>
<td>Streetscape Element</td>
<td>Design Objective</td>
<td>Design Response</td>
<td>Avoid</td>
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<tr>
<td>Streetscape Element</td>
<td>the building and contribute to the character and amenity of the street.</td>
<td>Relate the height of the awning to the building elevation. On double storey buildings locate the awning at first floor level. Provide subtle down lighting under awnings wherever possible. Incorporate subtle façade lighting on landmark buildings.</td>
<td>Roof signs, sky signs and above awning signs. Large, visually dominant signs, particularly above first floor level. Internally illuminated signs. Large wall signs that do not relate to the building.</td>
</tr>
<tr>
<td>Streetscape Element</td>
<td>To ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</td>
<td>Direct signage at pedestrians (i.e. awning or street level). Provide signs only on the awning fascia or under the awning wherever possible. If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</td>
<td></td>
</tr>
<tr>
<td>Heritage Structures</td>
<td>To retain the integrity of heritage buildings and structures, and compliment them in adjoining new development.</td>
<td>Design new buildings adjacent to retained heritage buildings and extensions to heritage buildings which respect the scale and form of the structure. Provide a scale transition to heritage building when developing adjacent sites.</td>
<td>Reproduction style buildings and buildings which copy the historic structure.</td>
</tr>
<tr>
<td>Sustainability</td>
<td>To design buildings to the highest standard of environmentally sustainable design.</td>
<td>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</td>
<td>No regard to the orientation of the lot in relation to solar access or prevalent wind directions Unsustainable design and construction techniques</td>
</tr>
<tr>
<td>Walkability</td>
<td>To provide safe and convenient footpaths along Pakington Street, and improve pedestrian permeability to the areas surrounding Pakington Street.</td>
<td>Provide weather protection to footpaths where appropriate. Provide pedestrian connections through larger development sites by connecting existing lanes or cul de sacs. Ensure activities relate to all footpaths and pedestrian through site connections. Where possible, maintain and extend continuous North-South laneway access along the rear of Pakington Street properties.</td>
<td>Windswept and unsheltered footpaths Large internalised developments which do not connect with existing streets and residential neighbourhoods Blank walls fronting onto footpaths, internal site links and other pedestrian links Footpaths through large ground level car parks</td>
</tr>
<tr>
<td>Streetscape Element</td>
<td>Design Objective</td>
<td>Design Response</td>
<td>Avoid</td>
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</tr>
<tr>
<td>Vehicle Access and Car Parking</td>
<td>To provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas.</td>
<td>Minimise the number and width of vehicle crossings from Pakington Street.</td>
<td>Extensive ground level car parks visible from Pakington Street and adjacent residential areas.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Locate car parking areas at the rear of the site to minimise visibility from Pakington Street and adjacent residential areas. Minimise the width of vehicle access points to the car parking areas.</td>
<td>Vehicle crossings which are greater in width than 2 lanes.</td>
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<td>Provide shade trees and other planting to ground level car parks.</td>
<td>Car parks with no provision for landscaping with shade trees.</td>
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<td></td>
<td>Design car parking areas to minimise large expanses of unrelieved hard surface.</td>
<td>Large areas of asphalt in car parking areas.</td>
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<td></td>
<td></td>
<td>Refer to other CoGG car parking guidelines.</td>
<td></td>
</tr>
</tbody>
</table>

**References**

Map 1 - Pakington Street North Urban Design Guidelines Policy Area

PAKINGTON STREET NORTH URBAN DESIGN GUIDELINES POLICY AREA
HO1909: ELDERSLIE ESTATE HERITAGE AREA

This policy applies to all that land included in the Elderslie Estate Area.

Policy Basis

The Elderslie Estate Heritage Area, Belmont, has significance as a highly intact interwar and postwar residential area established from 1923 as part of the Elderslie Estate subdivision, with the eastern portion created in the 1940s as part of the Cuthbertson Estate subdivision. The area is characterised by varying types of interwar Bungalows and postwar modern Bungalows built between 1925 and the 1950s. Most houses have brick or timber weatherboard construction, detached compositions, hipped and/or gabled roof forms clad in corrugated sheet metal or terracotta tiles, front or side verandahs or porches (with detailing reflecting the style of the dwelling) and rear or side garaging. The area is further characterised by front landscaped settings with regular front and side setbacks and sympathetic front fences. A local landmark is the grouping of modestly-scaled semi-detached interwar brick cottages known as the Miller Homes which overlook the Barwon River valley. The area originally formed part of James Clark Wallace’s Elderslie homestead from the 1850s, the area known as Strawberry Hill in the 19th century. Wallace’s homestead was demolished to allow for the initial 21-allotment Elderslie Estate subdivision in 1923 and consequently the building of some of the earlier interwar Bungalows in the area today.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips and front garden settings.
- To retain the small to medium scale residential buildings within the heritage area, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- To retain and enhance the intact examples of interwar Californian Bungalow, interwar Bungalow and postwar Bungalow styled, predominantly single storey, double fronted, detached houses within the precinct.
- To retain and enhance the semi-detached modest cottages known as the Miller Homes at 7 Culbin Avenue, which form a local landmark in the area.
- To retain the uniformity of scale throughout the heritage area, including single storey height, regular front and side setbacks and side driveways; building separation and subdivision pattern.
- To encourage innovative, contemporary interpretation of traditional building design within the heritage area, which may include detached buildings, hipped and/or gable roof forms (with a pitch between 20 and 35 degrees); front or side verandahs or porches, and detailing.
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding or brick construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.
- To encourage the use of appropriate fence types, designs and locations with a height no greater than 1300mm.
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
  - Draws on traditional architectural characteristics in an innovative, contemporary manner.
  - Detached, single storey, double fronted buildings.
  - Hipped and/or gabled roofs with a pitch between 20 to 35 degrees.
GREATER GEELONG PLANNING SCHEME

- Wide eaves.
- Front or side verandahs or porches.
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped).
- Employs traditional building materials, including horizontal timber weatherboard wall cladding or face brick construction or an alternative to horizontal weatherboard cladding is a smooth render over masonry.
- Encourage non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing or roof tiles.
- Encourage the retention of existing and intact culturally significant interwar and postwar Bungalows, as identified in the Belmont Heritage Areas: Inventory of Places Report, Volume 2 (2007).
- Encourage the retention of existing allotment configuration.
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings.
- Encourage side setbacks that are equivalent to neighbouring buildings within the heritage area and have a rear or side driveway or rear access.
- Encourage building heights to be single storey and comply with the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it.
- Encourage the restoration to concrete kerb and channel, and concrete paths, to reflect existing form/s and coloration.
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings.
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document.

References

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).


HO1916: ABERDEEN STREET (NEWTOWN) HERITAGE AREA

This policy applies to all land included in the Aberdeen Street (Newtown) Heritage Area.

Policy Basis

The Aberdeen Street Heritage Precinct is significant for its select and notable concentration of intact Federation/Edwardian and especially interwar era dwellings. While the allotments fronting Aberdeen Street were initially laid out in the mid 19th century, it was not until the early 20th century and particularly during the interwar (c.1920-45) period when the area was transformed by the dwellings that survive today. These dwellings are predominantly single storey with detached compositions, hipped and gabled roof forms, front or return verandahs, corrugated sheet metal roof cladding, horizontal timber weatherboard wall cladding, timber framed windows and detailing consistent with Edwardian, Federation and interwar Bungalow styles. Also contributing to the significance of the area is the rear location of carports and garaging.

Objectives

- To retain and enhance the intact examples of single storey, detached, Edwardian, Federation and interwar Bungalow dwellings, as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the uniformity of scale throughout the Heritage Overlay Area, including single storey height, regular front and side setbacks and side driveways; building separation and subdivision;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences);
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of existing allotment configurations;
- Encourage the retention of culturally significant Edwardian, Federation and interwar Bungalow dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
**HO1917: EYRE HERITAGE AREA**

This policy applies to all land included in the Eyre Heritage Area.

**Policy Basis**

The Eyre Heritage Precinct is significant for its notable concentration of Victorian, and particularly Edwardian/Federation, interwar and postwar buildings constructed between c.1864 and c.1953. Parts of the area were initially laid out from the 1840s and 1850s, but the precinct largely reflects important eras of building development from the late 19th and early 20th centuries and during the interwar period. The majority of the dwellings of heritage value are single storey and are typical examples of Edwardian, Federation, interwar and postwar Bungalow styles. Most are built of timber weatherboard wall construction with slate or more particularly corrugated sheet metal hipped and gabled roofs, and front or return verandahs. Carports and garages are located towards the rear. The precinct is also identified by a small number of commercial buildings that form local landmarks in Skene Street, including the Gold Diggers Hotel at 87 Skene Street, former shop at 89 Skene Street, corner shops at 105 Skene Street and the shop at 125 Skene Street. Kenwith Park, which was laid out in c.1909, forms an important landscaped public park in the area, while the stone pine tree at the rear of the Gold Diggers Hotel represents another notable landscape feature. Also contributing to the significance of the area are the asphalt footpaths, as well as the bluestone kerbs and channels in Manning and Pescott Streets.

**Objectives**

- To retain the surviving early streetscape qualities of the area, including the asphalt footpaths and the bluestone kerbs and channels in Manning and Pescott Streets;
- To retain and enhance the intact examples of detached, Victorian, Edwardian, Federation, interwar Bungalow and postwar era dwellings, as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain and enhance the small number of intact Victorian, interwar and postwar era commercial buildings, as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain the Stone Pine tree at the rear of the Gold Diggers Hotel, 87 Skene Street, and Kenwith Park, as important landscape features in the area;
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height, regular front and side setbacks and rear or side driveways; building separation and subdivision;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, pressed face brick wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
- Traditional architectural characteristics employed in a contemporary and/or innovative manner;
- Detached, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Narrow or wide eaves;
- Front verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding, smooth-rendered finish or pressed face brick (the choice of construction will be dependent on the construction of adjoining significant dwellings);
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of existing allotment configurations;
- Encourage the retention of culturally significant Victorian, Edwardian, Federation, interwar Bungalow and postwar dwellings and commercial buildings;
- Encourage the retention of the Stone Pine tree at the rear of the Gold Diggers Hotel, 87 Skene Street, and Kenwith Park, as important landscape features in the area;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References
City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
HO1918: HERMITAGE HERITAGE AREA

This policy applies to all land included Hermitage Heritage Area.

Policy Basis

The Hermitage Heritage Precinct is significant for its predominantly intact Late Victorian, Federation/Edwardian and interwar era dwellings of varying scales and elaboration. Originally part of the substantial Hermitage (later known as Armytage House) landholdings established in the mid 19th century, the area was initially developed from 1852 as the Hermitage Estate, comprising a small residential subdivision. No dwellings from this early period survive, but the subsequent subdivisions in the late 19th century were the impetus for the development of the late 19th and early 20th century era dwellings that survive today. These dwellings are primarily single storey and have detached compositions, hipped and/or gabled roof forms, front or return verandahs, corrugated sheet metal, slate and terra cotta tile roof cladding, horizontal timber weatherboard and face brick wall construction, and detailing reflective of the stylistic eras in which they were built. Other significant features of the area include the highly recessive carports and garaging, and the bluestone kerbs and channels on the east sides of Hermitage Road and Manning Street. Local heritage landmarks in the area include the substantial single storey residence at 6 Hermitage Road and the two storey dwelling at 22 Retreat Road.

Objectives

- To retain the surviving early streetscape qualities of the area, including the bluestone kerbs and channels on the east sides of Hermitage Road and Manning Street;
- To retain and enhance the intact examples of detached, Late Victorian, Edwardian, Federation, and interwar era dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height, regular front setbacks and rear or side driveways;
- To retain the building separation and notable settings to several of the dwellings, including those at 6 Hermitage Road, 10 Hermitage Road, 12 Hermitage Road and 22 Retreat Road;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, pressed face brick wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal or terra cotta tile roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
Detached, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Narrow or wide eaves;
- Front verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding, smooth-rendered finish or pressed face brick (the choice of construction will be dependent on the construction of adjoining significant dwellings);
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal or terra cotta tile roofing (the choice of construction will be dependent on the construction of adjoining significant dwellings);

- Encourage the retention of existing allotment configurations of varying sizes;
- Encourage the retention of culturally significant Late Victorian, Edwardian, Federation, and interwar era dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage the retention of side setbacks with notable building separation;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher significant building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References
City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).
City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
This policy applies to all land included in the William and Margaret Streets Heritage Area.

**Policy Basis**

The William and Margaret Streets Heritage Precinct is significant as a distinctive residential area defined by modestly scaled interwar and postwar era dwellings, and to a lesser degree, Victorian and Edwardian era dwellings. Most of the dwellings are single storey with detached compositions, featuring hipped and/or gabled roof forms, front or side verandahs, corrugated sheet metal roof cladding, timber weatherboard, face brick and rendered wall finishes, and rudimentary architectural detailing, reflecting the original, predominantly working class population for which they were built. The grid subdivisions between the mid 19th and early 20th centuries were the impetus for building development, although the area was largely transformed during the interwar period into the residential neighborhood identified today. In 1922, the George Street Estate offered ‘nine splendid residential sites.’ In the 19th century, William Street also known as the location of a quarry used to make bricks. Evidence of this quarry may survive at the rear of the properties between 20 and 26 William Street.

**Objectives**

- To retain and enhance the intact examples of detached, Edwardian and interwar and postwar era dwellings as identified in the *Newtown Heritage Review Report*, Volume 2 (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; building separation and subdivision;
- To retain surviving evidence of the former quarry behind 20-26 William Street, given the likely archaeological research potential;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or side verandahs, wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, pressed face brick or rendered wall construction, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Wide eaves;
- Front or side verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding, smooth-rendered finish or pressed face brick (the choice of construction will be dependent on the construction of adjoining significant dwellings);
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing grid layout of the area including the allotment configurations;
- Encourage the retention of culturally significant Edwardian, interwar and postwar era dwellings;
- Where ground disturbance uncovers archaeological evidence of the former quarry behind 20-26 William Street, works should cease until notification has been made with and approval given by Heritage Victoria for works to proceed, in accordance with the Victorian Heritage Act 1995;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
This policy applies to all land included in the Shannon Avenue Heritage Area.

**Policy Basis**

The Shannon Avenue Heritage precinct is significant as a distinctive residential area defined by Edwardian, Federation and particularly interwar Bungalow dwellings fronting Shannon Avenue and the western end of Aphrasia Street. These dwellings are all single storey and detached, with simple or complex hipped and/gabled roof forms clad in corrugated sheet metal or terra cotta tiles. Constructed primarily of horizontal timber weatherboard wall cladding (with a smaller number built of face brick construction), the dwellings feature front or return verandahs, brick chimneys and architectural details reflective of the stylistic era in which they were built. Shannon Avenue, earlier known as the West Melbourne Road, developed as an important transport route in the mid 19th century. Land subdivisions ensued, including further subdivisions in the early 20th century. These subdivisions, together with the arrival of the tram line in 1912 that terminated at the intersection of Aphrasia Street and Shannon Avenue, appear to have been the impetus for residential growth in the area during the Federation and interwar eras.

**Objectives**

- To retain and enhance the intact examples of detached, Edwardian/Federation and interwar era dwellings as identified in the *Newtown Heritage Review Report, Volume 2* (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; and building separation;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences);
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Wide eaves;
  - Front or side verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Edwardian/Federation and interwar era dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work to be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
HO1921: CLARKES HILL HERITAGE AREA

This policy applies to all land included in the Clarke’s Hill Heritage Area.

Policy Basis

The Clarke’s Hill Heritage Precinct is significant for its notable number of Victorian, Edwardian, Federation and interwar Bungalow styled dwellings built on the southern slope of Clarke’s Hill, land first subdivided in the mid 19th century. Few dwellings of this earliest era of building development survive today, with the rendered Victorian dwelling at 21 Austin Street (built before 1863) being an exception. Most of the dwellings were built as a consequence of the sale of Buckland’s Paddock from 1890, with further development occurring after the First World War. While there is diversity in scale (from very modest to medium size), most of the dwellings have a single storey appearance (some are more elevated as a result of the topography of the land). Within the stylistic range, there are also consistent design characteristics, including simple or complex hipped and/or gabled roof forms clad in corrugated sheet metal, front or return verandahs, narrow or wide eaves, timber weatherboard wall construction (fewer being built in brick) and architectural detailing consistent with the stylistic era in which the dwellings were built. Also contributing to the significance of the area is the bluestone kerbs and channels.

Objectives

- To retain the surviving early streetscape qualities of the area, including the bluestone kerbs and channels;
- To retain and enhance the intact examples of detached, Victorian, Edwardian, Federation and interwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the very modest to medium residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including single storey appearance (when viewed from the front of the dwellings), regular front and side setbacks; and building separation;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Narrow or wide eaves;
- Front or return verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Victorian, Edwardian, Federation and interwar Bungalow styled dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher atypical dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
HO1922: BAREENA ESTATE HERITAGE AREA

This policy applies to all land included in the Bareena Estate Heritage Area.

Policy Basis

The Bareena Estate Heritage Precinct is significant as a distinctive residential area defined by intact Edwardian/Federation and interwar era dwellings, and to a lesser degree, Late Victorian and postwar era dwellings. Two primary schools in the area (Chilwell Primary, built c.1878 and St. Robert’s Primary, built c.1942) form important local landmarks, as do the bowling greens to the Bareena Bowling Club, Noble Street, and the row of Canary Island Palm trees in the Council reserve in Noble Street. Most of the dwellings are detached and single storey, although there are a few significant larger, two storey houses in Miles Street. Contributing to the characteristics of the area are the hipped and/or gabled roof forms clad in corrugated sheet metal, front and side verandahs, horizontal timber weatherboard wall cladding or face brick or rendered wall finishes, broad eaves (often with exposed timber rafters) and architectural detailing consistent with the architectural era in which the dwellings were built. Also contributing to the significance of the area is the Edwardian era Bareena Bowling Clubhouse.

Objectives

- To retain and enhance the intact examples of detached, Late Victorian, Edwardian, Federation and interwar and postwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the important landscape qualities in the area, including the row of Canary Island palm trees in the Council reserve, Noble Street, and the bowling greens to the Bareena Bowling Club, Noble Street;
- To retain the Chilwell and St. Robert’s Primary Schools, and the Bareena Bowling Clubhouse as local heritage landmarks in the Heritage Overlay Area;
- To retain the medium to large residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), regular front and side setbacks; and building separation;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, broad eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and face brick or rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Broad eaves;
- Front or return verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding smooth-rendered finish, or face brick (pressed evenly coloured brick). The choice of construction will be dependent on the construction of adjoining significant dwellings;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Late Victorian, Edwardian, Federation and interwar and postwar Bungalow styled dwellings;
- Encourage the retention of the row of Canary Island palm trees in the Council reserve in Noble Street, and the bowling greens of the Bareena Bowling Club, Noble Street;
- Encourage the retention of the Chilwell and St. Robert’s Primary Schools, and the Bareena Bowling Clubhouse as the local heritage landmarks in the Heritage Overlay Area;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher atypical dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work to be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
HO1923: MERCER’S HILL HERITAGE AREA

This policy applies to all land included in the Mercer’s Hill Heritage Area.

Policy Basis

The Mercer’s Hill Heritage Precinct is significant as a distinctive residential area defined by Late Victorian, Edwardian, Federation and particularly interwar Bungalow styled dwellings. A large number of the dwellings have elevated and sloping landscape settings. Most of the dwellings have a single storey appearance with detached compositions, hipped and/or gabled roof forms, front and side verandahs, timber framed double hung windows, corrugated sheet metal roof cladding, timber weatherboard and rendered brick wall construction and broad eaves. The pair of brick garages at 104-106 and 108-110 Noble Street situated on the frontage boundaries, also contribute to the character of this part of the streetscape, while the remaining garages in the area are set back behind the front building lines. Further contributing to the heritage values of the area are the early front fences, including those at 100-110 Noble Street. Historically, the area is significant for its important eras of residential development after the subdivision of the area in the mid 1880s, when the Mercer’s Hill Estate created a number of residential allotments fronting Noble Street and Mercers Parade. Further development occurred in the late 19th and early 20th centuries. Yet, it was during the interwar period when the area was largely transformed by residential development. Historically, the area is also significant for its associations with gold mining after specks of gold were found in a gully crossing Noble Street (near Pakington Street) in 1862. Shafts were sunk on Mercer’s Hill by the Geelong Gold and Coal Mining Prospecting and Mining Company, while other mining companies sunk shafts in the area in the 1860s and 1870s. None of these gold prospecting operations appear to have been successful, although archaeological evidence may survive as a legacy of the mining era.

Objectives

- To retain and enhance the intact examples of detached, Late Victorian, Edwardian, Federation and interwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To conserve and enhance the substantial private gardens containing elevated and mature garden settings, front fences and retaining walls along Noble Street (especially the front fences at 100-110 Noble Street);
- To retain any surviving archaeological evidence of 19th century gold mines in the area;
- To retain the medium to large residential building scale throughout the Heritage Overlay Area;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), large front setbacks and regular side setbacks;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or side verandahs, broad eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height between 1000 mm and 1300 mm;

Policy

Where a permit is required for a proposal, it is policy to:
Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:

- Traditional architectural characteristics employed in a contemporary and/or innovative manner;
- Detached, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Broad eaves;
- Front or side verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Late Victorian, Edwardian, Federation and interwar Bungalow styled dwellings;
- Encourage the retention and development substantial private gardens containing elevated and substantial landscaped settings;
- Encourage the retention of the front fences between 100 and 110 Noble Street;
- Where ground disturbance uncovers archaeological evidence of 19th century gold mining activity, works should cease until notification has been made with and approval given by Heritage Victoria for works to proceed, in accordance with the Victorian Heritage Act 1995;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1000-1300 mm and of a design and construction reflective of the era and construction of the dwelling;
• Encourage new garages and/or carparks to be located at the rear of existing and/or infill buildings. Some opportunities may be available for modest carparks and/or garages at the front (if adjacent to properties with front garages that form part of the existing front settings, and without hindering views to the dwelling and its garden);

• Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an incorporated document.

**References**


*City of Newtown Urban Conservation Study*, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


HO1924: CAIRNS AVENUE HERITAGE AREA

This policy applies to all and included in the Cairns Avenue Heritage Area.

Policy Basis

The Cairns Avenue Heritage Precinct is significant for its notable number of interwar era dwellings and smaller number of Edwardian dwellings. These dwellings are largely single storey and detached, and feature gabled and/or hipped roof forms, front verandahs, wide eaves, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber framed double hung windows and detailing reflective of the stylistic era in which they were built. Cairns Avenue was transformed into an area of interwar Bungalows after the First World War from 1923, although some Edwardian dwellings had been built before the war, including the house at 38 Cairns Avenue (built in c.1912-13), which represents the earliest surviving dwelling in the street.

Objectives

- To retain and enhance the intact examples of detached Edwardian and interwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the modest residential building scale throughout the Heritage Overlay Area, when viewed from Cairns Avenue;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), and regular front and side setbacks;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height between 1200-1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear or side of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Wide eaves;
  - Front verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Edwardian and interwar Bungalow styled dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1200-1300 mm and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear or side of existing and/or infill buildings;
- Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an incorporated document.

**References**


*City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b)*, prepared by Richard Peterson for the City of Greater Geelong (1997).

*Newtown Heritage Study, Volumes 1-3*, prepared by the City of Greater Geelong (2008).

HO1925: FAIRVIEW AVENUE HERITAGE AREA

This policy applies to all land in the Fairview Avenue Heritage Area.

Policy Basis

The Fairview Avenue Heritage Precinct is significant as a distinctive residential area defined by Edwardian, Federation and interwar Bungalow styled dwellings. Most of these dwellings are single storey with detached compositions, and feature hipped and/or gabled roof forms (with simple or complex roof outlines), front or return verandahs, corrugated sheet metal roof cladding, horizontal timber weatherboard wall cladding, timber framed windows and detailing consistent with the stylistic era in which the dwellings were built. Also contributing to the significance to the area is the Late Victorian dwelling at 88 Fairview Avenue, being a local historical landmark. The bluestone kerb and channel in the rear lanes, and the lack of garages and carports at the front of the dwellings represent other significant characteristics. Most dwellings have generous front setbacks and well-established garden settings. Historically, the area was transformed by residential development during the Federation period, with the sale of allotments comprising the Newtown Hill Estate in 1908 and again in c.1909-10. Further land sales occurred during the interwar period, with 10 home sites offered for sale in 1923 fronting Cairns Avenue.

Objectives

- To retain and enhance the intact examples of detached Edwardian, Federation and interwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the Late Victorian dwelling at 88 Fairview Avenue, which forms a local historical landmark in the area;
- To conserve and enhance the well-established front private garden settings;
- To retain the early bluestone kerbs and channels in the rear lanes;
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey appearance (when viewed from the front of the dwellings), generous front setbacks and narrow side setbacks;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front or return verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height between 1200-1300 mm;
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Narrow or wide eaves;
- Front or return verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

Encourage the retention of the existing allotment configurations;

Encourage the retention of culturally significant Edwardian, Federation and interwar Bungalow styled dwellings;

Encourage the retention of the Late Victorian styled dwelling at 88 Fairview Avenue, which forms a local historical landmark;

Encourage the retention of bluestone kerbs and channels in rear lanes;

Encourage the retention of well-established front private garden settings;

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;

Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:

- The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line. If the new work is adjacent to a higher dwelling, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
- The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

Encourage new fences to be no higher than 1200-1300 mm and of a design and construction reflective of the era and construction of the dwelling;

Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;

Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
HO1926: BONA VISTA HERITAGE AREA

This policy applies to all land included in the Bona Vista Heritage Area.

Policy Basis

The Bona Vista Heritage Precinct is significant as an intact residential area fronting the eastern side of Shannon Avenue, south of Noble Street. It is especially identified by interwar Bungalow styled dwellings, but also by a smaller number of Edwardian and postwar Bungalow dwellings. Most of the dwellings in the area are conventional in design, reflecting the middle and particularly working class population for which they were built. The architectural qualities of the area include the single storey detached compositions, hipped and/or gabled roof forms, front verandahs, horizontal timber weatherboard wall cladding, corrugated sheet metal roof cladding, narrow or wide eaves, timber framed windows and doors and rudimentary detailing consistent with the stylistic era in which the dwellings were built. While the area had been subdivided for residential development in the 19th century, it was the subdivision in 1909 known as the Bona Vista Estate that had the greatest impact on this part of Shannon Avenue. Most building development occurred after the First World War until the late 1940s.

Objectives

- To retain and enhance the intact examples of detached interwar Bungalow styled dwellings and the smaller number of Edwardian and postwar Bungalow styled dwellings as identified in the Newtown Heritage Review Report, Volume 2 (2008);
- To retain the uniformity throughout the Heritage Overlay Area, including the predominant storey building height, modest scale, and regular front and side setbacks;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding and rendered wall finishes, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300-1500 mm (at the very least, the fence should be no higher than adjoining fences);
- To encourage the appropriate development, form and scale or garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings & rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roof cladding;

- Encourage the retention of the existing allotment configurations;
- Encourage the retention of culturally significant Edwardian interwar and postwar Bungalow styled dwellings;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall) adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage new fences to be no higher than 1300-1500 mm (or at the very least, no higher than adjoining fences) and of a design and construction reflective of the era and construction of the dwelling;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References


City of Newtown Urban Conservation Study, Volumes 5 (a) and 5 (b), prepared by Richard Peterson for the City of Greater Geelong (1997).


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
GAMING

This Policy applies to all applications for the installation and use of gaming machines.

Policy Basis

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 Breakwater, Moolap, North Geelong, Norlane, Portarlington, Waurn Ponds and Corio – a number of which are the most disadvantaged areas in Greater Geelong. Consequently, the State Government has capped the entire Greater Geelong region, including the adjacent Borough of Queenscliffe in the south east.

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

Furthermore the location of gaming machines should account for the socio-economic characteristics of the municipality. A number of areas within Greater Geelong are particularly disadvantaged, and can therefore least afford the potential harmful effects of gaming.

Objectives

To avoid the risk of exacerbating problem gambling.

To protect the operations and amenity of existing uses surrounding gaming venues.

To ensure that the area, site and venue characteristics contribute to net community benefit.

Policy

It is policy that proposals for gaming machines are assessed against the following criteria:

Appropriate Areas

Gaming machines should be located in areas:

- Where they will contribute to a redistribution of gaming machines away from disadvantaged areas as defined by the SEIFA (Socio Economic Indicators for Areas) index of Relative Disadvantage.
- Where the community has a choice of non-gaming entertainment and recreation activities and established social infrastructure, some of which operate during the times that the proposed gaming machines will operate in the local area.
- Where socio-economic disadvantage is relatively lower.
- Where the electronic gaming machine density of the locality and its catchment is equal to or below the overall municipal average.
- Where the population is growing or expected to grow. In these areas gaming machines should not be established ahead of the provision of non-gambling entertainment, recreation activities and social infrastructure.

Gaming machines should not be located in areas:

- Where socio-economic disadvantage is high, as defined by the SEIFA index of Relative Disadvantage.
- Identified for growth where the density of machines exceeds 10 gaming machines per 1,000 adults in the relevant postcode.
Appropriate sites
Gaming machines should be located on sites:

- That minimise the likelihood of people passing the venue in the course of their usual business or everyday activities.
- Near activity centres, or at a sports or recreation club with a land holding of more than 2 hectares.

In respect of machines near activity centres, gaming machines should be located on sites:

- Close to an activity centre that serves more than a local catchment.
- At the periphery of the activity centres, outside of the main transport, shopping, community and civic functions of the centre.

Appropriate venues
Gaming machines should be located in venues that:

- Promote non-gaming activities that increase net community benefit.
- Offer social, entertainment or recreational opportunities other than gaming as the primary purpose of the venue.
- Have a range of entertainment and leisure options.
- Promote responsible gaming practices.

Gaming machines should not be located in venues that:

- Have gaming floor area of more than 25 per cent of the total floor area of the venue.
- Have 24 hour-a-day operation.
- Are located within a prohibited area identified in Clause 52.28.

Application requirements
It is policy to require applications to include the following information:

- Details about the existing and proposed distribution of electronic gaming machines in the municipality, and where appropriate adjoining municipalities.
- A robust assessment of the social and economic benefits and dis-benefits of the proposed electronic gaming machines.
- Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community.
- If relevant, details of existing gaming expenditure at the venue (over a 3 year period prior to the application) and a forecast of the anticipated expenditure at the venue if the proposal was to be approved.
- Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities at the venue and within the local area.
- If electronic gaming machines are to be relocated from other venues, the likely social and economic impact of the proposal on those venues and the local area within which those venues are located.
- If the Applicant contends that gaming expenditure is likely to be transferred from other venues, the Applicant is to provide:
  - Particulars as to how the level of transfer has been calculated (including, but not limited to, comparison per machine expenditure at the venue prior to and then after the additional machines, current usage levels of machines at the venue, projected usage level of machines at the venue after the additional machines).
- The amount of transfer expenditure anticipated.
- The resulting impact on revenue of the venue from where the expenditure is transferred.
- The resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services etc).

- If it is proposed to move electronic gaming machines from one part of the municipality to another, details of the relative social and economic differences between the two suburbs or small towns.
- An explanation as to why the electronic gaming machines are being transferred is to be provided.
- The relative socio-economic disadvantage of the local suburb or neighbourhood and the broader catchment of the venue in comparison to the Melbourne and Victorian average in the SEIFA index of Relative Disadvantage.
- A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant’s responsible gaming practices.
- Details of the design and layout of the premises including all proposed signage and evidence of compliance with the relevant gaming regulations for premises layout and design.
- Details of what gaming and non-gaming entertainment and recreation venues and social infrastructure exist within 5km of the venue.
- The distance to shopping complexes and strip shopping centres, community facilities, counselling services and public transport.
- Pedestrian counts outside the proposed venue on different days and at a variety of times.

Decision guidelines

Before deciding on an application the responsible authority must considers as appropriate:

- Whether the proposal will cause a redistribution of gaming machines away from areas of relatively high socio-economic disadvantage within the capped region.
- The net community benefit to be derived from the application.
- Whether approval is likely to increase the socio-economic disadvantage of the local community.
- Whether the location of the gaming machines or gaming premises will facilitate or discourage convenience gaming.
- Whether the venue is accessible by a variety of transport modes.
- Whether the venue offers a range of entertainment, leisure or recreation options.
- Whether residents will have a choice between entertainment and recreation venues with and without gambling in the local area, as well as established social infrastructure.
- The impact of the proposal on the amenity of the area and surrounding land uses.

References

Greater Geelong Gaming Policy Framework, City of Greater Geelong 2007
BALLINASLOE HERITAGE AREA

This policy applies to land included in the Ballinasloe Heritage Area shown as HO1958 on the planning scheme map and land at 201 Autumn Street and 13, 15, 17, 19, 21, 23, 25 and 27 George Street in Geelong West.

Policy Basis

The Ballinasloe Heritage Area is significant as a predominantly intact 19th and early 20th century era residential area defined by modestly scaled, detached, single storey, timber dwellings of conventional Victorian, Edwardian and interwar Bungalow designs. The modest and rudimentary nature of the majority of the dwellings in the area reflects the predominant working class population for whom they were originally built. The significance of the precinct also lies in the grid layout of the streets and rectangular allotments, initially laid out as the Ballinasloe subdivision estate in January 1854. The area does not appear to have been developed with housing until the 1880s, with a further period of growth in the 1910s. It was especially after the First World War in the 1920s when the precinct was transformed as a residential area, with the construction of a contextually large number of interwar Bungalows. While the streetscapes present a mix of Victorian, Edwardian and interwar dwellings, there are portions of the precinct with homogenous streetscapes, some of which appear to be a consequence of the building developments of the known local builders, including the row of Edwardian dwellings at 13-27 George Street (G.F. Moreland) and the row of interwar Bungalows in Laira Street (Michael Denno). Other homogenous stretches of housing include the row of five Edwardian dwellings and six interwar Bungalows in Gertrude Street, and the rows of interwar Bungalows in Crofton Street and the northern portion of George Street. Further contributing to the significance of the precinct is the remnant early engineering infrastructure, including the bluestone pitcher and concrete channels in Crofton Street (east of George Street). The narrow grassed nature strips in Autumn, French, Crofton and Gertrude Streets provide the only early public landscaping to the precinct.

Objectives

- To retain the surviving early streetscape qualities of the area, including the grid layout of the streets, remnant bluestone kerbs and concrete channels on both sides of Crofton Street (east of George Street only) and the narrow grassed nature strips in Autumn, French (north side), Crofton and Gertrude Streets;
- To retain the modestly scaled residential buildings within the Heritage Area;
- To retain and enhance the intact examples of single storey, detached, Victorian, Edwardian and interwar Californian Bungalow dwellings, including the homogenous portions of streetscapes in George, Laira, Crofton and Gertrude Streets, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);
- To retain the uniformity of scale throughout the Heritage Area, including single storey height, regular front and side setbacks and side driveways; building separation and subdivision;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage contemporary interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence of the fences survives;
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;
Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding or a smooth-rendered finish;
  - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of existing allotment configurations;

- Encourage culturally significant Victorian, Edwardian and interwar Bungalow dwellings to be retained;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area and have a side driveway or rear access;

- Encourage building heights to be single storey, with consideration given to the following for new dwellings and additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent single storey building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage the retention (and where applicable restoration) of existing early bluestone kerbs and concrete channels on both sides of Crofton Street (east of George Street only);

- Encourage the retention of the narrow grassed nature strips in Autumn, French (north side), Crofton and Gertrude Streets;

- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling (except for the southern boundary fencing to the properties fronting Autumn Street, where these fences screen private open space). Also encourage the reconstruction of early fence designs where historic photographic evidence survives;

- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
Buildings and works should comply with the *City of Greater Geelong Heritage and Design Guidelines 1997*, which is an incorporated document.

**References**

*Cite of Geelong West Urban Conservation Study*, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

*Ashby Heritage Review Stage 2*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

*Cite of Greater Geelong Heritage and Design Guidelines*, prepared by Helen Lardner for the City of Greater Geelong (1997).
GREAT WESTERN ROAD HERITAGE AREA

This policy applies to land included in the Great Western Road Heritage Area shown as HO1959 on the planning scheme map and to land at 14, 16, 18, 30, 34, 84, 132 and 148 Aberdeen Street in Geelong West.

Policy Basis

The Great Western Road Heritage Area has significance as a physical legacy of building development lining Aberdeen Street, a principal historic thoroughfare, from three important eras: 19th century, Federation era and interwar period. The dwellings are largely single storey and constructed in Edwardian and Federation, and interwar Bungalow styles. There is a lesser (but no less important) number of Victorian dwellings that reflect the earliest developments in the area, as well as some notable Victorian and Federation era dwellings that are atypical in scale and construction to most of the buildings. Aberdeen Street was laid out as the Great Western Road as part of the initial survey of the Town of Geelong in 1838 and its elevated status as a major transport route through Geelong to the western goldfields was marked in the mid 1850s after the opening of a bridge at Fyansford. Most of the land was developed after 1889 when James Austin and other landholders sold their landholdings into smaller residential allotments. These late 19th century subdivisions included the layout of some minor thoroughfares such as McNicol and Potter Streets. The most profound development on the northern side of Aberdeen Street did not occur until the Federation era, when a sizeable number of the dwellings in the area were constructed. A local landmark is the former Argyle Hotel, built in 1855 and which reflects the elevated importance of Aberdeen Street from the mid 19th century as a transport route. It is also a tangible legacy of the original home of the Geelong Football Club, whose ground (Argyle Ground) was located to its west between 1860 and 1878.

Objectives

- To retain the surviving early streetscape qualities of the area, including the asphalt footpaths and bluestone kerbs and channels;
- To retain and enhance the intact examples of detached, Victorian, Edwardian, Federation and interwar Californian Bungalow styled dwellings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);
- To retain the contextually atypical dwellings, commercial buildings and other local landmarks in the Heritage Area, as these buildings also contribute to the significance of the place, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010). Significant atypical dwellings include “Mapphyla” at 6 Aberdeen Street and the interwar dwelling at 40 Aberdeen Street. Local commercial landmarks include the former Argyle Hotel at 30 Aberdeen Street, former Hooper’s Grocery Store at 132 Aberdeen Street, and the two storey building at 148 Aberdeen Street;
- To retain the predominantly uniform scale throughout the Heritage Area, including single storey height (when viewed from the front of the dwellings), regular front and side setbacks; building separation and subdivision;
- To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side and return verandahs, narrow or wide eaves, and minimal detailing;
- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zinclume) corrugated sheet metal roofing;
To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;

To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single or double fronted, single storey compositions (in Aberdeen Street, the new work should be single storey when viewed from the front);
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front, side or return verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding and smooth-rendered wall finishes;
  - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of existing allotment configurations;

- Encourage culturally significant Victorian, Edwardian, Federation and interwar Bungalow styled dwellings and commercial buildings to be retained;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area;

- Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street;

- Encourage building heights to be single storey (in Aberdeen Street, the dwellings may be of multiple storeys at the rear given the topography of the sites, so long as the single storey appearance is retained at the front). For new dwellings and additions to existing dwellings visible to public view, consideration should also be generally given to the following:
  - The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line. If the new work is adjacent to a higher significant atypical dwelling or commercial building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
- The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage the retention (and where applicable restoration) of existing early bluestone kerbs and channels and asphalt footpaths;

- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling. Also encourage the reconstruction of early fence designs where historic photographic evidence survives;

- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;

- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

Ashby Heritage Review Stage 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
MILTON HERITAGE AREA

This policy applies to land included in the Milton Heritage Area shown as HO1960 on the planning scheme map and to land at:

108, 28,130,180 Autumn Street, Geelong West
20, 26, 28 Albert Street, Geelong West
7-9, 68A, 109 Clarence Street, Geelong West
54, 71 Elizabeth Street, Geelong West
194 Hope Street, Geelong West
8, 20 John Street, Geelong West
2 Lisdale Street, Geelong West
23 Yuille Street, Geelong West

Policy Basis

The Milton Heritage Area is significant for its Victorian, Late Victorian, Federation, interwar and postwar era residential (and to a lesser degree commercial and cultural) building development over a hundred-year period from the 1850s until the 1950s. The precinct comprises a considerable part of Geelong West, between Pakington Street and Shannon Avenue, and Autumn and Waratah and Ann Streets. The allotments have a grid layout with the principal thoroughfares set on an east-west axis. The area is especially identified by its modestly scaled, single storey, detached, residential building stock of largely conventional Victorian, Late Victorian, Edwardian, Federation, interwar Bungalow, interwar Californian Bungalow and late interwar and postwar Old English styles. The earliest surviving dwellings are associated with some of the original land subdivisions of the early-mid 1850s. These subdivisions brought about residential building development in the area and included the Milton Estate of c.1855 (original Crown Allotment 13) and the Kilkenny Estate of 1854 (original Crown Allotment 5) in addition to other unnamed subdivisions at this time.

Further subdivisions occurred in the late 19th and early 20th centuries (during the Late Victorian and Federation eras) and during the interwar period, bringing about the construction of a substantial number of dwellings between the 1880s and 1950s that survive today.

The significance of the area therefore largely lies in the diversity of conventional architectural styles rather than homogenous streetscapes, brought about by the multiple subdivisions and consequent evolution of building development in the area. Within the precinct are a small number of commercial buildings, dating from c.1858 with the building of Oddy’s General Store at 71 Elizabeth Street, although the majority of these buildings represent suburban shops of the interwar (and to a lesser degree, Edwardian) era. From the 19th and early 20th centuries, the nearby Donaghy’s Ropeworks and the Victorian Railways were employers of a notable number of local residents. Of the former, Donaghy’s Ropeworks had a physical impact on the northern portion of the area, with at least 25 Late Victorian dwellings relocated from the Ballarat goldfields district to the northern side of Waratah Street by M. Donaghy and Sons in 1911. The area is therefore important for its history of house relocations in Waratah and other streets. During the interwar period, the ropeworks substation and canteen in Waratah Street were built and which now serve as surviving physical legacies of the ropeworks complex. The interwar period also brought about a desire for more healthy living which resulted in the establishment of two important public reserves in the area: Baker’s Oval in 1929 and Sparrow Park in 1936. Also contributing to the significance of the area are the surviving bluestone kerbs and asphalt footpaths, and the bluestone spoon drains in the few rear lanes.
Objectives

- To retain the surviving early streetscape qualities in the area, including the grid subdivision layout, asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;

- To retain and enhance the significant diversity of conventionally-designed detached and semi-detached, Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);

- To retain and enhance the small number of significant Victorian, Edwardian and interwar era commercial buildings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);

- To retain the former places of worship in the Heritage Area, including the Salvation Army Citadel;

- To retain and enhance Sparrow Park and Baker’s Oval as landmark public recreation reserves in the Heritage Area;

- To retain the similar front setbacks and narrower side setbacks (in the context of the setbacks to dwellings in each particular street and different portions of the streets);

- To retain the predominantly uniform scale throughout the Heritage Area, including single storey height and building separation;

- To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives;

- To encourage additions to existing significant dwellings to be located at the rear;

- To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing;

- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;

- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single or double fronted, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
- Front, side or return verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding and smooth-rendered wall finishes;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of existing allotment configurations;
- Encourage culturally significant Victorian, Late Victorian, Edwardian, Federation, interwar Californian Bungalow, interwar and late interwar Bungalow, and early postwar Old English styled dwellings to be retained;
- Encourage the culturally significant Victorian, Edwardian and interwar era commercial buildings to be retained;
- Encourage the former Salvation Army Citadel to be retained;
- Encourage Sparrow Park and Baker’s Oval to be retained as landmark public recreation reserves in the Heritage Area;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area;
- Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings and additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage the retention (and where applicable restoration) of existing asphalt footpaths (in Avon, Albert, Autumn, Catherine, Elizabeth, Hope, John, Lisdale, McDougall, Weller and Yuille Streets), bluestone kerb and concrete channel (in Hope, Plymouth and Weller Streets) and the asphalt paving with central bluestone spoon drains in four lanes in the Heritage Area;
- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling. Also encourage the reconstruction of early fence designs where historic photographic evidence survives;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.
References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

Ashby Heritage Review Stage 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
PINEVILLE HERITAGE AREA

This policy applies to land included in the Pineville Heritage Area shown as HO1961 on the planning scheme map and to land at:

95, 107, 111, 119 Autumn Street, Geelong West

77 Albert Street, Geelong West

5 Bowlers Avenue, Geelong West

30, 32, 34, 36, 38 Coquette Street, Geelong West

2-12, 9, 35 Gertrude Street, Geelong West

4 Leckie Place, Geelong West

27, 29 Lupton Street, Geelong West

207, 233 Pakington Street, Geelong West

1, 5 Pizer Street, Geelong West

2 Potter Street, Geelong West

5 St. James Street, Geelong West

Policy Basis

The Pineville Heritage Area is significant for its diversity of Victorian, Late Victorian, Federation, interwar and to a lesser degree, early postwar building stock constructed between 1850 and 1948. The variation in dwelling design spans both the different periods of residential progress and within each of the design types, being a legacy of the disparate locations of early development, different scales of streets and allotments, and the diversity of socio-economic circumstances of the original owners. Yet, the precinct also has significance for the similar characteristics shared by most dwellings: single storey scale; hipped and/or gabled roof forms; timber weatherboard wall construction; corrugated sheet metal roof cladding; timber framed windows and front, side or return verandahs. Within the context of each street, most dwellings share similar front setbacks. The earliest streets within the precinct: Pakington, Autumn, Gertrude, Potter, Lupton, Pizer, Coquette, Thomas, St. James and Laira Streets are a physical legacy of the layout of the area between 1839 and 1864. A sizeable proportion of the southern half of the precinct had been acquired by James Austin in 1847. He donated land for the establishment of the Wesleyan Church at the corner of Pakington and Lupton Streets at that time. The existing Church building, built in 1876, forms a local heritage landmark, as does the neighbouring Memorial Sunday School (built in c.1920) at 2 Potter Street.

Spread throughout the precinct are 8 dwellings built in the 1850s, representing the earliest phase of residential development. The most notable surviving examples include “Pineville” at 2 Gertrude Street and “Dumbarton” at 12 Thomas Street. The other Victorian dwellings built in the 1870s and 1880s also survive in the area, as do a proportionally large number of Late Victorian dwellings built in the 1890s. These dwellings reflect later subdivisions of 1889 and c.1890-91 with small homogenous groupings contributing to the streetscapes in Coquette, Laira and Thomas Streets. The contextually notable number of Federation era dwellings also contributes to an important phase of residential development between 1900 and 1919. Further subdivision of remaining open land in the area, including the “Pineville” estate in the early 1920s, brought about the construction of interwar and early postwar dwellings, particularly in the newly-created streets of Bowlers and Pineville Avenues, and in Gertrude Street.

Also significant to the area is the Geelong West Park that provides an important public landscape, having been established on the northern portion of the former “Pineville” property in 1911. The Geelong West Bowling Club greens and clubhouse soon followed. Other early 20th century landmarks in the area include the Geelong West Fire Station at 95 Autumn Street (built in 1919) and the former Potter Bakery building (established in 1922-23) at 28 Potter Street. The drainage easement in the northern portion of the precinct (between Pakington and Laira Streets) also reflects...
important infrastructure which replaced a masonry open channel in 1932 that had been constructed in 1891 in the natural creek bed originally known as the Western Gully. In addition to the former Newtown Methodist Sunday School, a number of streets in the area commemorate local soldiers who fought and died in the First and Second World Wars.

Objectives

- To retain the surviving early streetscape qualities including the diversity of building stock, subdivisions and allotment sizes, and the early bluestone kerbs, channels and cross overs in Bigmore Street and Leckie Place, bluestone kerbs in Thomas Street and the asphalt footpaths in Autumn, St. James (east side), Potter and Lupton Streets;

- To retain and enhance the significant diversity detached Victorian, Late Victorian, Edwardian, Federation, interwar and to a lesser degree, early postwar era building stock, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);

- To retain and enhance the small number of local heritage landmarks in the Heritage Area, including the former Wesleyan Church, Pakington Street, Memorial Sunday School, 2 Potter Street, ‘Pineville’, 2 Gertrude Street, ‘Dumbarton’, 12 Thomas Street, and the former Geelong West Fire Station, 95 Pakington Street, as identified in the *Ashby Heritage Review Stage 2, Volume 2* (2010);

- To retain and enhance the Geelong West Park as an important public landscape in the Heritage Area;

- To retain and enhance the Geelong West Bowling Greens as an important recreational and sporting landscape in the Heritage Area;

- To retain the names of the streets that commemorate local soldiers who fought and died in the First and Second World Wars. These streets are: Bigmore, Lupton, Pizer, Plunkett and Potter Streets, and Leckie Place;

- To retain the remaining physical evidence of the former Western Gully that traverses the Heritage Area, which now largely comprises a below-ground barrel drain between Pakington and Laira Streets;

- To retain the predominantly uniform scale throughout the Heritage Area, including single storey height and building separation;

- To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives;

- To encourage additions to existing significant dwellings to be located at the rear;

- To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing;

- To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zinupalume) corrugated sheet metal roofing;

- To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;

- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:
Promote new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:

- Traditional architectural characteristics employed in a contemporary and/or innovative manner;
- Detached, single or double fronted, single storey compositions;
- Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
- Narrow or wide eaves;
- Front, side or return verandahs;
- Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
- Traditional wall construction, including horizontal timber weatherboard cladding and smooth-rendered wall finishes;
- Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

Encourage the retention of existing allotment configurations;

Encourage culturally significant Victorian, Late Victorian, Edwardian, Federation, interwar and early postwar building stock to be retained;

Encourage the retention of local heritage landmarks in the Heritage Area, including the former Wesleyan Church, Pakington Street, Memorial Sunday School, 2 Potter Street, ‘Pineville’, 2 Gertrude Street, ‘Dumbarton’, 12 Thomas Street, and the former Geelong West Fire Station, 95 Pakington Street;

Encourage the retention of the Geelong West Park as an important public landscape in the Heritage Area;

Encourage the retention of the Geelong West Bowling Greens as an important sporting and recreational landscape in the Heritage Area;

Encourage the retention of the memorial street names in the Heritage Area. Those streets that commemorate local soldiers who fought and died in the First and Second World Wars are Bigmore, Lupton, Pizer, Plunkett and Potter Streets, and Leckie Place;

Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area;

Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street;

Encourage building heights to be single storey. For new dwellings and additions to existing dwellings visible to public view, considerations should also generally be given to the following:

- The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line. If the new work is adjacent to a higher, significant local heritage landmark of atypical larger scale, the highest point of the new roof should be consistent with the roof heights that predominate in that part of the street;
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage the retention (and where applicable restoration) of existing early bluestone kerbs, channels and cross overs in Bigmore Street and Leckie Place, bluestone kerbs in Thomas Street and the asphalt footpaths in Autumn, St. James (east side), Potter and Lupton Streets;

- Encourage the retention of the remaining physical evidence of the former Western Gully that traverses the Heritage Area, which now largely comprises a below-ground barrel drain between Pakington and Laira Streets;

- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling. Also encourage the reconstruction of early fence designs where historic photographic evidence survives;

- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;

- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

Ashby Heritage Review Stage 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
WATERLOO HERITAGE AREA

This policy applies to land included in the Waterloo Heritage Area shown as HO1962 on the planning scheme map and to land at:

7, 12, 18, 23, 25, 37, 53, Candover Street, Geelong West
12, 14, 24, 25, 26, 27, 32, 34 Hope Street, Geelong West
23, 24, 27, 46-54 O’Connell Street, Geelong West
11, 27 Preston Street, Geelong West
10, 12, 14, 30, 53, 59 Weller Street, Geelong West
7, 25, 45 Wellington Street, Geelong West

Policy Basis

The Waterloo Heritage Area is significant as one of the earliest surviving suburban areas in Geelong West where some of the most intense building activity occurred from the 1850s. The area has further significance for its residential building activity from the second half of the 19th century until the Second World War. This is reflected in the notable concentration of modestly scaled, single storey, Victorian, Late Victorian, Edwardian and interwar Bungalow styled dwellings built between the 1850s and early 1940s, with the evolution of residential building development forming part of the significance of the area. Most of the dwellings are standard in design and of timber construction, reflecting the working class population for which they were built. There are a few dwellings of more substantial design and/or of brick construction. Most of the streets and allotments were laid out as part of early 1850s subdivisions. These subdivisions included the Waterloo and Shirley Estates, the eastern parts of which were punctuated by the construction of the Melbourne to Geelong railway line between 1854 and 1857. The close proximity of the railway line brought about a notable population of railway employees in the area in the 19th and early 20th centuries. Originally a mixed residential, commercial and cultural area, the only buildings associated with non-residential uses that contribute to the significance of the precinct today are the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O’Connell Street, former corner store at 31 Hope Street and Tucker’s Funerals building at 57 Hope Street. Further contributing to the significance of the area is the surviving 19th and early 20th century engineering infrastructure in the rear and side lanes with bluestone spoon drains, bluestone kerbs and channels in Weller and Picton Streets, and the bluestone kerbs and concrete channels in Candover and Wellington Streets. Kenworthy Reserve, between Wellington and Maitland Street, represents the only public recreation area in the precinct, established in 1940-41, after the demolition of the Ashby Methodist Chapel on the site in 1939.

Objectives

- To retain the surviving early streetscape qualities including the small frontage widths, 19th century bluestone kerb and channel in Weller and Picton Streets, early 20th century bluestone kerb and concrete channel in Candover and Wellington Streets, asphalt footpaths and the surviving bluestone spoon drains in some of the side and rear lanes, including Kings Lane, Veres Lane and Ripley Street;

- To retain and enhance the significant, predominantly-detached, modestly-scaled, standard Victorian, Late Victorian, Edwardian, Federation, and interwar Bungalow styled dwellings, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);

- To retain and enhance the small number of non-residential buildings that continue to reflect original mixed use of the area, including the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O’Connell Street, former corner store at 31 Hope Street and Tucker’s Funerals building at 57 Hope Street, as identified in the Ashby Heritage Review Stage 2, Volume 2 (2010);
To retain and enhance Kenworthy Reserve as an important public recreation space in the Heritage Area;

To retain the predominantly uniform modest building scale throughout the Heritage Area, including single storey height;

To retain the modest front setbacks and narrow side setbacks throughout the Heritage Area;

To encourage the accurate reconstruction of missing architectural details to existing buildings where historic photographic and/or physical evidence survives;

To encourage additions to existing significant dwellings to be located at the rear;

To encourage the contemporary and/or innovative interpretation of traditional building design within the Heritage Area, including detached buildings, hipped and/or gable roof forms (with a pitch between 25 and 35 degrees), front, side or return verandahs, narrow or wide eaves, and minimal detailing;

To encourage the use of traditional construction materials including horizontal timber weatherboard wall cladding, timber framed windows and non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;

To encourage the use of appropriate fence types, designs and locations with a maximum height of 1300mm. The reconstruction of early fences is also encouraged where photographic evidence survives;

To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear of the existing and/or infill buildings;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Promote new dwellings and rear additions to existing dwellings that incorporate the following design characteristics:
  - Traditional architectural characteristics employed in a contemporary and/or innovative manner;
  - Detached, single or double fronted, single storey compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front, side or return verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding and smooth-rendered wall finishes;
  - Non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing.

- Encourage the retention of existing allotment configurations and contextually modest frontage widths;

- Encourage culturally significant Victorian, Late Victorian, Edwardian, Federation, interwar Bungalow styled dwellings to be retained;

- Encourage the retention of significant non-residential buildings in the Heritage Area, including the former shop and dwelling at 11 Preston Street, Geelong West Kindergarten at 46-54 O’Connell Street, former corner store at 31 Hope Street and Tucker’s Funerals building at 57 Hope Street;
- Encourage the retention of the Kenworthy Reserve as an important public recreation space in the Heritage Area;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Area;
- Encourage rear vehicular access and side driveways that follow the traditional pattern in that part of the street;
- Encourage building heights to be single storey, with consideration given to the following new dwellings and additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
- Encourage the retention (and where applicable restoration) of existing 19th century bluestone kerb and channel in Weller and Picton Streets, early 20th century bluestone kerb and concrete channel in Candover and Wellington Streets, asphalt footpaths and the surviving bluestone spoon drains in some of the side and rear lanes, including Kings Lane, Veres Lane and Ripley Street;
- Encourage new fences to be no higher than 1300 mm and of a design and construction reflective of the era and construction of the dwelling. Also encourage the reconstruction of early fence designs where historic photographic evidence survives;
- Encourage new garages and/or carports to be located at the rear of existing and/or infill buildings;
- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West (1986).

Ashby Heritage Review Stage 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant, for the City of Greater Geelong (2010).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
INCREASED HOUSING DIVERSITY AREAS

This policy applies to all residential land located in Increased Housing Diversity Areas as shown in the maps included in this clause.

Policy Basis

This policy provides guidance on development in Council’s Increased Housing Diversity Areas (IHDA). IHDAs have been identified around activity centres and have significant capacity to accommodate residential growth and increased housing diversity. These areas can provide residents local shopping needs and/or are serviced by public transport. New development in these areas should encourage walking by residents and discourage reliance on cars for all trips.

Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that design quality improves to ensure a positive contribution to the neighbourhood.

Redevelopment of existing housing stock should be well designed, site responsive, contemporary medium density housing. This will lead to an intensification of development patterns overtime. The intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA.

Instead of applying a ‘one size fits all’ approach, medium density development should be achieved through a range of housing typologies that best reflect the local context. Increased residential densities will be achieved through a mix of different building forms and scales. New housing in the form of units, townhouses, terrace housing and apartments will depart from traditional detached housing. In doing so it will respond to unique characteristics of an area such as heritage, significant vegetation, topography and views, which may reduce the development potential.

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

Housing should also meet the needs of a diverse range of future residents including the demand for smaller, low maintenance households and tourist accommodation.

Objectives

- To evolve the character of these areas through more intensive development.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
- To ensure development makes a positive architectural and urban design contribution to the IHDA.
- To promote a diversity of housing types to cater to a variety of lifestyle needs.
- To promote walking trips and pedestrian safety within the IHDAs.
- To ensure that streetscape character in heritage areas is maintained.
- To encourage new development to provide a high level of on-site amenity for future residents.

Policy

It is policy that development within each of the Increased Housing Diversity Areas responds positively to the relevant matters set out in this policy.

General

This applies to all identified IHDAs.
Design Objectives

Built Form
- Encourage innovative, high quality, site responsive medium density housing development.
- Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.
- Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.
- Discourage storage areas located within the minimum area of secluded open space.

Building Height
- Encourage two and three storey development. Three storey development should be encouraged on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encourage the recessing of the third storey to reduce dominance of the building from adjoining properties and the streetscape.
- Ensure that the height and bulk of the new development on interface properties, between an IHDA and other residential areas, is responsive to the adjoining character and provides a transition in the built form between areas.

Landscaping and Vegetation
- Where appropriate, provide a street tree to enhance the contribution of the development to the streetscape.

Subdivision and Consolidation
- Encourage the consolidation of lots to increase development potential.
- Discourage the fragmentation of sites and underdevelopment of sites.

Car Parking
- Ensure that the visual prominence of car parking structures is minimised by locating them behind the line of the front façade and designing them to form a visually unobtrusive part of the building.
- Where more than one car space is provided, encourage the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5m.
- Minimise the number of vehicle crossings and where possible, access should be from lower order roads and rear laneways.

Heritage
- Ensure that development in or adjacent to heritage places is sympathetic and respects the significance of the place.
- Where new development is proposed in or adjacent to a heritage place, ensure building elements above one-storey in height are set back behind the roof ridge-line of the heritage buildings.

Coastal
This applies to the Barwon Heads IHDA, Ocean Grove IHDA, Ocean Grove Market Place IHDA, Portarlington IHDA and St Leonards IHDA.
Design Objectives

- Encourage innovative architecture that respects the coastal setting by incorporating a variety of lightweight materials, building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading), simple detailing, roof forms and higher building elements to capture views.
- Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.
- Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Decision Guidelines

Before deciding on an application in an Increased Housing Diversity Area, the responsible authority must consider:

- The extent to which the proposal meets the policy and design objectives of this clause.
- Whether the development provides a high level of amenity for future residents.
- Whether the development unreasonably reduces opportunities for neighbouring sites to reasonably develop.

Reference Documents


Increased Housing Diversity Area Maps
GREATER GEELONG PLANNING SCHEME

EAST GEELONG - ORMOND ROAD INCREASED HOUSING DIVERSITY AREA

GEELONG WEST, MANIFOLD HEIGHTS & NEWTOWN INCREASED HOUSING DIVERSITY AREA
DISCRETIONARY USES IN RURAL AREAS

This policy applies to the consideration of use and development applications within the Farming and Rural Conservation Zones. This policy does not apply to agricultural, tourism, function centre or accommodation land uses.

Policy Basis

The rural areas of Geelong and its many attractions are highly valued for their contribution to the economy, liveability and amenity of the whole municipality.

Non agricultural uses in rural areas must be carefully managed to ensure that the ongoing use of land for agriculture is supported and the rural landscape character of the rural area is preserved.

Non-agricultural uses that would attract a significant numbers of visitors, accommodate large numbers of people or generate significant volumes of traffic and car parking demand are generally incompatible with farming activities and rural amenity. These uses should be directed to urban areas where municipal infrastructure services and good transport connectivity is available. An adequate supply of land is zoned for industrial, commercial and community purposes in urban areas to provide for these uses. The encroachment of non-agricultural uses into rural areas is discouraged and should only be considered when the use or development cannot be catered for in an urban area and there are unique circumstances to justify a rural location.

Objective

- To discourage discretionary non-agricultural uses in rural areas that could reasonably be located in an urban zone.
- To preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- To maintain the unique rural landscape character of rural areas.

Policy

For a discretionary non-agricultural use, it is policy that:

- The intensity of the use will complement and support the local rural context.
- The use will not result in an unreasonable loss of productive agricultural land.
- Existing agricultural activity on adjoining land will not be compromised.
- The scale of the development will complement and respect the rural landscape character.
- Buildings and structures are designed and sited to not be visually dominant and can blend into the surrounding landscape and natural environment. Visual impacts should be mitigated or minimised through sensitive design, landscaping, materials and colours.
- The site has access to an appropriately constructed or sealed road that is capable of accommodating anticipated traffic levels or has convenient access to a major road.
- The site has access to all necessary servicing infrastructure. Where infrastructure is required or needs upgrading the applicant will meet all costs.
- The environmental condition of the land could be enhanced by fencing off remnant vegetation and revegetating waterways and other strategic areas to develop wildlife corridors.

References


UPPER SKENE HERITAGE PLACE

This policy applies to land included in the Upper Skene Street Heritage Area shown as HO2005 on the planning scheme map.

Policy Basis

The Upper Skene Street Heritage Precinct, 1-63 Upper Skene Street, Newtown, has significance as a predominantly intact grouping of interwar era Bungalows, and to a lesser degree, Late Victorian and Edwardian styled dwellings. These houses reflect the evolution of the street from the late 1890s until the 1940s. Until the interwar period, the street largely remained a rural residential area, with only 11 dwellings on the south side of the street until c.1915. These houses were built from the 1850s following the broad subdivision of the area and the creation of Upper Skene Street. No fabric of the mid 19th century survives. The area is primarily identified by detached, single storey, modestly-scaled dwellings on separate allotments. The majority have hipped and or gabled roof forms, front verandahs, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber framed windows and doors, chimneys and detailing applicable to their era and style. There are a smaller number of houses with tiled roofs and brick wall construction (either face brick or with a rendered finish). The dwellings have elevated locations from the street boundaries, a consequence of the steeply-sloping topography of the area. Contributing to the significance of the place is the regular, rectangular allotment pattern, regular front setbacks with garden settings, narrower side setbacks with side driveways, and mainly recessive garaging. In 2016, the character and appearance of the streetscape is enhanced by the avenue of alternating Lophostemon confertus (Queensland Brush Box) and Corymbia ficifolia (West Australian Flowering Gum street trees. While planted in the c.1960s (being outside the significant era of development for the area), they reflect the evolution of change in tree plantings, with Upper Skene Street having been characterised by an avenue of trees since the interwar period.

Objectives

- To retain and enhance the mix of significant Late Victorian, Federation and interwar era dwellings as identified in the Newtown West Heritage Review, Volume 3 (2016) (the demolition of these dwellings is therefore discouraged);
- To retain an avenue of street trees;
- To retain the existing front garden settings defined by contextually generous front setbacks at 3-5, 9 and 19-31 Upper Skene Street, and slightly shallower existing front setbacks to the remainder of the properties;
- To retain the rectangular allotment configurations;
- To retain the regular narrow side setbacks to the dwellings;
- To retain the predominantly single storey building height;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage the innovative interpretation of traditional residential design within the street for additions and new dwellings;
- To encourage the use of traditional construction materials;
- To encourage the construction of fence types, designs, locations and heights that are applicable to the era, construction and scale of the dwelling;
- To encourage the appropriate development, form, scale and rear locations for garages and/or carports;

Policy

Where a permit is required for a proposal, it is policy to:
• Encourage culturally significant Late Victorian, Federation and interwar era dwellings to be retained (demolition of dwellings identified as having local or contributory significance in the Newtown West Heritage Review 2016 is discouraged);

• Encourage the accurate reconstruction of missing architectural details to existing significant dwellings where historic photographic and/or physical evidence survives;

• Encourage the retention of the landscaped settings in the front setbacks;

• Encourage the retention of existing rectangular allotment configurations;

• Promote new dwellings & additions to existing dwellings that are contemporary in appearance and incorporate the following design characteristics:
  - Architectural characteristics that have drawn on the traditional designs of the area in an innovative way;
  - Detached, single or double fronted compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front, side or return verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding, pressed face brick wall construction, and smooth-rendered wall finishes. Consideration may be given to more contemporary materials that are non-reflective and where they will have no visual prominence when viewed from the public realm;
  - Galvanised corrugated steel or tiled roof cladding, the choice of roof cladding being dependent on the significant roofs that predominate in that part of the street;

• Encourage additions to existing dwellings to be located at the rear. The visual prominence and integrity of existing roof forms should be maintained in the design of additions, by being highly recessive and of subservient proportions;

• For new dwellings, encourage:
  - Front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
  - Side setbacks that are equivalent to neighbouring buildings;
  - Side vehicular access and driveways that follow the traditional pattern in that part of the street

• Encourage building heights to be one and two storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - For new dwellings, the wall heights as viewed from the public realm should be equivalent to the wall heights of the neighbouring significant dwellings that predominate in that part of the street;
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;

- The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

- Encourage new front fences to be visually permeable and reflective of the era, construction and scale of the dwelling and the streetscape. Fences no higher than immediately neighbouring front fences and no higher than 1500 mm high are encouraged. At the eastern end of Upper Skene Street (between Shannon Avenue and Ruthven Street), front fences may also include low retaining walls. Fence designs reflective of the era and construction of the dwelling are encouraged. The reconstruction of early fence designs where historic evidence survives is also encouraged;

- Encourage the appropriate development, form, scale and location of garages and/or carports. Rear locations are especially encouraged. Highly recessive side locations for single vehicle garages and/or carports may be considered;

- Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

*Newtown West Heritage Review, Volumes 1, 2, 3, 4, & 5* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant (October 2016).

NEWTOWN WEST HERITAGE AREA

This policy applies to land included in the Newtown West Heritage Area shown as HO2006 on the planning scheme map.

Policy Basis

The Newtown West Heritage Precinct, Newtown, has significance as a Victorian, Federation and interwar era residential heritage area of moderate-high integrity. Most dwellings are single storey (some being more elevated due to the topography of the sites), with hipped and/or gabled roof forms, front, side or return verandahs, broad eaves, corrugated sheet metal or tiled roof cladding, brick or timber wall construction, timber framed windows and verandah detailing commensurate with the era of the dwelling. The architectural and historical core of the precinct is ‘Newtown Brae’, 15 Stephen Street, the earliest surviving dwelling first built in c.1851 (extended in 1885). Subdivisions surrounding and nearby this property have occurred from the mid 19th century but building development occurred mostly during the Federation period and especially during the interwar era. In Aphrasia Street is an homogenous row of interwar Bungalows (aside from ‘Brooklyn’, a two storey Late Victorian brick dwelling on a large site at 132-134 Aphrasia Street). The scale and design of the dwellings in Nantes and Stephen Streets are more diverse. The streets within the precinct: Aphrasia, Stephen, Nantes and Formosa Streets, date from the mid 19th century, with residential development conforming to the rectangular layout of these streets as well as the steeply-sloping topography of the northern slope of Newtown Hill west. Formosa Street continues to serve its original purpose as a vehicular access lane for some properties in Nantes and Stephen Streets. Most allotments are regular in size and rectangular in layout, with largely regular front and side setbacks. The allotments on the north side of Stephen Street are contextually larger, the dwellings exploiting the northern views to Corio Bay and the You Yangs, with principal facades facing onto large landscaped rear yards (and not Stephen Street, where garaging is located on or near the street boundaries). The majority of the dwellings have garaging located at the rear of the dwellings. A smaller number of original or early front fences survive, being those at 112, 114 and 126 Aphrasia Street. The mature Cypresses at the front of ‘Brooklyn’ at 132-134 Aphrasia Street are a legacy its early setting.

Objectives

- To retain and enhance the mix of significant Victorian, Federation and interwar era dwellings as identified in the Newtown West Heritage Review, Volume 2 (2016) (the demolition of these dwellings is therefore discouraged);
- To retain the mature Cypresses at the front of the property at 132-134 Aphrasia Street;
- To retain the substantial rear (northern) garden settings to the properties on the north side of Stephen Street;
- To retain the rectangular allotment configurations;
- To retain early front fences;
- To retain the regular front and side setbacks to the dwellings in Aphrasia, Nantes and the south side of Stephen Streets;
- To retain the one and two storey building heights, including the predominantly single storey building heights in Aphrasia Street and the mix of one and two storey building heights in Nantes and Stephen Streets;
- To encourage additions to existing significant dwellings to be located at the rear;
- To encourage the innovative interpretation of traditional residential design within the Heritage Overlay Area for additions and new dwellings;
- To encourage the use of traditional construction materials;
To encourage the construction of fence types, designs, locations and heights that are applicable to the era, construction and scale of the dwelling;

To encourage the appropriate development, form, scale and rear locations for garages and/or carports;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage culturally significant Victorian, Edwardian/Federation and interwar era dwellings to be retained (demolition of dwellings identified as having regional, local or contributory significance in the Newtown West Heritage Review 2016 is discouraged);

- Encourage the accurate reconstruction of missing architectural details to existing significant dwellings where historic photographic and/or physical evidence survives;

- Encourage the retention of the substantial landscaped settings to the rear (northern) yards of the properties on the north side of Stephen Street;

- Encourage the retention of the mature Cypresses at the front of the property at 132-134 Aphrasis Street;

- Encourage the retention of the early front fences at 112, 114 and 126 Aphrasis Street;

- Encourage the retention of existing allotment configurations;

- Promote new dwellings & additions to existing dwellings that are contemporary in appearance and incorporate the following design characteristics:
  - Architectural characteristics that have drawn on the traditional designs of the area in an innovative way;
  - Detached, single or double fronted compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front, side or return verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding, pressed face brick wall construction, and smooth-rendered wall finishes. Consideration may be given to more contemporary materials that are non-reflective and where they will have no visual prominence when viewed from the public realm;
  - Galvanised corrugated steel or tiled roof cladding, the choice of roof cladding being dependent on the significant roofs that predominate in that part of the area;

- Encourage additions to existing dwellings to be located at the rear. The visual prominence and integrity of existing roof forms should be maintained in the design of additions, by being highly recessive and of subservient proportions. For dwellings on the north side of Stephen Street (where the principal facades may be at the front or rear or both), particular consideration needs to be given to the integrity of the building fabric. Design solutions that minimise negative impacts on the integrity of principal facades are encouraged;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

- Encourage side setbacks that are equivalent to neighbouring buildings;
Encourage side vehicular access and driveways that follow the traditional pattern in that part of the street;

Encourage building heights to be one and two storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:

- The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
- The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
- For new dwellings, the wall heights as viewed from the public realm should be equivalent to the wall heights of the neighbouring significant dwellings that predominate in that part of the street;
- The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
- The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;

Encourage the retention (and where applicable restoration) of existing asphalt footpaths in Nantes and Stephen Streets;

Encourage the retention of bluestone channels

Encourage new front fences to be visually permeable and reflective of the era, construction and scale of the dwelling and the streetscape. In Aphrasia Street, front fences no higher than 1300 mm are encouraged. On the south side of Stephen Street, and in Nantes Street, front fences should be between 1300 and 1500 mm, and no higher than immediately adjacent front fencing. In Nantes Street, front fences may also include low retaining walls. Fences fronting the north side of Stephen Street may be up 1800 mm high. Fence designs reflective of the era and construction of the dwelling are encouraged. The reconstruction of early fence designs where historic evidence survives is also encouraged;

Encourage the appropriate development, form, scale and location of garages and/or carports. For Aphrasia, Nantes and the south side of Stephen Streets, rear locations are encouraged. Highly recessive side locations for single vehicle garages and/or carports may be considered. For the north side of Stephen Street where garaging has traditionally been located near the Stephen Street boundary, single storey garaging in these locations may be considered;

Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant (October 2016).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).
WEST MELBOURNE ROAD HERITAGE AREA

This policy applies to land included in the West Melbourne Road Heritage Area shown as HO2007 on the planning scheme map.

Policy Basis

The West Melbourne Road Heritage Precinct, 293-319 Shannon Avenue, Newtown, has significance as a predominantly intact streetscape of nine interwar dwellings and three distinctive Federation houses of varying scales and elaboration built between 1910 and 1938. The diversity in the houses reflects the varying socio-economic status of the original owners that included the working and professional classes, and retired graziers. The interwar era dwellings are typically conventional in design, being single storey and detached, with hipped and/or gabled roofs, front or return verandahs, broad eaves, brick chimneys, corrugated sheet metal or tiled roof cladding, face brick, roughcast brick or timber weatherboard wall cladding, timber framed windows (some dwellings featuring bay windows), and detailing applicable to the interwar era.

The dwellings at 303 and 311 Shannon Avenue are particularly substantial and noteworthy examples of the Federation era. At ‘Comara’, 303 Shannon Avenue this is expressed in the elongated layout with complex hipped and gabled roofs, shallow-pitched return verandah with shallow-gabled portico near the corner, faceted front bay window, bowed bay corner window under the verandah, face brick wall construction, timber framed casement windows, and the brick verandah piers with slender Doric columns. At ‘Retford House’, 311 Shannon Avenue, the distinctive original features include the complex hipped and gabled roofs, and the projecting angled corner attic that terminates with a faceted balcony bay with a hipped roof above. Other original features include the slate roof cladding, face brick wall construction, rectangular bay windows, timber framed casement windows with highlights, broad eaves with exposed timber rafters, terra cotta roof ridge decoration and finials, ventilators in the gable ends, and the brick verandah pedestals and slender, tapered Doric verandah columns arranged in pairs and in three at the corner. The third Federation era dwelling, ‘Derreweit’, 305 Shannon Avenue, is more conventional in its Federation era design. The timber dwelling has main hipped roof form with projecting gabled wings at the front and side connected by a return verandah formed as an extension of the main hipped roof. The fabric is predominantly intact, including the corrugated sheet metal roof cladding, rendered chimneys, timber framed casement windows with highlights, broadly-projecting window hoods, gable infill and timber brackets, the unusual square timber verandah posts with elongated timber brackets, and the timber verandah balustrade.

While there is some variation in the front setbacks due to the different periods of development and diversity in the sizes of the rectangular allotments, they mainly feature landscaped settings. The location and layout of the pedestrian paths in the front gardens at 299, 303, 307, 311, and 315 are early. Also contributing to the significance of the precinct are three original front fences. They are the timber post and ripple iron fence (with timber fretwork capping) at 303 Shannon Avenue; low brick fence with expressed piers and hollow steel rails (and metal gate) at 315 Shannon Avenue; and the low brick fence with brick piers and plinth and open metal bays at 319 Shannon Avenue.

Objectives

- To retain and enhance the significant three Federation era dwellings and the nine interwar era dwellings as identified in the Newtown West Heritage Review, Volume 4 (2016) (the demolition of these dwellings is therefore discouraged);
- To retain the modest landscaped front garden settings;
- To retain the rectangular allotment configurations;
- To retain early front fences;
- To retain the similar front and side setbacks;
- To retain the single storey building heights;
- To encourage additions to existing significant dwellings to be located at the rear;
To encourage the innovative interpretation of traditional residential design within the Heritage Overlay Area for additions and new dwellings;

To encourage the use of traditional construction materials;

To encourage the construction of fence types, designs, locations and heights that are applicable to the era, construction and scale of the dwelling;

To encourage the appropriate development, form, scale and rear locations for garages and/or carports;

**Policy**

Where a permit is required for a proposal, it is policy to:

- Encourage the culturally significant three Federation era dwellings and the nine interwar era dwellings to be retained (demolition of dwellings identified as having regional, local or contributory significance in the Newtown West Heritage Review 2016 is discouraged);

- Encourage the accurate reconstruction of missing architectural details to existing significant dwellings where historic photographic and/or physical evidence survives;

- Encourage the retention of the front garden settings;

- Encourage the retention of the early front fences at 303, 315 and 319 Shannon Avenue;

- Encourage the retention of existing allotment configurations;

- Promote new dwellings & additions to existing dwellings that are contemporary in appearance and incorporate the following design characteristics:
  - Architectural characteristics that have drawn on the traditional designs of the area in an innovative way;
  - Detached, single or double fronted compositions;
  - Hipped and/or gabled roofs with a pitch between 25 to 35 degrees as the principal design elements;
  - Narrow or wide eaves;
  - Front, side or return verandahs;
  - Rectangular timber framed windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
  - Traditional wall construction, including horizontal timber weatherboard cladding, pressed face brick wall construction, and smooth-rendered wall finishes. Consideration may be given to more contemporary materials that are non-reflective and where they will have no visual prominence when viewed from the public realm;
  - Galvanised corrugated steel or tiled roof cladding, the choice of roof cladding being dependent on the significant roofs that predominate in that part of the area;

- Encourage additions to existing dwellings to be located at the rear. The visual prominence and integrity of existing roof forms should be maintained in the design of additions, by being highly recessive and of subservient proportions;

- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;

- Encourage side setbacks that are equivalent to neighbouring buildings;

- Encourage side vehicular access and driveways that follow the traditional pattern in that part of the street;
- Encourage building heights to be single storey, with consideration given to the following for new dwellings & additions to existing dwellings visible to public view:
  - The highest point of the roof should not be greater than the highest adjacent significant building, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
  - The proportion of building roof should not be greater than the proportion of roof to walls of the buildings visually connected to it;
  - For new dwellings, the wall heights as viewed from the public realm should be equivalent to the wall heights of the neighbouring significant dwellings that predominate in that part of the street;
  - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
  - The principal roof form and massing of the new work be drawn from the significant neighbouring buildings visually connected to it in a contemporary and/or innovative manner, especially where visible to public view;
  - Encourage new front fences to be reflective of the era, construction and scale of the dwelling and the streetscape. Fences no higher than immediately neighbouring front fences and no higher than 1500 mm high are encouraged. For interwar era dwellings, low solid brick fences or may be considered. Fence designs reflective of the era and construction of the dwelling are encouraged. The reconstruction of early fence designs where historic evidence survives is also encouraged;
  - Encourage the appropriate development, form, scale and location of garages and/or carports. Highly recessive side locations for single vehicle garages and/or carports may be considered;
  - Buildings and works should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an incorporated document.

References

*Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd and Wendy Jacobs, Architect and Heritage Consultant (October 2016).

This policy applies to land included in the Austin Park and Environs Heritage Area.

Policy Basis
Historically, the Austin Park and Environs Heritage Area is significant as a residential area that consists mostly of Victorian period houses and includes several early examples of modest cottages that were once common but of which there are now relatively few within the Municipality. These cottages are representative of the modest housing that was erected in nearby areas of Geelong, close to the commercial centre during the mid-19th century.

The narrow lanes with small allotments were quickly developed in the mid-19th century following the initial land sales in the late 1840s and early 1950s. Corio Street, McCann Place and Fyfe Place were part of the original 1838 survey of Geelong, whilst other lanes, extending north and south from Corio Street, were laid out as land was further subdivided, providing access to the small residential allotments. The area had largely been developed by circa 1900, with a few infill houses constructed during the Federation and Interwar periods as the population of Geelong grew and the suburbs expanded.

Historically, the land now known as Austin Park is also significant as a site that remained undeveloped and was used in the early Victorian period for the grazing of residents' animals and by local footballers. Austin Park was gazetted as a public park in 1885, a time when the Council was expanding the number of public parks and improving those already set aside as a way of beautifying the city.

The Austin Park and Environs Heritage Area is of aesthetic significance as a cohesive area consisting mostly of Victorian residences, with a few later houses from the Federation and Interwar periods which have a similar character to the earlier dwellings. The significant and contributory buildings in the precinct are mostly modest, single storey cottages, with a mix of hipped and transverse gable roof types, all clad in corrugated metal sheeting. Houses are predominantly clad in weatherboards, though there are a couple of notable brick examples and one early rendered residence. The consistent scale, material palette and the limited (if any) setbacks, combined with the relatively narrow width of all streets creates a cohesive character that is distinct from other areas in Geelong. The remaining sections of early basalt kerbing and channelling also contribute to the character.

The precinct is enhanced by Austin Park which slopes down towards the bay, providing views of the harbour from Corio and England streets. Landscaped in the 1880s by John Raddenberry, the park has mature elm trees to its south, east and west boundaries. Unusually relatively modest houses surround the parkland.

Objectives
- To maintain the heritage values of the Austin Park and Environs Heritage Area.
- To retain the prominence of the historically and architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples - most are from the Victorian period, with a few from the Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by narrow streets with small allotments and residential buildings, generally single storey with consistent setbacks to the front and minimal, if any, to the side boundaries, as well as limited garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To discourage the introduction of garages to the front of the allotments.
- To encourage the use of appropriate fence types and heights.
Policy

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places, primarily from the Victorian period, but also the Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings, which can include buildings constructed boundary to boundary.
- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.
- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Generally attached buildings with a regular form.
  - Gable and/or hipped roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: generally corrugated sheet metal (non-zincalume).
  - Minimal, if any, projecting eaves.
  - Traditional wall materials: lightweight cladding (primarily horizontal weatherboards) and masonry (face brick or rendered).
  - Covered front entries, generally verandahs.
  - Timber-framed windows, generally rectangular and vertically orientated.
- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.
- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.
- New garages and/or carports should be located to the rear of existing and/or infill buildings.
- Discourage the introduction of crossovers.
- Have new buildings and works comply with the ‘City of Greater Geelong Heritage and Design Guidelines 1997’, which is an incorporated document.
References

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).


HO2018 WESTERN BEACH ROAD HERITAGE AREA

This policy applies to all land included in the Western Beach Road Heritage Area.

Policy Basis

Historically, the Western Beach Road Heritage Area is significant as a prestigious residential area that includes substantial houses from the Victorian, Federation, Interwar and Post-War periods. These houses were erected for prominent residents of Geelong, with many of the earliest houses originally having larger land holdings. Developed from the mid-19th century, land in the precinct has been progressively subdivided with several high quality Post-War houses erected in the location of established gardens which had previously been part of larger Victorian period holdings. During this time there was a shift in the precinct to multi-residential living, involving the conversion of large houses, such as *Llanberris*, to flats.

The Western Beach Road Heritage Area is of aesthetic significance as a waterfront residential area which is characterised by substantial, high quality residences mostly from the Victorian and Post-War periods, with a few houses also from the Federation and Interwar periods. Houses typically have an open garden setting to maximise views across Corio Bay.

The significant and contributory buildings in the precinct are largely constructed of masonry with many designed by prominent Geelong architects. Unusually, a high percentage of the Victorian period houses in the precinct incorporate faceted bays to the façades and most have roofs clad in slate. Residences from the Post-War period are also good examples of their type, many exhibiting Modernist influences. Many of these houses retain original landscape elements including brick fences and/or planters. A few Victorian residences also retain cast iron palisade fences.

Objectives

- To maintain the heritage values of the Western Beach Road Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscapes of original building stock, that is the significant or contributory examples from the Victorian, Federation, Interwar and Post-WWII periods.
- To maintain the established character of the area which is defined generally by wide allotments and residential buildings, either single or two storey with consistent setbacks to the front and side boundaries.
- To maintain the well-established, but relatively open, garden settings (that is, limited obscuring of buildings).
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

Policy

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places from the Victorian, Federation, Interwar and Post-WWII periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.

- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.

- Discourage buildings that are constructed boundary to boundary.

- Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.

- Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Either traditional pitch between 20 and 35 degrees (eg hipped and/or gabled) or low-pitched (especially skillion).
  - Traditional roof materials: slate/tiles or corrugated sheet metal (non-zincalume).
  - Projecting eaves.
  - Traditional wall materials: masonry (face brick and/or rendered) and to lesser extent lightweight cladding (horizontal weatherboards).
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated (or as a horizontal bank if grouped).

- Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.

- Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.

- Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

- Discourage the introduction of crossovers to sections of the precinct where they are not typical.

- Have new buildings and works comply with the 'City of Greater Geelong Heritage and Design Guidelines 1997', which is an incorporated document.

**References**


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

HO2017 MYERS STREET HERITAGE AREA

This policy applies to all land included in the Myers Street Heritage Area.

Policy Basis

The Myers Street Heritage Area is historically significant as a formerly prestigious residential area in central Geelong but whose former dwellings are being employed for commercial purposes. As the population has increased it has become an enclave for professional suites for medical and legal businesses. The precinct was primarily developed during the Victorian period though it includes some buildings dating from the early 20th century (Federation and Interwar periods). Unusually the development within the precinct has conformed to the original pattern of Crown allotments and the location on the high ground proved attractive for substantial houses, some of which were constructed for, or occupied by, notable residents of Geelong.

Myers Street Heritage Area is of aesthetic significance for the high standard of design/construction. It is characterised by distinctive buildings, primarily residences, from the Victorian period as well as some from the Federation and Interwar periods, several of which were designed by local architects.

The significant and contributory buildings in the precinct are relatively intact examples of their type. Their general quality, and so the desirability of the location, on the high ground close to the centre of the city, is attested by the predominant use of masonry to the walls and slate or tiled roofs (some removed). Many retain a complementary garden setting.

Objectives

- To maintain the heritage values of the Myers Street Heritage Area.
- To retain the prominence of the architecturally significant buildings.
- To maintain intact streetscape of original building stock, that is the significant or contributory examples from the Victorian, Federation and Interwar periods.
- To maintain the established character of the area which is generally defined by wide, sizeable allotments (reflecting the original subdivision pattern) and residential buildings, generally single storey with consistent setbacks to the front and side boundaries as well as garden settings.
- To encourage the innovative interpretation of traditional building design and/or elements (especially materials) within the area, though avoiding reproductive design.
- To encourage the appropriate location and scale of garages and/or carports.
- To encourage the use of appropriate fence types and heights.

Policy

Where a permit is required for a proposal, it is policy to:

- Encourage the retention of existing and intact culturally significant places primarily from the Victorian, but also Federation and Interwar periods.
- Encourage the conservation generally of significant and contributory buildings.
- Encourage the reinstatement of removed original elements in an accurate manner, based on historical and/or physical evidence.
- Encourage existing allotment frontages/subdivision pattern to be retained.
- Encourage the location, form and scale of new buildings to relate to those of the adjacent significant or contributory buildings so that the latter are not negatively affected or overwhelmed.
- Encourage front setbacks that are equivalent to those of adjacent significant or contributory buildings. If they vary, the setback should be intermediate.
- Encourage side setbacks to be similar to those of adjacent significant or contributory buildings.
• Discourage buildings that are constructed boundary to boundary.

• Encourage building heights to complement the adjacent significant or contributory buildings as follows:
  - The ridge height of the roof should be not be greater than that of the highest adjacent significant or contributory building.
  - If in a consistent section of the precinct, the wall height should be similar to that of the neighbouring buildings.

• Promote new buildings that relate to their context and generally incorporate the following features and/or characteristics:
  - Detached buildings with varied form.
  - Hipped and/or gable roofs with a pitch between 20 and 35 degrees.
  - Traditional roof materials: mostly slate and tiles, though some corrugated sheet metal.
  - Projecting eaves.
  - Traditional wall materials: predominantly masonry (face brick and/or rendered) with limited use of timber cladding.
  - Verandahs or porches.
  - Timber-framed windows, generally rectangular and vertically orientated.

• Encourage additions to be located to the rear so that they have low visual impact and the principal roof form of the significant or contributory building remains intact.

• Encourage front fences to be consistent with the period/style of the associated building, or if an infill building, be sympathetic to the nearby section of the streetscape. If the original fence type is known or documented, then its reinstatement is encouraged. Generally limit height of fences to 1500mm, or lower for Interwar period examples.

• Encourage new garages and/or carports to be located at the side or rear of existing and/or infill buildings.

• Discourage the introduction of crossovers to sections of the precinct where they are not typical.

• Have new buildings and works comply with the ‘City of Greater Geelong Heritage and Design Guidelines 1997’, which is an incorporated document.

References


City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong (1997).

ENVIRONMENTALY SUSTAINABLE DEVELOPMENT

This policy applies throughout the City of Greater Geelong to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy.

Policy Basis

This policy builds on and implements the objective and principle of the Sustainable Growth Framework expressed in Clause 21.02 of the Municipal Strategic Statement relating to environmentally sustainable development (ESD). The City of Greater Geelong is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards.

This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:

- Easier compliance with building requirements through passive design;
- Reduction of costs over the life of the building;
- Improved affordability over the longer term through reduced running costs;
- Improved amenity and liveability;
- More environmentally sustainable urban form; and
- Integrated water management.

If environmentally sustainable design is not considered at the time of planning approval, the ability to achieve ESD may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra costs associated with retro-fitting the development to implement environmentally sustainable design principles.

This policy does not prescribe performance outcomes. The policy enables the provision of information and provides decision guidelines which will assist in the assessment of whether development meets ESD objectives.

This policy complements a range of non-statutory measures aimed at encouraging ESD. These measures include educating residents and applicants, assisting applicants to use ESD tools, leading by example with Council projects, promotion of exemplary private projects and promotion of the use of materials with favourable life cycle impacts.

Objectives

The overarching objective is that development should achieve best practice in ESD from the design stage through to construction and operation.

In the context of this policy, best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site-specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

It is a policy objective to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

The following objectives should be satisfied where applicable:

Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.
To reduce total operating greenhouse gas emissions.

To reduce energy peak demand through particular design measures (eg. appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).

**Water resources**

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (eg. greywater).

**Indoor environment quality**

- To achieve a healthy indoor environment quality for the well-being of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.
- To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.
- To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals.
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.
- To minimise noise levels and noise transfer within and between buildings and associated external areas.

**Stormwater management**

- To reduce the impact of stormwater run-off.
- To improve the water quality of stormwater run-off.
- To achieve best practice stormwater quality outcomes.
- To incorporate the use of water sensitive urban design, including stormwater re-use.

**Transport**

- To ensure that the built environment is designed to promote the use of walking, cycling and public transport in that order.
- To minimise car dependency.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.

**Waste management**

- To ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development.
- To ensure durability and long-term reusability of building materials.
- To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities and provision for e-waste disposal.

**Urban ecology**

- To protect and enhance biodiversity within the municipality.
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.
- To encourage the retention of significant trees.
To encourage the planting of indigenous vegetation.

To encourage the provision of space for productive gardens, particularly in larger residential developments.

**Policy**

It is policy that applications for the types of development listed in Table 1 be accompanied by information which demonstrates how relevant policy objectives will be achieved.

It is policy that applications for larger developments (as specified in Table 1) be accompanied by a Green Travel Plan.

**Application Requirements**

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1.

A Sustainable Design Assessment will usually not need to be prepared by a suitably qualified professional. It should:

- Provide a simple assessment of the development. It may use relevant tools from the examples listed in the table or an alternative approach to the satisfaction of the responsible authority.
- Identify environmentally sustainable development measures proposed in response to policy objectives, having regard to the site’s opportunities and constraints.

A Sustainability Management Plan should:

- Provide a detailed assessment of the development. It may use relevant tools from the examples listed in the table or an alternative assessment approach to the satisfaction of the responsible authority.
- Identify achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate).
- Demonstrate that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site’s opportunities and constraints.
- Document the means by which the performance outcomes can be achieved.

Various assessment tools have been listed in Table 1 which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate.

**Table 1 - ESD Application Requirements**

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Application requirements</th>
<th>Example tools</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Accommodation / Mixed Use with residential component:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3-9 dwellings; or</td>
<td>Sustainable Design Assessment</td>
<td>BESS</td>
</tr>
<tr>
<td>Development of a building for accommodation (other than dwelling) with a gross floor area between 100 m² and 1500 m²</td>
<td></td>
<td>STORM</td>
</tr>
<tr>
<td>10 or more dwellings; or</td>
<td>Sustainability Management Plan</td>
<td>BESS</td>
</tr>
<tr>
<td>Development of a building for accommodation (other than dwelling) with a gross floor area of more than 1500 m²</td>
<td>Green Travel Plan</td>
<td>Green Star</td>
</tr>
<tr>
<td></td>
<td></td>
<td>MUSIC</td>
</tr>
<tr>
<td></td>
<td></td>
<td>STORM</td>
</tr>
</tbody>
</table>
**Type of Development** | **Application requirements** | **Example tools**
--- | --- | ---
**Non-residential** |  |  
- Development of a non-residential building with a gross floor area between 300 m$^2$ and 1500 m$^2$; or  
- Alterations and additions of 300 m$^2$ to 1500 m$^2$.  
  | Sustainable Design Assessment | BESS  
  |  | MUSIC  
  |  | STORM  
- Development of a non-residential building with a gross floor area of 1500 m$^2$ or more; or  
- Alterations and additions of 1500 m$^2$ or more.  
  | Sustainability Management Plan | BESS  
  |  | Green Star  
  |  | MUSIC  
  |  | STORM  

**Note 1:** Development (in Table 1) has the same meaning as in Section 3 of the Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alterations and additions. In the case of alterations and additions, the requirements of the Policy apply only to the alterations and additions.

**Note 2:** Mixed Use developments are required to provide the information applicable to each use component of the development.

### Decision Guidelines

In determining an application, the responsible authority will consider as appropriate:

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.
- Whether the proposed ESD performance standards are functional and effective to minimise environmental impact.
- Whether the proposed ESD initiatives are reasonable having regard to the type and scale of the development and any site constraints.
- Whether an appropriate assessment method has been used.
- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning control or otherwise)

### Reference Documents

**BESS (Built Environment Sustainability Scorecard),** Council Alliance for a Sustainable Built Environment (CASBE), 2015. https://bess.net.au/


**Nationwide House Energy Rating Scheme (NatHERS),** Department of Climate Change and Energy Efficiency, www.nathers.gov.au


**Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).**

**Note:** The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.
Commencement
The ESD Application Requirements in Table 1 do not apply to applications received by the responsible authority before the gazettal date of this clause.

Expiry
This policy will expire if it is superseded by a comparable provision of the Victoria Planning Provisions.
RELATIONSHIP TO THE PLANNING POLICY FRAMEWORK

Clauses 21 and 22 of this planning scheme (the Local Planning Policy Framework) form part of the Planning Policy Framework. Where a provision of this planning scheme requires consideration of the Planning Policy Framework, that consideration must include Clauses 21 and 22.

A reference in this planning scheme, including any incorporated document, to the:

- State Planning Policy Framework or the Local Planning Policy Framework is to be taken to be a reference to the Planning Policy Framework.
- Planning Policy Framework is to be taken to include the Local Planning Policy Framework.
OPERATION OF THE MUNICIPAL STRATEGIC STATEMENT

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

The MSS provides an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.
OPERATION OF THE LOCAL PLANNING POLICIES

Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement.

A Local Planning Policy is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority’s expectation of what should happen. A Local Planning Policy gives the responsible authority an opportunity to state its view of a planning issue and its intentions for an area. A Local Planning Policy provides guidance to decision making on a day to day basis. It can help the community to understand how the responsible authority will consider a proposal. The consistent application of policy over time should achieve a desired outcome.

When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take any relevant Local Planning Policy into account.
ZONES

This section sets out the zones which apply in this scheme.
[NO CONTENT]
LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

32.03-1

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit and Dwelling)</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Car park</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Car wash</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Dependent person’s unit – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 32.03-2.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</td>
<td>Must result in no more than two dwellings on the lot.</td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>The site must either:</td>
</tr>
<tr>
<td></td>
<td>• Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>• Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>The site must not exceed either:</td>
</tr>
<tr>
<td></td>
<td>• 3000 square metres.</td>
</tr>
<tr>
<td></td>
<td>• 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Store</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
</tbody>
</table>

| Utility installation (other than Minor utility installation and Telecommunications facility) |

| Any other use not in Section 1 or 3 |

### Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
<tr>
<td>Industry (other than Car wash)</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
</tr>
<tr>
<td>Retail premises (other than Convenience shop, Food and drink premises, Market and Plant nursery)</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
</tr>
</tbody>
</table>

### Use for one or two dwellings or a dependent person’s unit

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.

- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

### Subdivision

#### Permit requirement

A permit is required to subdivide land.
Each lot must be at least the area specified for the land in a schedule to this zone. Any area specified must be at least:

- 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare.

- 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.

A permit may be granted to create lots smaller than 0.4 hectare if the subdivision:

- Excises land which is required for a road or a utility installation.

- Provides for the re-subdivision of existing lots and the number of lots is not increased.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>

**Buildings and works**

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 32.03-1.

- An outbuilding which has dimensions greater than those specified in a schedule to this zone.

This does not apply to structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>- The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
</tbody>
</table>
Information requirements and decision guidelines

### Class of application

- A12 Daylight to existing windows.
- A13 North-facing windows.
- A14 Overshadowing open space.
- A15 Overlooking.

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

---

### Application requirements

#### Subdivision

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- Show for each lot:
  - A building envelope and driveway to the envelope.
  - Existing vegetation.
  - In the absence of reticulated sewerage, an effluent disposal area.
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.
- If a staged subdivision, show how the balance of the land may be subdivided.

### Decision guidelines

#### General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:


#### Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- In the absence of reticulated sewerage:
- The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

- The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).

- The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.

  - The relevant standards of Clauses 56.07-1 to 56.07-4.

### Signs

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ1.

1.0 Subdivision requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares).</td>
<td>All land</td>
</tr>
</tbody>
</table>

2.0 Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding

None specified
SCHEDULE 2 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as LDRZ2.

1.0 Subdivision requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares).</td>
<td>All land</td>
</tr>
</tbody>
</table>

2.0 Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding

None specified
MIXED USE ZONE

Shown on the planning scheme map as MUZ with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

To provide for housing at higher densities.

To encourage development that responds to the existing or preferred neighbourhood character of the area.

To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.

Objectives

A schedule to this zone may contain objectives to be achieved for the area.

Table of uses

Section 1 – Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art gallery</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>The leasable floor area must not exceed 150 square metres.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Museum</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td>The leasable floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
</tbody>
</table>
### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>– if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Materials recycling and Transfer station)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Art gallery, Carnival, Circus, Museum and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises and Shop)</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
</tbody>
</table>
Use

Extractive industry
Materials recycling
Transfer station

**Use for industry, service station and warehouse**

**Amenity of the neighbourhood**

The use of land for an industry, service station or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

**Subdivision**

**Permit requirement**

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>
Information requirements and decision guidelines

### Class of application

<table>
<thead>
<tr>
<th>Subdivide land into lots each containing an existing building or car parking space where:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
</tr>
<tr>
<td>An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
</tr>
</tbody>
</table>

### Clause 59.02

Subdivide land into 2 lots if:

- The construction of a building or the construction or carrying out of works on the land:
  - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
  - Has started lawfully.
- The subdivision does not create a vacant lot.

### 32.04-5

**Construction and extension of one dwelling on a lot**

**Permit requirement**

A permit is required to construct or extend one dwelling on a lot of less than 300 square metres. A development must meet the requirements of Clause 54.

**No permit required**

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

### Class of application

<table>
<thead>
<tr>
<th>Construct an outbuilding or extend a dwelling if the development:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does not exceed a building height of 5 metres.</td>
</tr>
<tr>
<td>Is not visible from the street (other than a lane) or a public park.</td>
</tr>
</tbody>
</table>

### Clause 59.14
Class of application

<table>
<thead>
<tr>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
</table>

- Meets the requirements in the following standards of Clause 54:
  - A10 Side and rear setbacks.
  - A11 Walls on boundaries.
  - A12 Daylight to existing windows.
  - A13 North-facing windows.
  - A14 Overshadowing open space.
  - A15 Overlooking.

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

32.04-6
31/07/2018
VC148

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person’s unit on a lot.

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:
An application for a planning permit lodged before the approval date of Amendment VC136.

An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

**Requirements of Clause 54 and Clause 55**

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

**Residential aged care facility**

**Permit requirements**

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

**Buildings and works associated with a Section 2 use**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.04-2.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>- The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>Class of application</td>
<td>Information requirements and decision guidelines</td>
</tr>
<tr>
<td>----------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

---

**32.04-10**

**Buildings on lots that abut another residential zone**

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

This does not apply to a building or works for a residential aged care facility.

---

**32.04-11**

**Maximum building height requirement**

A building must not be constructed that exceeds the maximum building height specified in a schedule to this zone.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.

- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.

- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.

- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

- It is a residential aged care facility and the maximum building height in the schedule to the zone is less than 16 metres.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in this zone or a schedule to this zone applies whether or not a planning permit is required for the construction of a building.
Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

32.04-12

Application requirements

General
Any application requirements specified in a schedule to this zone.

Use for industry and warehouse
Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

Buildings and works associated with a Section 2 use
An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A site analysis and descriptive statement explaining how the proposal responds to the site and its context.
- Plans drawn to scale and dimensioned which show:
  - The layout of proposed buildings and works.
  - An elevation of the building design and height.
  - Setbacks to property boundaries.
  - All proposed access and pedestrian areas.
  - All proposed driveway, car parking and loading areas.
  - Existing vegetation and proposed landscape areas.
  - The location of easements and services.

Exemption from notice and review

Subdivision
An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
Other applications

A schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth Zone.

Use for industry, service station and warehouse

- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- 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.
- Whether the use is compatible with adjoining and nearby land uses.
- For non-residential uses, the proposed hours of operation, noise and any other likely off-site amenity impacts.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Construction and extension of one dwelling on a lot

- The objectives, standards and decision guidelines of Clause 54.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.
SCHEDULE TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZ.

GREATER GEELONG MIXED USE AREAS

Objectives

None specified.

Clause 54 and Clause 55 requirements

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Maximum building height requirement

None specified.

Exemption from notice and review

None specified.

Application requirements

None specified.

Decision guidelines

None specified.
TOWNSHIP ZONE
Shown on the planning scheme map as TZ with a number (if shown).

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide for residential development and a range of commercial, industrial and other uses in small towns.
To encourage development that respects the neighbourhood character of the area.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Neighbourhood character objectives
A schedule to this zone may contain the neighbourhood character objectives to be achieved for the area.

Table of uses
Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 32.05-3.</td>
</tr>
<tr>
<td>Domestic animal husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must meet the requirements of Clause 32.05-3.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
</tbody>
</table>
## Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry and Racing dog husbandry)</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Dependent person’s unit - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 32.05-3.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Transfer station and Refuse disposal)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Circus and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Adult sex product shop)</td>
<td></td>
</tr>
<tr>
<td>Transfer station</td>
<td>Must meet the threshold distance requirements in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

## Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Dwelling – if the Section 1 condition is not met</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
</tbody>
</table>
Use

Motor racing track
Refuse disposal
Saleyard

32.05-3
27/03/2017
VC110

Use for a dwelling or a dependent person’s unit

A lot may be used for a dwelling provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- Each dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.

- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

32.05-4
27/03/2017
VC110

Use for industry and warehouse

Amenity of the neighbourhood

The use of land for an industry or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.

- The appearance of any stored materials or goods.

- Traffic generated by the use.

- Emissions from the land.

32.05-5
31/07/2018
VC148

Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.

- Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 or more lots</td>
<td>Clauses 56.02-1, 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.05-2, 56.06-2, 56.06-4, 56.06-5, 56.06-7, 56.06-8 and 56.07-1 to 56.09-4.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 to 56.09-4.</td>
</tr>
<tr>
<td>Class of subdivision</td>
<td>Objectives and standards to be met</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- A plan which shows a building envelope and effluent disposal area for each lot.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>1. The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>2. The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>1. The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>2. An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>1. The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>1.1 Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>1.2 Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>2. The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

**Construction and extension of one dwelling on a lot**

**Permit requirement**

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

**No permit required**

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct an outbuilding or extend a dwelling if the development:</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>- Does not exceed a building height of 5 metres.</td>
<td></td>
</tr>
<tr>
<td>- Is not visible from the street (other than a lane) or a public park.</td>
<td></td>
</tr>
<tr>
<td>- Meets the requirements in the following standards of Clause 54:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

| Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling. | Clause 59.03 |
Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person’s unit on a lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.
If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

**32.05-9**

**Residential aged care facility**

**Permit requirements**

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

**32.05-10**

**Buildings and works associated with a Section 2 use**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.05-2.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>■ The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>■ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

**32.05-11**

**Maximum building height requirement for a dwelling or residential building**

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 and Clause 55 applies.

A building may exceed the maximum building height specified in a schedule to this zone if:
- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.

- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.

- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.

- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

**Building height if land is subject to inundation**

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

---

### Application requirements

**Use for industry and warehouse**

Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:

- The purpose of the use and the types of activities to be carried out.

- The type and quantity of materials and goods to be stored, processed or produced.

- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

- Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.

- How land not required for immediate use is to be maintained.

- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and despatch of materials and goods).

- Any other application requirements specified in a schedule to this zone.

---

### Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General**

The objectives set out in a schedule to this zone.

The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.

The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

The design, height, setback and appearance of the proposed buildings and works including provision for solar access.

The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.

Provision of car and bicycle parking and loading bay facilities and landscaping.

The effect that existing uses on adjoining or nearby land may have on the proposed use.

The scale and intensity of the use and development.

The safety, efficiency and amenity effects of traffic to be generated by the proposal.

The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Any other decision guidelines specified in a schedule to this zone.

**Use for industry and warehouse**

Before deciding on an application to use land for an industry or warehouse, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- 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.
- Any other decision guidelines specified in a schedule to this zone.

**Subdivision**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.
- Any other decision guidelines specified in a schedule to this zone.

**Construction and extension of one dwelling on a lot**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

The objectives, standards and decision guidelines of Clause 54.

Any other decision guidelines specified in a schedule to this zone.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- For two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.
- Any other decision guidelines specified in a schedule to this zone.

32.05-14 Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as TZ.

GREATER GEELONG TOWNSHIPS

1.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 m² and 500 m²?

No

2.0

Clause 54 and Clause 55 requirements

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
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<td>Landscaping</td>
<td>B13</td>
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<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

3.0

Maximum building height requirement for a dwelling or residential building

None specified.

4.0

Application requirements

None specified.

5.0

Decision guidelines

None specified.
RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide housing at increased densities in buildings up to and including four storey buildings.
To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
To ensure residential development achieves design objectives specified in a schedule to this zone.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Design objectives

A schedule to this zone must contain the design objectives to be achieved for the area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

**Section 2 – Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person’s unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Car wash</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
<td>The land must be located within 100 metres of a commercial zone.</td>
</tr>
<tr>
<td></td>
<td>The land must have the same street frontage as the land in the commercial zone.</td>
</tr>
<tr>
<td></td>
<td>The leasable floor area must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Service station</td>
<td>The site must either:</td>
</tr>
<tr>
<td></td>
<td>a. Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>b. Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>The site must not exceed either:</td>
</tr>
<tr>
<td></td>
<td>a. 3000 square metres.</td>
</tr>
<tr>
<td></td>
<td>b. 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop, Bottle shop and Convenience shop)</td>
<td>The land must be located within 100 metres of a commercial zone or Mixed Use Zone.</td>
</tr>
<tr>
<td></td>
<td>The land must have the same street frontage as the land in the commercial zone or Mixed Use Zone.</td>
</tr>
<tr>
<td>Store</td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
<tr>
<td>Take away food premises</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 – Prohibited**

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td></td>
</tr>
<tr>
<td>Amusement parlour</td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td>Animal training</td>
<td></td>
</tr>
<tr>
<td>Bottle shop</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td></td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Extractive industry</td>
<td></td>
</tr>
<tr>
<td>Horse husbandry</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Car wash)</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises, Market, Plant nursery and Shop)</td>
<td></td>
</tr>
<tr>
<td>Saleyard</td>
<td></td>
</tr>
</tbody>
</table>
Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

Information requirements and decision guidelines

- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- Has started lawfully.

- The subdivision does not create a vacant lot.

32.07-4
31/07/2018
VC148

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on a lot less than 300 square metres. A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application

Information requirements and decision guidelines

Construct an outbuilding or extend a dwelling if the development: Clause 59.14

- Does not exceed a building height of 5 metres.
- Is not visible from the street (other than a lane) or a public park.
- Meets the requirements in the following standards of Clause 54:
  - A10 Side and rear setbacks.
  - A11 Walls on boundaries.
  - A12 Daylight to existing windows.
  - A13 North-facing windows.
  - A14 Overshadowing open space.
  - A15 Overlooking.

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.
If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

### Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

#### Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person’s unit on a lot.

#### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

#### Transitional provisions

-Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
• An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

32.07-6
27/03/2017
VC110

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

• Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
• Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

32.07-7
26/10/2018
VC152

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

32.07-8
26/10/2018
VC152

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.07-2.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
</table>

Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:

• The building or works is not associated with a dwelling.
• The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:
  • A10 Side and rear setbacks.
  • A11 Walls on boundaries.
  • A12 Daylight to existing windows.
  • A13 North-facing windows.
  • A14 Overshadowing open space.
  • A15 Overlooking.

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.
Maximum building height requirement for a dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

This building height requirement replaces the maximum building height specified in Standard A4 in Clause 54 and Standard B7 in Clause 55.

A building may exceed the maximum building height specified in a schedule to this zone if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height of the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height of the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the maximum building height specified in a schedule to this zone if it does not exceed the building height of the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

The maximum building height requirement in this zone or a schedule to this zone applies whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Buildings on lots that abut another residential zone

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
- The siting and use of existing and proposed buildings.
- Adjacent buildings and uses.
- The building form and scale.
- Setbacks to property boundaries.

- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

32.07-12

Exemption from notice and review

Subdivision

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

32.07-13

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a Mixed Use Zone or Residential Growth Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction of one dwelling on a lot, whether the development is an under-utilisation of the lot.
- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.
Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.
SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ1.

RESIDENTIAL GROWTH AREAS

1.0 Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

2.0 Maximum building height requirement for a dwelling or residential building

None specified

3.0 Application requirements

None specified

4.0 Decision guidelines

None specified
SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ2

URBAN INCREASED HOUSING DIVERSITY AREAS

1.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6 If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8 Maximum site coverage 70%</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9 None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13 None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17 None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18 None specified</td>
</tr>
</tbody>
</table>
| Private open space | A17 A dwelling or residential building should have private open space consisting of:   
  · An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or   
  · A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or   
  · A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.  |
| Front fence height | A20 and B32 None specified |

2.0

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 10.5 metres

3.0

Application requirements

None specified

4.0

Decision guidelines

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme as appropriate:

Buildings and works & dwellings

· The requirements of Clause 22.63 in relation to the siting, height, scale, materials and form of proposed buildings.
Transitional Provisions

Schedule 2 to clause 32.07 Residential Growth Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approved date continue to apply.

Despite the provisions of Schedule 2 to clause 32.07, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.
SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ3

COASTAL INCREASED HOUSING DIVERSITY AREAS

1.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td></td>
<td>If the site is in a heritage overlay, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. In all other areas, the average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 5.5 metres, whichever is the lesser.</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td></td>
<td>Maximum site coverage 70%</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>At least one part of the private open space should consist of secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td></td>
<td>A dwelling or residential building should have private open space consisting of:</td>
</tr>
<tr>
<td></td>
<td>An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or</td>
</tr>
<tr>
<td></td>
<td>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or</td>
</tr>
<tr>
<td></td>
<td>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
<tr>
<td></td>
<td>None specified</td>
</tr>
</tbody>
</table>

2.0

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 10.5 metres

3.0

Application requirements

None specified.

4.0

Decision guidelines

The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme as appropriate:

Buildings and works & dwellings

- The requirements of Clause 22.63 in relation to the siting, height, scale, materials and form of proposed buildings.
Transitional Provisions

Schedule 3 to clause 32.07 Residential Growth Zone does not apply to an application to construct a dwelling or residential building made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme. The requirements of clause 54 as they apply to clause 54.03-2 or of clause 55 as they apply to clause 55.03-2 as in force immediately before the said approved date continue to apply.

Despite the provisions of Schedule 3 to clause 32.07, these do not apply to an application under section 69 of the Act to extend a permit to construct or extend a development.
GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ, R1Z, R2Z or R3Z with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To encourage development that respects the neighbourhood character of the area.
To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Neighbourhood character objectives

A schedule to this zone may contain neighbourhood character objectives to be achieved for the area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>The gross floor area of all buildings must not exceed 250 square metres. Must not require a permit under Clause 52.06-3. The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td></td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Car wash</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>The site must either:</td>
</tr>
<tr>
<td></td>
<td>• Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>• Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>The site must not exceed either:</td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>- 3000 square metres.</td>
</tr>
<tr>
<td>- 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</td>
</tr>
</tbody>
</table>

### Store

Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.

### Take away food premises

The site must adjoin, or have access to, a road in a Road Zone.

### Utility installation (other than Minor utility installation and Telecommunications facility)

### Any other use not in Section 1 or 3

### Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Animal training</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
<tr>
<td>Horse husbandry</td>
</tr>
<tr>
<td>Industry (other than Car wash)</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
</tr>
<tr>
<td>Retail premises (other than Convenience shop, Food and drink premises, Market, and Plant nursery)</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
</tr>
</tbody>
</table>

### Subdivision

### Permit requirement

A permit is required to subdivide land.

An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:
An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>where:</td>
<td></td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the</td>
<td></td>
</tr>
<tr>
<td>provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under</td>
<td></td>
</tr>
<tr>
<td>the Building Regulations in relation to the buildings within 5 years prior to the</td>
<td></td>
</tr>
<tr>
<td>application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the</td>
<td></td>
</tr>
<tr>
<td>land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and</td>
<td></td>
</tr>
<tr>
<td>the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>
Construction or extension of a dwelling or residential building

Minimum garden area requirement

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Minimum percentage of a lot set aside as garden area</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 - 500 sqm</td>
<td>25%</td>
</tr>
<tr>
<td>Above 500 - 650 sqm</td>
<td>30%</td>
</tr>
<tr>
<td>Above 650 sqm</td>
<td>35%</td>
</tr>
</tbody>
</table>

This does not apply to:

- An application to construct or extend a dwelling or residential building if specified in a schedule to this zone as exempt from the minimum garden area requirement;

- An application to construct or extend a dwelling or residential building on a lot if:
  - The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;
  - The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or

- An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.

- A lot of between 300 square metres and 500 square metres if specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of between 300 and 500 square metres if specified in a schedule to this zone, and

- The fence exceeds the maximum height specified in Clause 54.06-2.

A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.

- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.
VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct an outbuilding or extend a dwelling if the development:</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>Meets the minimum garden area requirement of Clause 32.08-4.</td>
<td></td>
</tr>
<tr>
<td>• Does not exceed a building height of 5 metres.</td>
<td></td>
</tr>
<tr>
<td>• Is not visible from the street (other than a lane) or a public park.</td>
<td></td>
</tr>
<tr>
<td>• Meets the requirements in the following standards of Clause 54:</td>
<td></td>
</tr>
<tr>
<td>— A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>— A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>— A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>— A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>— A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>— A15 Overlooking.</td>
<td></td>
</tr>
<tr>
<td>For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.</td>
<td></td>
</tr>
<tr>
<td>If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.</td>
<td></td>
</tr>
<tr>
<td>Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

32.08-6
31/07/2018
VC148

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

• Construct a dwelling if there is at least one dwelling existing on the lot.
• Construct two or more dwellings on a lot.
• Extend a dwelling if there are two or more dwellings on the lot.
• Construct or extend a dwelling if it is on common property.
• Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

• The fence is associated with 2 or more dwellings on a lot or a residential building, and
• The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.
An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person’s unit on a lot.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or extend a front fence within 3 metres of a street if the fence is</td>
<td>Clause 59.03</td>
</tr>
<tr>
<td>associated with 2 or more dwellings on a lot or a residential building.</td>
<td></td>
</tr>
</tbody>
</table>

**Transitional provisions**

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

**Requirements of Clause 54 and Clause 55**

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

**Residential aged care facility**

**Permit requirements**

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

**Buildings and works associated with a Section 2 use**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.
VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>- The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A10 Side and rear setbacks.</td>
</tr>
<tr>
<td></td>
<td>A11 Walls on boundaries.</td>
</tr>
<tr>
<td></td>
<td>A12 Daylight to existing windows.</td>
</tr>
<tr>
<td></td>
<td>A13 North-facing windows.</td>
</tr>
<tr>
<td></td>
<td>A14 Overshadowing open space.</td>
</tr>
<tr>
<td></td>
<td>A15 Overlooking.</td>
</tr>
</tbody>
</table>

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

32.08-10

Maximum building height requirement for a dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.

It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

**Building height if land is subject to inundation**

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

### Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.

- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.

- For an application for subdivision, a site and context description and design response as required in Clause 56.

- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The siting and use of existing and proposed buildings.
  - Adjacent buildings and uses.
  - The building form and scale.
  - Setbacks to property boundaries.

- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.
Exemption from notice and review

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

Non-residential use and development

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.
Transitional provisions

The minimum garden area requirements of Clause 32.08-4 and the maximum building height and number of storeys requirements of Clause 32.08-9 introduced by Amendment VC110 do not apply to:

- A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.

- Where a planning permit is not required for the construction or extension of a dwelling or residential building:
  - A building permit issued for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110.
  - A building surveyor has been appointed to issue a building permit for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.
  - A building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.

The minimum garden area requirement of Clause 32.08-3 introduced by Amendment VC110 does not apply to a planning permit application to subdivide land for a dwelling or a residential building lodged before the approval date of Amendment VC110.
SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ1.

GENERAL RESIDENTIAL AREA

1.0 Permit requirement for the construction or extension of one dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

No

2.0 Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0 Maximum building height requirement for a dwelling or residential building

None specified

4.0 Application requirements

None specified

5.0 Decision guidelines

None specified
SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ2

INCREMENTAL CHANGE AREAS

1.0

13/11/2014

Permit requirement for the construction or extension of one dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 m² and 500 m²?

None specified

2.0

13/11/2014

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

3.0

13/11/2014

Maximum building height requirement for a dwelling or residential building

A building used as a dwelling or residential building must not exceed a height of 9 metres. unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

4.0

13/11/2014

Application requirements

Subdivision

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

5.0

01/07/2014

Decision guidelines

None specified
SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ3.

OCEAN GROVE HILLSIDE – FIELD STREET SOUTH AREA

1.0

Neighbourhood character objectives

- To provide a balance between vegetation and built form such that development sits within a vegetated setting.
- To promote vegetated streetscapes where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.
- To provide adequate space in new developments for the retention of existing significant trees wherever practicable and for the planting of new trees.

2.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 m²?</td>
<td>No</td>
</tr>
<tr>
<td>Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 m²?</td>
<td>No</td>
</tr>
</tbody>
</table>

3.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>50%</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>At least 30% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site (parent lot).</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>
4.0
07/06/2018
C349

Maximum building height requirement for a dwelling or residential building

None specified.

5.0
07/06/2018
C349

Application requirements

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

6.0
07/06/2018
C349

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the development provides for adequate landscaping opportunities.
- Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.
NEIGHBOURHOOD RESIDENTIAL ZONE
Shown on the planning scheme map as NRZ with a number (if shown).

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To recognise areas of predominantly single and double storey residential development.
To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Neighbourhood character objectives
A schedule to this zone must contain the neighbourhood, heritage, environment or landscape character objectives to be achieved for the area.

Table of uses
Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bed and breakfast</strong></td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td><strong>Community care accommodation</strong></td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td><strong>Dependent person's unit</strong></td>
<td>Must be the only dependent person's unit on the lot.</td>
</tr>
<tr>
<td><strong>Domestic animal husbandry (other than Domestic animal boarding)</strong></td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td><strong>Dwelling (other than Bed and breakfast)</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Home based business</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Informal outdoor recreation</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Medical centre</strong></td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>Must be located in an existing building.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>Must not require a permit under Clause 52.06-3.</td>
</tr>
<tr>
<td><strong>Place of worship</strong></td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>Must not require a permit under Clause 52.06-3.</td>
</tr>
<tr>
<td><strong>Racing dog husbandry</strong></td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Railway</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Must meet the requirements of Clause 52.23-2.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit, Dwelling, Residential aged care facility and Rooming house)</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Car wash</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>The leasable floor area must not exceed 80 square metres.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience restaurant and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td>The site must either:</td>
</tr>
<tr>
<td></td>
<td>• Adjoin a commercial zone or industrial zone.</td>
</tr>
<tr>
<td></td>
<td>• Adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----</td>
<td>-----------</td>
</tr>
<tr>
<td>The site must not exceed either:</td>
<td></td>
</tr>
<tr>
<td>- 3000 square metres.</td>
<td></td>
</tr>
<tr>
<td>- 3600 square metres if it adjoins on two boundaries a road in a Road Zone.</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
<tr>
<td>Take away food premises</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Animal training</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
<tr>
<td>Horse husbandry</td>
</tr>
<tr>
<td>Industry (other than Car wash)</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
</tr>
<tr>
<td>Retail premises (other than, Convenience shop, Food and drink premises, Market and Plant nursery)</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
</tr>
</tbody>
</table>

### Subdivision

**Permit requirement**

A permit is required to subdivide land.
An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- A permit for development.

A schedule to this zone may specify a minimum lot size to subdivide land. Each lot must be at least the area specified for the land, except where an application to subdivide land is made to create lots each containing an existing dwelling or car parking space, where an application for the existing dwelling or car parking space was made or approved before the approval date of the planning scheme amendment that introduced this clause 32.09 into the planning scheme.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
</tr>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

Subdivide land into 2 lots if:

- The construction of a building or the construction or carrying out of works on the land:
  - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
  - Has started lawfully.
- The subdivision does not create a vacant lot.

32.09-4

Construction or extension of a dwelling or residential building

Minimum garden area requirement

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

<table>
<thead>
<tr>
<th>Lot size</th>
<th>Minimum percentage of a lot set aside as garden area</th>
</tr>
</thead>
<tbody>
<tr>
<td>400 - 500 sqm</td>
<td>25%</td>
</tr>
<tr>
<td>Above 500 - 650 sqm</td>
<td>30%</td>
</tr>
<tr>
<td>Above 650 sqm</td>
<td>35%</td>
</tr>
</tbody>
</table>

This does not apply to:

- An application to construct or extend a dwelling or residential building on a lot if:
  - The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;
  - The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or
- An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.09-4 on the approval date of Amendment VC110.

32.09-5

Construction and extension of one dwelling on a lot

Permit requirement

A permit is required to construct or extend one dwelling on:

- A lot of less than 300 square metres.
- A lot of less than the lot size specified in a schedule to this zone.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with one dwelling on:
  - A lot of less than 300 square metres, or
  - A lot of less than the lot size specified in a schedule to this zone, and
- The fence exceeds the maximum height specified in Clause 54.06-2.
A development must meet the requirements of Clause 54.

No permit required

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct an outbuilding or extend a dwelling if the development:</td>
<td>Clause 59.14</td>
</tr>
<tr>
<td>- Meets the minimum garden area requirement of Clause 32.09-4.</td>
<td></td>
</tr>
<tr>
<td>- Does not exceed a building height of 5 metres.</td>
<td></td>
</tr>
<tr>
<td>- Is not visible from the street (other than a lane) or a public park.</td>
<td></td>
</tr>
<tr>
<td>- Meets the requirements in the following standards of Clause 54:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
</tbody>
</table>

For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.

Construct or extend a front fence within 3 metres of a street if the fence is associated with one dwelling. Clause 59.03

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
Construct two or more dwellings on a lot.

Extend a dwelling if there are two or more dwellings on the lot.

Construct or extend a dwelling if it is on common property.

Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55.

A permit is not required to construct one dependent person’s unit on a lot.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.</td>
<td>Clause 59.03</td>
</tr>
</tbody>
</table>

Transitional provisions

Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Requirements of Clause 54 and Clause 55

A schedule to this zone may specify the requirements of:

- Standards A3, A5, A6, A10, A11, A17 and A20 of Clause 54 of this scheme.
- Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.

If a requirement is not specified in a schedule to this zone, the requirement set out in the relevant standard of Clause 54 or Clause 55 applies.

Residential aged care facility

Permit requirements

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.09-2.
VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $100,000 where:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- The building or works is not associated with a dwelling.</td>
<td></td>
</tr>
<tr>
<td>- The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes:</td>
<td></td>
</tr>
<tr>
<td>- A10 Side and rear setbacks.</td>
<td></td>
</tr>
<tr>
<td>- A11 Walls on boundaries.</td>
<td></td>
</tr>
<tr>
<td>- A12 Daylight to existing windows.</td>
<td></td>
</tr>
<tr>
<td>- A13 North-facing windows.</td>
<td></td>
</tr>
<tr>
<td>- A14 Overshadowing open space.</td>
<td></td>
</tr>
<tr>
<td>- A15 Overlooking.</td>
<td></td>
</tr>
<tr>
<td>For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.</td>
<td></td>
</tr>
<tr>
<td>If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies and must be met.</td>
<td></td>
</tr>
</tbody>
</table>

**Maximum building height requirement for a dwelling or residential building**

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 9 metres; and
- the building must contain no more than 2 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
• It is on a corner lot butted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.

• It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building. A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

**Building height if land is subject to inundation**

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

### Application requirements

An application must be accompanied by the following information, as appropriate:

• For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.

• For an application for subdivision, a site and context description and design response as required in Clause 56.

• Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The siting and use of existing and proposed buildings.
  - Adjacent buildings and uses, including siting and dimensioned setbacks.
  - The building form and scale.
  - Setbacks to property boundaries.

• The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

• Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.
Exemption from notice and review

Subdivision

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The purpose of this zone.
- The objectives set out in the schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Dwellings and residential buildings

- For the construction and extension of one dwelling on a lot, the objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

Non-residential use and development

In the local neighbourhood context:

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3.
Transitional provisions

The minimum garden area requirements of Clause 32.09-4 and the maximum building height and number of storeys requirements of Clause 32.09-9 introduced by Amendment VC110 do not apply to:

- A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.
- Where a planning permit is not required for the construction or extension of a dwelling or residential building:
  - A building permit issued for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110.
  - A building surveyor has been appointed to issue a building permit for the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.
  - A building surveyor is satisfied, and certifies in writing, that substantial progress was made on the design of the construction or extension of a dwelling or residential building before the approval date of Amendment VC110. A building permit must be issued within 12 months of the approval date of Amendment VC110.

The minimum garden area requirement of Clause 32.09-3 introduced by Amendment VC110 does not apply to a planning permit application to subdivide land for a dwelling or a residential building lodged before the approval date of Amendment VC110.
SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ1

NORTH SHORE

1.0

Minimum subdivision area

None specified

2.0

Permit requirement for the construction or extension of one dwelling on a lot

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Minimum street setback</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0

Number of dwellings on a lot

None specified

5.0

Maximum building height requirement for a dwelling or residential building

None specified

6.0

Application requirements

Subdivision

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the construction of the dwellings.

7.0

Decision guidelines

None specified
SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ2

URBAN PRESERVATION AREAS

1.0

Minimum subdivision area

300 square metres

2.0

Permit requirement for the construction or extension of one dwelling on a lot

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

4.0

Number of dwellings on a lot

None specified

5.0

Maximum building height requirement for a dwelling or residential building

None specified

6.0

Application requirements

Subdivision
When any of the lots being created are between 300-500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the construction of the dwellings.

**Decision guidelines**

None specified

**Transitional provisions**

Schedule 2 to clause 32.09 Neighbourhood Residential Zone does not apply to an application to subdivide land made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme.

Despite the provisions of Schedule 2 to clause 32.09, these do not apply to an application under section 69 of the Act to extend a permit to subdivide land.
SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ3

GEELONG WEST

1.0

Minimum subdivision area
None specified

2.0

Permit requirement for the construction or extension of one dwelling on a lot

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

3.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>One canopy tree per dwelling</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0

Number of dwellings on a lot
None specified

5.0

Maximum building height requirement for a dwelling or residential building
A building used as a dwelling or a residential building must not exceed a height of 9 metres

6.0

Application requirements

Subdivision
When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

7.0

Decision guidelines
None specified
SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ4.

OCEAN GROVE SIGNIFICANT TREE AREA

1.0 Neighbourhood character objectives

- To maintain the unique spacious bush garden character of the area distinguished by the high number of significant Australian native trees.
- To encourage development that sits within a vegetated setting.
- To maintain vegetated streetscapes where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.
- To provide adequate space in new developments for the retention of existing significant trees wherever practicable and for the planting of new canopy trees.

2.0 Minimum subdivision area

None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0 Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6 None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8 40%</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9 None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13 At least 40% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site (parent lot).</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17 None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18 None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17 An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.</td>
</tr>
<tr>
<td></td>
<td>B28 An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.</td>
</tr>
</tbody>
</table>
### Maximum building height requirement for a dwelling or residential building

None specified.

### Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether new lots and developments are of a spacious nature and allow for a design that is respectful of neighbourhood character.
- Whether the development provides for adequate landscaping opportunities.
- Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.
SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ5.

OCEAN GROVE HILLSIDE AND COASTAL FRINGE AREA

1.0

Neighbourhood character objectives

- To provide a balance between vegetation and built form such that development sits within a vegetated setting.
- To promote vegetated streetscapes where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.
- To provide adequate space in new developments for the retention of existing significant trees wherever practicable and for the planting of new trees.

2.0

Minimum subdivision area

None specified.

3.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement for the construction or extension of one dwelling on a lot</td>
<td>None specified</td>
</tr>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0

Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
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<tr>
<td>Walls on boundaries</td>
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</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

- Landscaping: At least 30% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site (parent lot).
- Private open space: An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
- Private open space: An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
5.0
07/06/2018
C349

Maximum building height requirement for a dwelling or residential building
A building used as a dwelling or a residential building must not exceed a height of 9 metres and 3 storeys.

6.0
07/06/2018
C349

Application requirements
The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

7.0
07/06/2018
C349

Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.
- Whether the development provides for adequate landscaping opportunities.
- Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.
SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ6.

BARWON HEADS INCREMENTAL CHANGE AREA

1.0

Neighbourhood character objectives (2)
To protect the unique low scale coastal design character of Barwon Heads.

2.0

Minimum subdivision area (2)
None specified.

3.0

Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot (2)

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0

Requirements of Clause 54 and Clause 55 (2)

<table>
<thead>
<tr>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
</tr>
<tr>
<td></td>
<td>B28</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
</tr>
</tbody>
</table>

5.0

Maximum building height requirement for a dwelling or residential building (2)
None specified.
Application requirements (2)

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

Decision guidelines (2)

None specified.
SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ7.

WARRENBEEEN COURT RESIDENTIAL AREA, BARWON HEADS

1.0 Neighbourhood character objectives

To protect the very low density residential character of the Warrenbeen Court Residential Area.

To ensure that development has minimal impact on the vegetation and landscape character of the Warrenbeen Court Residential Area that is dominated by Coastal Moonah Woodland community.

2.0 Minimum subdivision area

The minimum lot size that may be created in the subdivision of an existing lot is 4,000 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

<table>
<thead>
<tr>
<th>Permit requirement for the construction or extension of one dwelling on a lot</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot</td>
<td>None specified</td>
</tr>
</tbody>
</table>

4.0 Requirements of Clause 54 and Clause 55

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Standard</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum street setback</td>
<td>A3 and B6</td>
<td>None specified</td>
</tr>
<tr>
<td>Site coverage</td>
<td>A5 and B8</td>
<td>None specified</td>
</tr>
<tr>
<td>Permeability</td>
<td>A6 and B9</td>
<td>None specified</td>
</tr>
<tr>
<td>Landscaping</td>
<td>B13</td>
<td>None specified</td>
</tr>
<tr>
<td>Side and rear setbacks</td>
<td>A10 and B17</td>
<td>None specified</td>
</tr>
<tr>
<td>Walls on boundaries</td>
<td>A11 and B18</td>
<td>None specified</td>
</tr>
<tr>
<td>Private open space</td>
<td>A17</td>
<td>None specified</td>
</tr>
<tr>
<td></td>
<td>B28</td>
<td>None specified</td>
</tr>
<tr>
<td>Front fence height</td>
<td>A20 and B32</td>
<td>None specified</td>
</tr>
</tbody>
</table>

5.0 Maximum building height requirement for a dwelling or residential building

None specified.

6.0 Application requirements

None specified.

7.0 Decision guidelines

None specified.
INDUSTRIAL 1 ZONE

Shown on the planning scheme map as IN1Z.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Materials recycling and Transfer station)</td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</td>
</tr>
<tr>
<td></td>
<td>• The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>• 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>• Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td></td>
<td>• Require a notification under the Occupational Health and Safety Regulations 2017.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td></td>
<td>Must not adversely affect the amenity of the neighbourhood, including through the:</td>
</tr>
<tr>
<td></td>
<td>• Transport of materials, goods or commodities to or from the land.</td>
</tr>
<tr>
<td></td>
<td>• Appearance of any stored goods or materials.</td>
</tr>
<tr>
<td></td>
<td>• Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</td>
</tr>
</tbody>
</table>

Informal outdoor recreation

Mail centre

Railway
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
</table>
| **Service station**                     | The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution. Must not adversely affect the amenity of the neighbourhood, including through the:  
  - Transport of materials, goods or commodities to or from the land.  
  - Appearance of any stored goods or materials.  
  Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.                                                                                                                                                                                                                     |
| **Shipping container storage**          | Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  
  - The threshold distance, for a purpose listed in the table to Clause 53.10.  
  - 100 metres, for a purpose not listed in the table to Clause 53.10.  
  Must not:  
  - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
  - Require a notification under the Occupational Health and Safety Regulations 2017.  
  - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
  - Require a licence under the Dangerous Goods (HCDG) Regulations 2016. The site must adjoin, or have access to, a road in a Road Zone.  
  Shipping containers must be setback at least 9 metres from a road in a Road Zone.  
  The height of shipping container stacks must not exceed 6 containers or 16 metres, whichever is the lesser.  
  Must not adversely affect the amenity of the neighbourhood, including through the:  
  - Transport of materials, goods or commodities to or from the land.  
  - Appearance of any stored goods or materials.  
  - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.                                                                                                                                                                                                                     |
| Take away food premises                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Tramway                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| **Warehouse (other than Mail centre and Shipping container storage)** | Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.                                                                                                                                                                                                                                                                                                                                                                                                                             |
Use | Condition
--- | ---
The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:
- The threshold distance, for a purpose listed in the table to Clause 53.10.
- 30 metres, for a purpose not listed in the table to Clause 53.10.
Must not:
- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Require a notification under the Occupational Health and Safety Regulations 2017.
- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under Dangerous Goods (HCDG) Regulations 2016.
Must not adversely affect the amenity of the neighbourhood, including through the:
- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Any use listed in Clause 62.01 must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use | Condition
--- | ---
Adult sex product shop | Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm) | 
Caretaker’s house | 
Education centre | Must not be a primary or secondary school.
Leisure and recreation (other than Informal outdoor recreation) | 
Materials recycling | The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone or
### Use of land

#### Application requirements

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
The type and quantity of goods to be stored, processed or produced.

- How land not required for immediate use is to be maintained.

- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

- Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.

- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and despatch.
  - Light spill or glare.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:


- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

- The effect that nearby industries may have on the proposed use.

- The drainage of the land.

- The availability of and connection to services.

- The effect of traffic to be generated on roads.

- The interim use of those parts of the land not required for the proposed use.

### Subdivision

**Permit requirement**

A permit is required to subdivide land.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>
### Class of application

<table>
<thead>
<tr>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
</tr>
<tr>
<td>Clause 59.02</td>
</tr>
</tbody>
</table>

| Subdivide land into 2 lots if: |
| Clause 59.02 |
| - The construction of a building or the construction or carrying out of works on the land: |
| - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. |
| - Has started lawfully. |
| - The subdivision does not create a vacant lot. |

### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

### Buildings and works

#### Permit requirement

A permit is required to construct a building or construct or carry out works. This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
- The rainwater tank is not located within the building’s setback from a street (other than a lane).
- The rainwater tank is no higher than the existing building on the site.
- The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

- A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling not in the same ownership.
  - A residential or urban growth zone.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
<tr>
<td>- Used for a Brothel or Adult sex product shop.</td>
<td></td>
</tr>
</tbody>
</table>

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - 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, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.
**SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE**

### Maximum leasable floor area requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area (m²) for office</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
INDUSTRIAL 2 ZONE

Shown on the planning scheme map as IN2Z.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities.

To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.

To keep the core of the zone free of uses which are suitable for location elsewhere so as to be available for manufacturing industries and storage facilities that require a substantial threshold distance as the need for these arises.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Service station</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm)</td>
<td></td>
</tr>
<tr>
<td>Caretaker's house</td>
<td>Must not be a primary or secondary school.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Equestrian supplies</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
</tbody>
</table>
Leisure and recreation (other than Informal outdoor recreation)

Office

The leasable floor area must not exceed the amount specified in the schedule to this zone.

Party supplies

Retail premises (other than Shop)

Utility installation (other than Minor utility installation and Telecommunications facility)

Warehouse

Any other use not in Section 1 or 3

Section 3 - Prohibited

Accommodation (other than Caretaker’s house)

Display home centre

Hospital

Intensive animal production

Pig farm

Place of assembly

Poultry farm

Shop (other than Adult sex product shop, Convenience shop, Equestrian supplies, and Party supplies)

Veterinary centre

Use of land

Application requirements

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The suitability of the industry or warehouse being located in the core of the zone, where the land is more than 1500 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone and land used for a hospital, an education centre or corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or corrective institution and the industry or warehouse is a purpose which is listed in the table to Clause 53.10 as requiring a threshold distance of less than 1500 metres, or is not listed in the table.

- The purpose of the use and the types of processes to be utilised.

- The type and quantity of goods to be stored, processed or produced.

- How land not required for immediate use is to be maintained.

- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.

- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and dispatch.
  - Light spill or glare.

### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

This exemption does not apply to land within 30 metres from land (not a road) which is a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The suitability of the industry or warehouse being located in the core of the zone, where the land is more than 1500 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution and the industry or warehouse is a purpose which is listed in the table to Clause 53.10 as requiring a threshold distance of less than 1500 metres, or is not listed in the table.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

### Subdivision

#### Permit requirement

A permit is required to subdivide land.

#### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.
### Class of application

| Subdivide land to realign the common boundary between 2 lots where: |
|------------------|---------------------------|
| • The area of either lot is reduced by less than 15 percent. |
| • The general direction of the common boundary does not change. |

| Subdivide land into lots each containing an existing building or car parking space where: |
|------------------|---------------------------|
| • The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. |
| • An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. |

| Subdivide land into 2 lots if: |
|------------------|---------------------------|
| • The construction of a building or the construction or carrying out of works on the land: |
|   • Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. |
|   • Has started lawfully. |
| • The subdivision does not create a vacant lot. |

### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.
- The suitability of the proposed lots for the types of industries and warehouses shown in the table to Clause 53.10.

### Buildings and works

#### Permit requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to:
A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.

A building or works which are used for crop raising or informal outdoor recreation.

A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
- The rainwater tank is not located within the building’s setback from a street (other than a lane).
- The rainwater tank is no higher than the existing building on the site.
- The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
- A waterway, wetland or designated flood plain.
- A dwelling not in the same ownership.
- A residential or urban growth zone.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is not:</td>
<td></td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td>Used for a Brothel or Adult sex product shop.</td>
</tr>
</tbody>
</table>

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - 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, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The suitability of the proposed buildings or works for the types of industries and warehouses shown in the table to Clause 53.10.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor Storage.
- Lighting.
- Stormwater discharge.

**Maintenance**

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 2.
### Maximum leasable floor area requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area (m²) for office</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
INDUSTRIAL 3 ZONE

Shown on the planning scheme map as \textbf{IN3Z}.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.

To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.

To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.

### Table of uses

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience shop</td>
<td></td>
</tr>
<tr>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor</td>
<td></td>
</tr>
<tr>
<td>recreation</td>
<td></td>
</tr>
<tr>
<td>Mail centre</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Service industry</td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
</tbody>
</table>

The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:

- The threshold distance, for a purpose listed in the table to Clause 53.10.
- 30 metres, for a purpose not listed in the table to Clause 53.10.

Must not:

- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
- Require a notification under the Occupational Health and Safety Regulations 2017.
- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
- Require a licence under Dangerous Goods (HCDG) Regulations 2016.
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Service station</strong></td>
<td>The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.</td>
</tr>
<tr>
<td><strong>Shop (other than Adult sex product shop, Convenience shop, Restricted retail premises and Supermarket)</strong></td>
<td>Must adjoin, or be on the same lot as, a supermarket when the use commences. The combined leasable floor area for all shops adjoining or on the same lot as the supermarket must not exceed 500 square metres. The site must adjoin, or be within 30 metres of, a road in a Road Zone.</td>
</tr>
<tr>
<td><strong>Supermarket</strong></td>
<td>The leasable floor area must not exceed 1800 square metres. The site must adjoin, or be within 30 metres of, a road in a Road Zone. Must be on land within an urban growth boundary and in metropolitan Melbourne.</td>
</tr>
<tr>
<td><strong>Take away food premises</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Tramway</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Warehouse (other than Fuel depot, Mail centre or Shipping container storage)</strong></td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution: - The threshold distance, for a purpose listed in the table to Clause 53.10. - 30 metres, for a purpose not listed in the table to Clause 53.10. Must not: - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012. - Require a notification under the Occupational Health and Safety Regulations 2017. - Require a licence under the Dangerous Goods (Explosives) Regulations 2011. - Require a licence under the Dangerous Goods (HCDG) Regulations 2016. Must not adversely affect the amenity of the neighbourhood, including through the: - Transport of materials, goods or commodities to or from the land. - Appearance of any stored goods or materials. - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.</td>
</tr>
</tbody>
</table>
### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Adult sex product shop</td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Crop raising, Grazing animal production, Intensive animal production, Pig farm and Poultry farm)</td>
<td></td>
</tr>
<tr>
<td>Caretaker's house</td>
<td>Must not be a primary or secondary school.</td>
</tr>
<tr>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Service industry)</td>
<td>The leasable floor area must not exceed the amount specified in the schedule to this zone.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Cinema based entertainment facility and Circus)</td>
<td></td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Shop and Take away food premises)</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Caretaker's house)</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Hospital</td>
</tr>
<tr>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
</tbody>
</table>
Use

Pig farm

Poultry farm

Shop (other than Adult sex product shop, Convenience shop, Restricted retail premises and Supermarket) – if the Section 1 conditions are not met

Supermarket – if the section 1 conditions are not met

33.03-2

Use of land

Amenity of the neighbourhood

A use must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and despatch.
  - Light spill or glare.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The effect on nearby industries.

**Subdivision**

**Permit requirement**

A permit is required to subdivide land.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres from land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

Buildings and works

Permit requirement

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- A building or works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- A building or works which are used for crop raising or informal outdoor recreation.
- A rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
  - The rainwater tank is not located within the building’s setback from a street (other than a lane).
  - The rainwater tank is no higher than the existing building on the site.
  - The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.
- A building or works which are used for grazing animal production, except for permanent or fixed feeding infrastructure for seasonal or supplementary feeding constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling not in the same ownership.
  - A residential or urban growth zone.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
<tr>
<td>- Used for a Brothel or Adult sex product shop.</td>
<td></td>
</tr>
</tbody>
</table>
Application requirements

An application to construct a building or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
  - Mechanisms to mitigate noise, odour and other adverse amenity impacts of, and on, nearby industries.
- 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, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- The effect on nearby industries.
- The effect of nearby industries.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.
Signs

Sign requirements are at Clause 52.05. This zone is in Category 2.
### Maximum leasable floor area requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area (m²) for office</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

15/07/2013
VC100
COMMERCIAL 1 ZONE

Shown on the planning scheme map as B1Z, B2Z, B5Z or C1Z.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.

To provide for residential uses at densities complementary to the role and scale of the commercial centre.

Operation

A schedule may apply under this zone to a planning scheme outside of metropolitan Melbourne. That schedule may:

- specify the maximum leasable floor area for office
- specify the maximum leasable floor area for shop (other than restricted retail premises).

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Corrective institution and Rooming house)</td>
<td>Any frontage at ground floor level must not exceed 2 metres (other than a bed and breakfast and caretaker's house).</td>
</tr>
<tr>
<td>Art and craft centre</td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td>Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).</td>
</tr>
<tr>
<td>Cinema</td>
<td></td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Education centre (other than Child care centre)</td>
<td></td>
</tr>
<tr>
<td>Exhibition centre</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>The leasable floor area for all offices must not exceed any amount specified in the schedule to this zone.</td>
</tr>
<tr>
<td>Place of worship</td>
<td>The gross floor area of all buildings must not exceed 250 square metres.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Retail premises (other than Shop)                                    | Any frontage at ground floor level must not exceed 2 metres.  
|                                                                      | Must meet the requirements of Clause 52.23-2.                                                                                         |
| Rooming house                                                       | The leasable floor area for all shops must not exceed any amount specified in the schedule to this zone.                               |
| Shop (other than Adult sex product shop)                            | Must meet the requirements of Clause 52.23-2.                                                                                         |
| Tramway                                                             | Must meet the requirements of Clause 62.01.                                                                                             |
| Any use listed in Clause 62.01                                      | Must meet the requirements of Clause 62.01.                                                                                             |

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
</tr>
<tr>
<td>Agriculture (other than Animal production and Apiculture)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Industry</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation facility (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival, Cinema, Cinema based entertainment facility, Circus, Exhibition centre and Place of worship)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
</tbody>
</table>
Use

Motor racing track

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Subdivision

A permit is required to subdivide land.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:
- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade 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.

An apartment development must meet the requirements of Clause 58.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
<tr>
<td>- Used for a Brothel or Adult sex product shop.</td>
<td></td>
</tr>
</tbody>
</table>

**Transitional provisions**

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

**Maintenance**

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

**Neighbourhood and site description and design response**

An application for any of the following must be accompanied by a neighbourhood and site description and a design response as described in Clause 54.01 or 55.01, as appropriate:

- Construction or extension of one dwelling on a lot of less than 300 square metres.
- Construction of a dwelling if there is at least one dwelling existing on the lot.
- Construction of two or more dwellings on a lot.
- Extension of a dwelling if there are two or more dwellings on the lot.
- Construction or extension of a dwelling on common property.
- Construction or extension of a residential building.

Clause 34.01-5 does not apply to an apartment development.
Satisfactory neighbourhood and site description before notice and decision

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01 or 55.01 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

Application requirements

Use

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

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.
- 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 Environment Protection Authority.
  - Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.
  - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

**Exemption from notice and review**

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General**

- The interface with adjoining zones, especially the relationship with residential areas.

**Use**

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

**Subdivision**

- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.

**Building and works**

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The storage of rubbish and materials for recycling.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

The availability of and connection to services.

The design of buildings to provide for solar access.

The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.

For an apartment development, the objectives, standards and decision guidelines of Clause 58.

**Transitional provisions**

The objectives, standards and decision guidelines of Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 1.
## SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

### Maximum leasable floor area requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Maximum leasable floor area (m²) for office</th>
<th>Maximum leasable floor area (m²) for shop (other than restricted retail premises)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Certificate of Title Vol. 9960 Fol. 950 and Lot 2, Certificate of Title Vol 10982 Fol 810 located at the corner of Princes Highway and Pioneer Road, Grovedale</td>
<td>None specified</td>
<td>35,000</td>
</tr>
<tr>
<td>Newcomb Shopping and Community Centre, Corner of Bellarine Highway and Wilsons Road, Newcomb</td>
<td>None specified</td>
<td>6,000</td>
</tr>
<tr>
<td>South west corner of Heyers Road and Burdoo Drive, Grovedale.</td>
<td>None specified</td>
<td>2,650</td>
</tr>
<tr>
<td>Meadowvale shopping centre north of the leisure time centre Corio, east of Anakie Road, Corio.</td>
<td>None specified</td>
<td>5,500</td>
</tr>
<tr>
<td>2-20 Kingston Downs Drive and rear of 12-19 Ashwood Close, Ocean Grove (north eastern corner of Kingston downs Drive and Shell Road).</td>
<td>None specified</td>
<td>7,500</td>
</tr>
<tr>
<td>Bellarine Gateway Plaza, 621-639 and 641-659 Bellarine Highway, Leopold.</td>
<td>None specified</td>
<td>30,000</td>
</tr>
<tr>
<td>Armstrong Creek East Precinct Neighbourhood Activity Centre</td>
<td>None specified</td>
<td>6,000</td>
</tr>
<tr>
<td>Armstrong Creek East Precinct Local Activity Centre</td>
<td>None specified</td>
<td>1,000</td>
</tr>
<tr>
<td>Jetty Road Neighbourhood Activity Centre, Drysdale</td>
<td>1,000</td>
<td>6,000</td>
</tr>
<tr>
<td>Armstrong Creek West Precinct Neighbourhood Activity Centre</td>
<td>None specified</td>
<td>3,000</td>
</tr>
<tr>
<td>Armstrong Creek West Precinct Whites Road Local Activity Centre</td>
<td>None specified</td>
<td>1,000</td>
</tr>
<tr>
<td>Armstrong Creek West Precinct Boundary Road Local Activity Centre</td>
<td>None specified</td>
<td>500</td>
</tr>
<tr>
<td>Armstrong Creek West Precinct Train Station Local Activity Centre</td>
<td>None specified</td>
<td>1,000</td>
</tr>
<tr>
<td>Barrabool Hills Neighbourhood Shopping Centre (north eastern corner of Province Boulevard and Stoneleigh Crescent Highton)</td>
<td>None specified</td>
<td>3,895</td>
</tr>
<tr>
<td>Armstrong Creek Town Centre Precinct 1</td>
<td>None specified</td>
<td>40,000</td>
</tr>
<tr>
<td>Armstrong Creek Horseshoe Bend Precinct North East Neighbourhood Activity Centre</td>
<td>None specified</td>
<td>7,000</td>
</tr>
<tr>
<td>Armstrong Creek Horseshoe Bend Precinct Southern Local Activity Centre</td>
<td>None specified</td>
<td>1,000</td>
</tr>
<tr>
<td>Armstrong Creek Horseshoe Bend Precinct Western Local Activity Centre</td>
<td>None specified</td>
<td>1,000</td>
</tr>
</tbody>
</table>
COMMERCIAL 2 ZONE

Shown on the planning scheme map as B3Z, B4Z or C2Z.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art and craft centre</td>
<td></td>
</tr>
<tr>
<td>Art gallery</td>
<td></td>
</tr>
<tr>
<td>Cinema</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>The leasable floor area must not exceed 100 square metres.</td>
</tr>
</tbody>
</table>
| Industry (other than Materials recycling and Transfer station) | Must not be a purpose listed in the table to Clause 53.10 with no threshold specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:
  - The threshold distance, for a purpose listed in the table to Clause 53.10.
  - 30 metres, for a purpose not listed in the table to Clause 53.10. Must not:
    - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.
    - Require a notification under the Occupational Health and Safety Regulations 2017.
    - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.
    - Require a licence under the Dangerous Goods (HCDG) Regulations 2016. |
<p>| Informal outdoor recreation               |                                                                           |
| Mail centre                              |                                                                           |
| Museum                                   |                                                                           |
| Office                                   |                                                                           |</p>
<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Postal agency</td>
<td>Must adjoin, or be on the same land as, a supermarket when the use commences.</td>
</tr>
<tr>
<td>Railway</td>
<td>The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres.</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop, Restricted retail premises and Supermarket)</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Supermarket</td>
<td>The leasable floor area must not exceed 1800 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must adjoin, or have access to, a road in a Road Zone.</td>
</tr>
<tr>
<td></td>
<td>Must be on land within the City of Greater Geelong or within an urban growth boundary in metropolitan Melbourne.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Mail centre)</td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or corrective institution:</td>
</tr>
<tr>
<td></td>
<td>- The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>- 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td></td>
<td>- Require a notification under the Occupational Health and Safety Regulations 2017.</td>
</tr>
<tr>
<td></td>
<td>- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</td>
</tr>
<tr>
<td></td>
<td>- Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
</tr>
<tr>
<td>Agriculture (other than Animal production and Apiculture)</td>
<td></td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Materials recycling</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Art gallery, Carnival, Cinema, Cinema based entertainment facility, Circus and Museum)</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Food and drink premises, Postal agency, Restricted retail premises, Supermarket and Trade supplies)</td>
<td></td>
</tr>
</tbody>
</table>
| Supermarket – if the Section 1 conditions are not met               | The leasable floor area must not exceed 1800 square metres unless on land within the City of Greater Geelong or within an urban growth boundary in metropolitan Melbourne.  
The site must adjoin, or have access to, a road in a Road Zone. |
| Transfer station                                                    | The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution. |
| Utility installation (other than Minor utility installation and Telecommunications facility) |                                                                                                                                                                                                           |
| Any other use not in Section 1 or 3                                 |                                                                                                                                                                                                           |

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Caretaker’s house and Residential hotel)</td>
</tr>
</tbody>
</table>
Use

Animal production (other than Grazing animal production)
Hospital
Major sports and recreation facility
Motor racing track

### 34.02-2

31/07/2018
VC148

**Use of land**

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

### 34.02-3

31/07/2018
VC148

**Subdivision**

A permit is required to subdivide land.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>
Buildings and works

A permit is required to construct a building or construct or carry out works. This does not apply to:

- The installation of an automatic teller machine.

- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent 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.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
<tr>
<td>- Used for a Brothel or Adult sex product shop.</td>
<td></td>
</tr>
</tbody>
</table>

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

Use

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

- The purpose of the use and the types of activities which will be carried out.

- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods or materials, hours of operation and light spill, solar access and glare.

- The means of maintaining areas not required for immediate use.

- 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 Environment Protection Authority.
  - Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the Dangerous Goods Act 1995 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.
  - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.
Building and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and review

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

**Subdivision**
- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.

**Building and works**
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- Any natural or cultural values on or nearby the land.
- Outdoor storage, lighting, and stormwater discharge.
- The design of buildings to provide for solar access.

**Signs**
Sign requirements are at Clause 52.05. This zone is in Category 1.
RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ** with a number (if shown).

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To provide for residential use in a rural environment.
To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.
To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

**Table of uses**

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Must meet the requirements of Clause 52.22-2.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 35.03-2.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 2 hectares.</td>
</tr>
<tr>
<td></td>
<td>Must be the only dwelling on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 35.03-2.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Must be no more than 100 poultry (not including emus or ostriches).</td>
</tr>
<tr>
<td></td>
<td>Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Community care accommodation, Dependent person's unit and Dwelling)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Apiculture, Broiler farm, Domestic animal husbandry, Intensive animal production, Racing dog husbandry and Timber production)</td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Broiler farm - if the Section 1 condition to Poultry farm is not met</td>
<td>Must be no more than 10,000 chickens.</td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>The leasable floor area must not exceed 80 square metres.</td>
</tr>
<tr>
<td></td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Dependent person’s unit - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.03-2.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td></td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 35.03-2.</td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Must meet the requirements of Clause 53.05.</td>
</tr>
<tr>
<td>Hotel</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>The site must not have direct access to a rural freeway.</td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural industry (other than Abattoir and Sawmill)</td>
<td>The site must either:&lt;br&gt;  - Adjoin a commercial zone or industrial zone.&lt;br&gt;  - Adjoin, or have access to, a road in a Road Zone.&lt;br&gt;  The site must not exceed either:&lt;br&gt;  - 3000 square metres.&lt;br&gt;  - 3600 square metres if it adjoins on two boundaries a road in a Road Zone.&lt;br&gt;  The site must not have direct access to a rural freeway.</td>
</tr>
<tr>
<td>Service station</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td>Store</td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
<tr>
<td>Timber production</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
</tbody>
</table>

#### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
</tr>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Industry (other than Rural Industry)</td>
</tr>
<tr>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Office (other than Medical centre)</td>
</tr>
<tr>
<td>Retail premises (other than Bar, Convenience shop, Hotel, Market, Plant nursery, Postal agency, Primary produce sales and Restaurant)</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Sawmill</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Warehouse (other than Store)</td>
</tr>
</tbody>
</table>
**35.03-2**

**Use of land for a dwelling**

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person’s unit.

---

**35.03-3**

**Subdivision**

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 2 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The number of lots is no more than the number the land could be subdivided into in accordance with a schedule to this zone.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td>Clause 59.12</td>
</tr>
</tbody>
</table>

---

**35.03-4**

**Buildings and works**

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.03-1. This does not apply to:
- An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.

- An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.

- An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in the schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres. The building must not be used to keep, board, breed or train animals.

- A rainwater tank.

- Earthworks specified in a schedule to this zone, if on land specified in a schedule.

- A building which is within any of the following setbacks:
  - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in the schedule to this zone or, if no setback is specified, 30 metres.
  - The setback from any other road or boundary specified in the schedule to this zone.
  - The distance from a dwelling not in the same ownership specified in the schedule to this zone.
  - 100 metres from a waterway, wetlands or designated flood plain.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $250,000 where the land is not:</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>- Used for Domestic animal husbandry, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
<td></td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
</tbody>
</table>

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

**Agricultural issues**

- The capacity of the site to sustain the agricultural use.
- Any integrated land management plan prepared for the site.
- The potential for the future expansion of the use or development and the impact of this on adjoining and nearby agricultural and other land uses.

**Environmental issues**

- The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.
- The impact of the use or development on the flora, fauna and landscape features of the locality.
- The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

**Design and siting issues**

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use or development will require traffic management measures.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.
**SCHEDULE TO CLAUSE 35.03 RURAL LIVING ZONE**

Shown on the planning scheme map as **RLZ**

### Subdivision and other requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares).</td>
<td>All land</td>
</tr>
<tr>
<td>Minimum area for which no permit is required to use land for a dwelling (hectares).</td>
<td>All land</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a road (metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a boundary (metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a dwelling not in the same ownership (metres).</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Permit requirement for earthworks

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water across a property boundary.</td>
<td>All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Geelong Ring Road – Sections 3, 4A, 4B and associated works.</td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater.</td>
<td>All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Geelong Ring Road – Sections 3, 4A, 4B and associated works.</td>
</tr>
</tbody>
</table>
RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve the values specified in a schedule to this zone.

To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.

To protect and enhance natural resources and the biodiversity of the area.

To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.

To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.

To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Must be no more than 100 poultry (not including emus or ostriches).</td>
</tr>
<tr>
<td></td>
<td>Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
## Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Apiculture, Broiler farm, Domestic animal husbandry, Intensive animal production, Racing dog husbandry, Rice growing and Timber production)</td>
<td></td>
</tr>
<tr>
<td>Broiler farm - if the Section 1 condition to Poultry farm is not met</td>
<td>Must be no more than 10,000 chickens.</td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td>Must meet the requirements of Clause 35.06-2.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot. This does not apply to the replacement of an existing dwelling if the existing dwelling is removed or altered (so it can no longer be used as a dwelling) within one month of the occupation of the replacement dwelling.</td>
</tr>
<tr>
<td>Emergency services facility</td>
<td></td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td></td>
</tr>
<tr>
<td>Group accommodation</td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry - if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td>Recreational boat facility</td>
<td></td>
</tr>
<tr>
<td>Renewable energy facility (other than Wind energy facility)</td>
<td>Must meet the requirements of Clause 53.13.</td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Rural industry (other than Abattoir and Sawmill)</td>
<td></td>
</tr>
<tr>
<td>Rural store</td>
<td></td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td>Timber production</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility installation (other than Minor utility installation</td>
<td>Must meet the requirements of Clause 52.32.</td>
</tr>
<tr>
<td>and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Wind energy facility</td>
<td></td>
</tr>
<tr>
<td>Winery</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
</tr>
<tr>
<td>Accommodation (other than Bed and breakfast, Dependent person’s</td>
</tr>
<tr>
<td>unit, Dwelling, Group accommodation, Host farm and Residential</td>
</tr>
<tr>
<td>hotel)</td>
</tr>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Education centre (other than Primary school and Secondary school)</td>
</tr>
<tr>
<td>Industry (other than Rural industry)</td>
</tr>
<tr>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
</tr>
<tr>
<td>Place of assembly (other than Carnival and Circus)</td>
</tr>
<tr>
<td>Retail premises (other than Landscape gardening supplies, Market,</td>
</tr>
<tr>
<td>Primary produce sales and Restaurant)</td>
</tr>
<tr>
<td>Rice growing</td>
</tr>
<tr>
<td>Sawmill</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Warehouse (other than Freezing and cool storage and Rural store)</td>
</tr>
</tbody>
</table>

### Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person’s unit.
Subdivision
A permit is required to subdivide land.
Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.
A permit may be granted to create smaller lots if any of the following apply:
- The subdivision is the re-subdivision of existing lots, the number of lots is not increased, and the number of dwellings that the land could be used for does not increase.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications
Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- Each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.</td>
<td>Clause 59.12</td>
</tr>
</tbody>
</table>

Long term lease or licence for accommodation
A permit is required to lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation.
Each portion of a lot leased or licensed for the purpose of Accommodation must be at least the area specified as the minimum subdivision area for the land in a schedule to this zone. If no area is specified, each portion of a lot leased or licensed for the purpose of Accommodation must be at least 40 hectares.
This provision only applies to land in Metropolitan Melbourne.

Buildings and works
A permit is required to construct or carry out any of the following:
- A building or works associated with a use in Section 2 of Clause 35.06-1. This does not apply to:
  - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
An out-building associated with an existing dwelling provided the floor area of the out-building does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.

An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension does not exceed the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres. The building must not be used to keep, board, breed or train animals.

- A rainwater tank.

- Earthworks specified in a schedule to this zone, if on land specified in a schedule.

- A building which is within any of the following setbacks:
  - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
  - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.
  - 20 metres from any other road.
  - 5 metres from any other boundary.
  - 100 metres from a dwelling not in the same ownership.
  - 100 metres from a waterway, wetlands or designated flood plain.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $250,000 where the land is not:</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>Used for Domestic animal husbandry, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
<td></td>
</tr>
<tr>
<td>Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
</tbody>
</table>

**Decision guidelines**

Before deciding on an application to use or subdivide land, lease or license a portion of a lot for a period of more than 10 years if the portion is to be leased or licensed for the purpose of Accommodation, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General issues**

- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development.
- How the use or development conserves the values identified for the land in a schedule.
Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.

Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.

**Rural issues**

- The environmental capacity of the site to sustain the rural enterprise.
- The need to prepare an integrated land management plan.
- The impact on the existing and proposed infrastructure.
- Whether the use or development will have an adverse impact on surrounding land uses.

**Environmental issues**

- An assessment of the likely environmental impact on the biodiversity and in particular the flora and fauna of the area.
- The protection and enhancement of the natural environment of the area, including the retention of vegetation and faunal habitats and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- How the use and development relates to sustainable land management and the need to prepare an integrated land management plan which addresses the protection and enhancement of native vegetation and waterways, stabilisation of soil and pest plant and animal control.
- The location of on site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

**Dwelling issues**

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

**Design and siting issues**

- The need to minimise any adverse impacts of siting, design, height, bulk, and colours and materials to be used, on landscape features, major roads and vistas.
- The location and design of existing and proposed infrastructure services which minimises the visual impact on the landscape.
- The need to minimise adverse impacts on the character and appearance of the area or features of archaeological, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of roads and existing and proposed infrastructure services to minimise the visual impact on the landscape.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 4.
SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ1.

CONSERVATION VALUES

Isolated pockets of private land within the Brisbane Ranges.

These are isolated pockets of privately owned land scattered through the forested public land of the Brisbane Ranges. The zone has been applied to ensure that use and development of these pockets of private land is compatible with the water catchment function of the surrounding forested public land and that the visual appearance of the forested landscape is protected.

Subdivision and other requirements

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SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ2.

CONSERVATION VALUES

Rowsley Scarp and foothills of the eastern edge of the Brisbane Ranges.

The Rowsley Scarp is a significant and visually prominent landscape feature forming the eastern edge of the Brisbane Ranges. The eastern edge of the Brisbane Ranges is noted for its landscape character and connection to the Rowsley Scarp.

The zone has been applied to conserve the landscape and vegetation qualities of the area by avoiding erosion and land degradation and maintenance of existing vegetation cover wherever possible. Further, for the flatter, cleared land, the outcome is to retain its existing landscape character and to maintain the buffer to the forested land of the Brisbane Ranges to the west and to minimise erosion potential and removal of soil.

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SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ3.

CONSERVATION VALUES

Southern Foothills of the Brisbane Ranges.

This area of the southern foothills of the Brisbane Ranges has substantial natural vegetation cover and adjoins areas that have been cleared for grazing. The land is substantially subdivided. The zone has been applied to ensure that erosion and land degradation is avoided and existing vegetation is maintained.

Subdivision and other requirements

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SCHEDULE 4 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ4

CONSERVATION VALUES

East of Black Rock.

This area is a strip of land adjacent to a Public Conservation and Resource Zone that covers the “sand-blown” public foreshore dunal system along the Thirteenth Beach coastline. The zone has been applied to maintain a buffer from rural use and development encroaching upon the sensitive dunal system.

Subdivision and other requirements

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SCHEDULE 5 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ5.

CONSERVATION VALUES

Pacey’s Island.

Pacey’s Island is privately owned land surrounded by the Barwon River and the Ramsar wetland designation. The zone has been applied to ensure minimal and low impact use and development on the surrounding Ramsar site and restoration of a degraded environment.

1.0

Subdivision and other requirements

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SCHEDULE 6 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ6.

CONSERVATION VALUES

Saltmarsh Flats, Swan Bay.

The south-eastern shores of Swan Bay are gently sloping to flat silts that support saltmarsh vegetation important for many migratory birds. Swan Bay itself is a rare and specialised marine environment of high scientific value and is a designated Ramsar wetland. Whilst the saltmarsh is outside of the designated Ramsar boundary it is still very fragile and highly vulnerable to disturbance and pollution, particularly by agricultural uses. The zone has been applied to ensure the retention of the existing vegetation cover and to ensure that the water quality and habitat value of the area is unaffected by inappropriate agricultural use and practices.

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## SCHEDULE 7 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ7**.

### CONSERVATION VALUES

**Periphery of Salt Lake, St Leonards.**

This zone has been applied to a buffer area on the northern and eastern boundaries of Salt Lake, a saline, shallow lake. The northern buffer area contains the seagoing channel of the Lake whilst the eastern provides a buffer from residential encroachment. The zone has been applied to protect the Lake from residential encroachment and to maintain the floodwater overflow and sea channel.

### Subdivision and other requirements

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SCHEDULE 8 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ8.

CONSERVATION VALUES

Eastern periphery of Limeburners Bay, Avalon.

This land is located between a 200 metre wide Public Conservation and Resource Zone along the eastern shoreline of Limeburners Bay, a designated Ramsar wetland, and a Farming Zone to the east. This area is a buffer protecting the high quality flora and fauna along the Limeburners Bay foreshore. The zone has been applied to ensure the regeneration and revegetation of the land and maintenance of the buffer through minimal land use and development activity.

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SCHEDULE 9 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ9.

CONSERVATION VALUES

The Esplanade, Ocean Grove.

Land fronting Orton Street and The Esplanade, Ocean Grove is located on a sensitive foreshore primary dune that is reasonably well vegetated with coastal ti-tree on the landward side. The land has been inappropriately subdivided and there is an access road along the base of the dune. The zone has been applied to protect the primary dune from urban encroachment, over use and development that would be detrimental to its environmental stability.

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SCHEDULE 10 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ10.

CONSERVATION VALUES

Murtnaghurt Lagoon, Barwon Heads.

This is privately owned land that adjoins the publicly owned land forming the Murtnaghurt Lagoon. It is physically part of the wetland system and subject to inundation. The zone has been applied to ensure the protection of the vegetation and faunal habitat, and to ensure that the Lagoon is protected from adverse storm water run-off.

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SCHEDULE 11 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ11.

CONSERVATION VALUES

Lake Victoria, Point Lonsdale.

Lake Victoria is an inland saline lagoon and marshland located behind the high primary sand dune parallel to the coast between Point Lonsdale and Ocean Grove. The zone has been applied to ensure that the ecological system of the Lake is protected from adverse run-off and effluent discharge.

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SCHEDULE 12 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ12.

CONSERVATION VALUES

Dog Rocks, Batesford.

Dog Rocks is a confined area of granite rocky outcrop which rises above the Moorabool River south of Batesford. It is visually prominent in close and long views and is scientifically notable for its rock form. The zone has been applied to ensure that the scenic and scientific values of the land are maintained.

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SCHEDULE 13 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ13.

CONSERVATION VALUES

Granite rock forms/Scoria Cones, Anakie.

The scoria cones/granitic outcrops on Granite Road, to the north east of Anakie are isolated and prominent landscape features of volcanic origin rising above the surrounding countryside. They are significant for their similar ecological characteristics to the You Yangs. The zone has been applied to ensure that the land form is not altered by agricultural activities and that the natural rock formations continue to be a significant landscape feature.

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SCHEDULE 14 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ14.

CONSERVATION VALUES

East of Basin Reserve, Drysdale.

This land is extensively vegetated with locally indigenous trees and shrubs, and forms a continuum of the vegetation in the Basin Reserve on its immediate western boundary. The Zone has been applied to ensure that the land is not used for agricultural activities that would diminish the existence of the vegetation.

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SCHEDULE 15 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ15.

CONSERVATION VALUES

Industrial 2 Zone Land, Point Wilson.

The land along the north-eastern boundary of the Industrial 2 Zoned Land at Point Wilson includes key areas of secluded important habitat for a variety of wader and migratory birds including the Orange-bellied Parrot. It is used as a feeding and a roosting area during bad weather and very high tides. This land also forms an extensive buffer between the industrial land and the public conservation land of The Spit. This Rural Conservation Zone has been applied to protect the area from development and maintain its environmental values.

Subdivision and other requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares).</td>
<td>All land</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Permit requirement for earthworks

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Earthworks which change the rate of flow or the discharge point of water across a property boundary.</td>
<td>All land</td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater.</td>
<td>All land</td>
</tr>
</tbody>
</table>
FARMING ZONE

Shown on the planning scheme map as **FZ** with a number (if shown).

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

**Table of uses**

**Section 1 – Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal production, Apiculture, Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>Must meet the requirements of Clause 53.08. The total number of cattle to be housed in the cattle feedlot must be 1000 or less. The site must be located outside a special water supply catchment under the <em>Catchment and Land Protection Act 1994</em>. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot. The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 40 hectares.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Grazing animal production</strong></td>
<td>Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td><strong>Home based business</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Informal outdoor recreation</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Poultry farm</strong></td>
<td>Must be no more than 100 poultry (not including emus or ostriches). Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td><strong>Primary produce sales</strong></td>
<td>Must not be within 100 metres of a dwelling in separate ownership. The area used for the display and sale of primary produce must not exceed 50 square metres.</td>
</tr>
<tr>
<td><strong>Racing dog husbandry</strong></td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td><strong>Railway</strong></td>
<td></td>
</tr>
</tbody>
</table>
| **Rural industry (other than Abattoir and Sawmill)** | Must not have a gross floor area more than 200 square metres. Must not be within 100 metres of a dwelling in separate ownership. Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  
  - The threshold distance, for a purpose listed in the table to Clause 53.10.  
  - 30 metres, for a purpose not listed in the table to Clause 53.10. Must not:  
    - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
    - Require a notification under the Occupational Health and Safety Regulations 2017.  
    - Require a licence under the Dangerous Goods ( Explosives ) Regulations 2011.  
    - Require a licence under the Dangerous Goods ( HCDG ) Regulations 2016. |
| **Rural store**                         | Must be used in conjunction with Agriculture. Must be in a building, not a dwelling and have a gross floor area of less than 100 square metres. Must be the only Rural store on the lot. |
| **Timber production**                   | Must meet the requirements of Clause 53.11.                                                                                                                                 |

GREATER GEELONG PLANNING SCHEME
The plantation area must not exceed any area specified in a schedule to this zone. Any area specified must be at least 40 hectares.

The total plantation area (existing and proposed) on contiguous land which was in the same ownership on or after 28 October 1993 must not exceed any scheduled area.

The plantation must not be within 100 metres of:
- Any dwelling in separate ownership.
- Any land zoned for residential, commercial or industrial use.
- Any site specified on a permit which is in force which permits a dwelling to be constructed.

The plantation must not be within 20 metres of a powerline whether on private or public land, except with the consent of the relevant electricity supply or distribution authority.

<table>
<thead>
<tr>
<th>Tramway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use listed in Clause 62.01</td>
</tr>
</tbody>
</table>

Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Abattoir</strong></td>
<td></td>
</tr>
<tr>
<td>Animal production (other than Broiler farm, Cattle feedlot and Grazing animal production)</td>
<td></td>
</tr>
<tr>
<td><strong>Broiler farm - if the Section 1 condition to Poultry farm is not met</strong></td>
<td>Must meet the requirements of Clause 53.09.</td>
</tr>
<tr>
<td><strong>Camping and caravan park</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Car park</strong></td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td><strong>Cattle feedlot – if the Section 1 condition is not met</strong></td>
<td>Must meet the requirements of Clause 53.08. The site must be located outside a catchment area listed in Appendix 2 of the Victorian Code for Cattle Feedlots – August 1995.</td>
</tr>
<tr>
<td><strong>Cemetery</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Crematorium</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Dependent person’s unit – if the Section 1 condition is not met</strong></td>
<td>Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td><strong>Domestic animal boarding</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met</strong></td>
<td>Must meet the requirements of Clause 35.07-2.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Emergency services facility</td>
<td>Must meet the requirements of Clause 53.05.</td>
</tr>
<tr>
<td>Freeway service centre</td>
<td></td>
</tr>
<tr>
<td>Group accommodation</td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Rural industry)</td>
<td></td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.12.</td>
</tr>
<tr>
<td>Renewable energy facility (other than Wind energy facility)</td>
<td>Must meet the requirements of Clause 53.13.</td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
</tr>
<tr>
<td>Sawmill</td>
<td></td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td>Timber production – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 53.11.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Rural store)</td>
<td></td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Must meet the requirements of Clause 52.32.</td>
</tr>
<tr>
<td>Winery</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 – Prohibited

Use

Accommodation (other than Bed and breakfast, Camping and caravan park, Dependent person’s unit, Dwelling, Group accommodation, Host farm and Residential hotel)

Amusement parlour

Brothel

Cinema based entertainment facility

Education centre (other than Primary school and Secondary school)

Nightclub

Office

Retail premises (other than Market, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade supplies)

Use of land for a dwelling

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person’s unit.

Subdivision

A permit is required to subdivide land.

Each lot must be at least the area specified for the land in a schedule to this zone. If no area is specified, each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
- The subdivision is by a public authority or utility service provider to create a lot for a utility installation.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.
### Class of application & Information requirements and decision guidelines

**Subdivide land to realign the common boundary between 2 lots where:**

- Each new lot is at least the area specified for the land in the zone or the schedule to the zone.
- The area of either lot is reduced by less than 15 percent.
- The general direction of the common boundary does not change.

Clause 59.01

**Subdivide land into 2 lots where each new lot is at least the area specified for the land in the zone or the schedule to the zone.**

Clause 59.12

---

### Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1. This does not apply to:
  - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
  - An out-building associated with an existing dwelling provided the floor area of the out-building is not more than the area specified in a schedule to this zone or, if no area is specified, 100 square metres. Any area specified must be more than 100 square metres.
  - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is not more than the area specified in a schedule to this zone or, if no area is specified, 200 square metres. Any area specified must be more than 200 square metres. The building must not be used to keep, board, breed or train animals.
  - A rainwater tank.

- Earthworks specified in a schedule to this zone, if on land specified in a schedule.

- A building which is within any of the following setbacks:
  - The setback from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1 specified in a schedule to this zone or, if no setback is specified, 50 metres.
  - The setback from any other road or boundary specified in a schedule to this zone.
  - The setback from a dwelling not in the same ownership specified in a schedule to this zone.
  - 100 metres from a waterway, wetlands or designated flood plain.

- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling not in the same ownership.
  - A residential or urban growth zone.
VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works associated with a Section 1 use in the Table of uses of the zone with an estimated cost of up to $500,000.</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
<tr>
<td>Construct a building or construct or carry out works associated with a Section 2 use in the Table of uses of the zone with an estimated cost of up to $500,000 where the land is not:</td>
<td>Clause 59.13</td>
</tr>
<tr>
<td>Used for Domestic animal husbandry, Intensive animal production, Pig farm, Poultry farm, Poultry hatchery, Racing dog husbandry or Rural industry.</td>
<td></td>
</tr>
<tr>
<td>Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>Any works must not be earthworks specified in the schedule to the zone.</td>
<td></td>
</tr>
</tbody>
</table>

Application requirements for dwellings

An application to use a lot for a dwelling must be accompanied by a written statement which explains how the proposed dwelling responds to the decision guidelines for dwellings in the zone.

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General issues

- Any Regional Catchment Strategy and associated plan applying to the land.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- How the use and development makes use of existing infrastructure and services.

Agricultural issues and the impacts from non-agricultural uses

- Whether the use or development will support and enhance agricultural production.
- Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.
- The capacity of the site to sustain the agricultural use.
- The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.

- Any integrated land management plan prepared for the site.

**Dwelling issues**

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.

- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.

- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.

- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.

**Environmental issues**

- The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.

- The impact of the use or development on the flora and fauna on the site and its surrounds.

- The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.

**Design and siting issues**

- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.

- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.

- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

- Whether the use and development will require traffic management measures.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 4.
SCHEDULE TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as FZ.

1.0 Subdivision and other requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Area/Dimensions/Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum subdivision area (hectares).</td>
<td>Northern Rural area</td>
</tr>
<tr>
<td></td>
<td>80 hectares</td>
</tr>
<tr>
<td></td>
<td>South-west Rural area</td>
</tr>
<tr>
<td></td>
<td>40 hectares</td>
</tr>
<tr>
<td></td>
<td>Bellarine area</td>
</tr>
<tr>
<td></td>
<td>30 hectares</td>
</tr>
<tr>
<td></td>
<td>Refer to the 'Farming Zone Minimum Subdivision Area Map' which is diagram 1 to this Schedule</td>
</tr>
<tr>
<td>Minimum area for which no permit is required to use land for a dwelling (hectares).</td>
<td>Northern Rural area</td>
</tr>
<tr>
<td></td>
<td>80 hectares</td>
</tr>
<tr>
<td></td>
<td>South-west Rural area</td>
</tr>
<tr>
<td></td>
<td>40 hectares</td>
</tr>
<tr>
<td></td>
<td>Bellarine area</td>
</tr>
<tr>
<td></td>
<td>30 hectares</td>
</tr>
<tr>
<td></td>
<td>Refer to the 'Farming Zone Minimum Subdivision Area Map' which is diagram 1 to this Schedule</td>
</tr>
<tr>
<td>Maximum area for which no permit is required to use land for timber production (hectares).</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)</td>
<td>None specified</td>
</tr>
<tr>
<td>Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).</td>
<td>None specified</td>
</tr>
<tr>
<td>Minimum setback from a road (metres).</td>
<td>A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1</td>
</tr>
<tr>
<td></td>
<td>100 metres</td>
</tr>
<tr>
<td></td>
<td>A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2</td>
</tr>
<tr>
<td></td>
<td>40 metres</td>
</tr>
<tr>
<td></td>
<td>Any other road</td>
</tr>
<tr>
<td></td>
<td>20 metres</td>
</tr>
<tr>
<td>Minimum setback from a boundary (metres).</td>
<td>Any other boundary</td>
</tr>
<tr>
<td></td>
<td>5 metres</td>
</tr>
<tr>
<td>Minimum setback from a dwelling not in the same ownership (metres).</td>
<td>Any dwelling not in the same ownership</td>
</tr>
<tr>
<td></td>
<td>100 metres</td>
</tr>
</tbody>
</table>

Permit requirement for earthworks

Earthworks which change the rate of flow or the discharge point of water across a property boundary.

<table>
<thead>
<tr>
<th>Land</th>
<th>Permits required for earthworks</th>
</tr>
</thead>
<tbody>
<tr>
<td>All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Geelong Bypass – Section 3 and 4B and the Princes Highway West duplication project and associated works.</td>
<td></td>
</tr>
<tr>
<td>Permit requirement for earthworks</td>
<td>Land</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------</td>
</tr>
<tr>
<td>Earthworks which increase the discharge of saline groundwater.</td>
<td>All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Geelong Bypass – Section 3 and 4B and the Princes Highway West duplication project and associated works.</td>
</tr>
</tbody>
</table>
PUBLIC USE ZONE

Shown on the planning scheme map as PUZ with a number.

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To recognise public land use for public utility and community services and facilities.
To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td>The total leasable floor area for the selling of food, drink and other convenience goods and services must not exceed 50 square metres.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Any other use</td>
<td>The use must be for the purpose described in the table to Clause 36.01-6 which corresponds to the notation on the planning scheme map. The use must be carried out by or on behalf of the public land manager.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

Use

Condition

Section 3 - Prohibited

Use

Nil

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works for any use in Section 2 of Clause 36.01-1. This does not apply to navigational beacons and aids.
- Subdivide land.

Application requirements

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
To the application for permit being made and to the proposed use or development.

**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The comments of any Minister or public land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

**Permit not required**

A permit is not required to use land, or to construct a building or construct or carry out works on land, listed in a schedule to this zone, provided any condition in the schedule is complied with.

**Table of public land use**

<table>
<thead>
<tr>
<th>Shown on the planning scheme map</th>
<th>Purpose of public land use</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUZ1</td>
<td>Service &amp; Utility</td>
</tr>
<tr>
<td>PUZ2</td>
<td>Education</td>
</tr>
<tr>
<td>PUZ3</td>
<td>Health &amp; Community</td>
</tr>
<tr>
<td>PUZ4</td>
<td>Transport</td>
</tr>
<tr>
<td>PUZ5</td>
<td>Cemetery/Crematorium</td>
</tr>
<tr>
<td>PUZ6</td>
<td>Local Government</td>
</tr>
<tr>
<td>PUZ7</td>
<td>Other public use</td>
</tr>
</tbody>
</table>

**Signs**

Sign requirements are at Clause 52.05. This zone, except for the PUZ4 (Transport), is in Category 4 unless a different requirement is specified in the schedule to this zone.

For land within the PUZ4 (Transport), the sign category which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Road Zone is the nearest adjoining zone, a permit is required to display a sign.
## SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

### Permit exemptions and conditions

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Advertising sign requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Advertising Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
PUBLIC PARK AND RECREATION ZONE

Shown on the planning scheme map as PPRZ.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas for public recreation and open space.

To protect and conserve areas of significance where appropriate.

To provide for commercial uses where appropriate.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal outdoor recreation</td>
<td>Must be conducted by or on behalf of the public land manager.</td>
</tr>
<tr>
<td></td>
<td>Must not be on coastal Crown land under the Coastal Management Act 1995.</td>
</tr>
<tr>
<td></td>
<td>Must not be costeaming or bulk sampling.</td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor's depot</td>
<td>Must be either of the following:</td>
</tr>
<tr>
<td>Heliport</td>
<td>A use conducted by or on behalf of a public land manager or Parks Victoria under the</td>
</tr>
<tr>
<td></td>
<td>relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the</td>
</tr>
<tr>
<td></td>
<td>National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958,</td>
</tr>
<tr>
<td></td>
<td>the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne</td>
</tr>
<tr>
<td></td>
<td>Authority Act 1958, or the Crown Land (Reserves) Act 1978.</td>
</tr>
<tr>
<td>Office</td>
<td>A use specified in an incorporated plan in a schedule to this zone.</td>
</tr>
<tr>
<td>Retail premises</td>
<td>A use specified in an incorporated plan in a schedule to this zone.</td>
</tr>
<tr>
<td>Store</td>
<td>A use specified in an incorporated plan in a schedule to this zone.</td>
</tr>
<tr>
<td>Any other use not in Section 3</td>
<td>A use specified in an incorporated plan in a schedule to this zone.</td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Brothel
Cinema based entertainment facility
Corrective institution
Display home centre
Funeral parlour
Industry
Saleyard
Transport terminal (other than Heliport)
Veterinary centre
Warehouse (other than Store)

 Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
  - Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.
  - Navigational beacons and aids.
  - Planting or landscaping.
  - Fencing that is 1 metre or less in height above ground level.
  - A building or works shown in an Incorporated plan which applies to the land.
  - A building or works carried out by or on behalf of a public land manager or Parks Victoria under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.

- Subdivide land.

 Application requirements

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.
Exemption from notice and review

An application to subdivide land which is consistent with an Incorporated plan is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

Incorporated plan

An Incorporated plan is a plan which shows the way the land is to be used and developed. An Incorporated plan may include the following information:

- Recognition of existing use and how the area is to be developed.
- The building envelope of any proposed buildings.
- Details of any proposed buildings or works.
- The location of pedestrian or vehicle access points or car parking areas.
- The location of any areas for specific uses or a schedule of specific uses which are allowed without permit.
- Topographic details including any proposed cut and fill.
- The location of existing and proposed features.
- The location of existing native and other vegetation and any proposed landscaping works or areas of vegetation to be added or removed.
- The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural heritage or scientific value.

The Incorporated plan must be consistent with the intent of the public land reservation under any Act and make reference to relevant policies and guidelines.

An Incorporated plan may be prepared in parts or stages.

Use and development of land identified in a schedule

Land identified in a schedule to this zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land, provided any condition in the schedule or incorporated document is complied with.

Signs

Sign requirements are at Clause 52.05. This zone is in Category 4 unless a different requirement is specified in the schedule to this zone.
Permit exemptions and conditions

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ocean Grove Park, 73-87 Presidents Avenue, Ocean Grove</td>
<td>Use or development in accordance with the Ocean Grove Park Development and Management Strategy June 2000 prepared by Ocean Grove Park (Ingamells) Inc.</td>
<td>Must be in accordance with the conditions included in the Ocean Grove Park Development and Management Strategy June 2000 prepared by Ocean Grove Park (Ingamells) Inc.</td>
</tr>
<tr>
<td>Armstrong Creek East Precinct</td>
<td>Use or development in accordance with the Armstrong Creek East Precinct Structure Plan</td>
<td>None specified</td>
</tr>
<tr>
<td>Armstrong Creek West Precinct</td>
<td>Use or development in accordance with the Armstrong Creek West Precinct Structure Plan</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Advertising sign requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Advertising Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ocean Grove Park, 73-87 Presidents Avenue, Ocean Grove</td>
<td>Category 3</td>
</tr>
<tr>
<td>Land at the sports stadium at Kardinia Park as shown on Map 1</td>
<td>Category 2</td>
</tr>
</tbody>
</table>

Map 1
PUBLIC CONSERVATION AND RESOURCE ZONE

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

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values.

To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes.

To provide for appropriate resource based uses.

**Table of uses**

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apiculture</td>
<td>Must meet the requirements of the Apiary Code of Practice, May 2011.</td>
</tr>
<tr>
<td>Boat launching facility</td>
<td>Must be either of the following:</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>- A use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forests Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.</td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Interpretation centre</td>
<td></td>
</tr>
<tr>
<td>Jetty</td>
<td></td>
</tr>
<tr>
<td>Kiosk</td>
<td></td>
</tr>
<tr>
<td>Marine dredging</td>
<td></td>
</tr>
<tr>
<td>Mooring pole</td>
<td></td>
</tr>
<tr>
<td>Open sports ground</td>
<td></td>
</tr>
<tr>
<td>Pier</td>
<td></td>
</tr>
<tr>
<td>Pontoon</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than</td>
<td></td>
</tr>
<tr>
<td>Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01 (other than Apiculture)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 2 or 3</td>
<td>Must be a use conducted by or on behalf of a public land manager or Parks Victoria under the relevant provisions of the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forests Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958 or the Crown Land (Reserves) Act 1978.</td>
</tr>
</tbody>
</table>
Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency services facility</td>
<td></td>
</tr>
<tr>
<td>Renewable energy facility (other than Wind energy facility)</td>
<td>Must not be located on land reserved under the <em>National Parks Act 1975</em>. Must meet the requirements of Clause 53.13.</td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Must not be located on land described in a schedule to the <em>National Parks Act 1975</em>. This does not apply where the Wind energy facility is principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land. Must meet the requirements of Clause 52.32.</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>The use in Section 1 described as ‘Any other use not in Section 2 or 3’ – if the Section 1 condition is not met</td>
</tr>
</tbody>
</table>

36.03-2

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - A building or works shown in an Incorporated plan which applies to the land.
  - A building or works specified in Clause 62.02-1 or 62.02-2 carried out by or on behalf of a public authority or municipal council, if the public authority or municipal council is carrying out functions, powers or duties conferred by or under the *Local Government Act 1989*, the *Reference Areas Act 1978*, the *National Parks Act 1975*, the *Fisheries Act 1995*, the *Wildlife Act 1975*, the *Forests Act 1958*, the *Water Industry Act 1994*, the *Water Act 1989*, the *Marine Act 1988*, the *Port of Melbourne Authority Act 1958* or the *Crown Land (Reserves) Act 1978*.

- Subdivide land.

Application requirements

An application for a permit by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use or development.
Where there is no public land manager, an application for a permit must be accompanied by the written consent of the Secretary to the Department of Environment, Land, Water and Planning.

**Exemption from notice and review**

An application to subdivide land which is consistent with an Incorporated plan is exempt from the notice requirements of section 52(1) (a), (b), and (d), the decision requirements of sections 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Referral of applications**

An application to use or develop land for the purpose of an emergency services facility must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.
- Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.

**Incorporated plan**

An Incorporated plan is a plan which shows the way the land is to be used and developed. An Incorporated plan may include the following information:

- Recognition of existing use and how the area is to be developed.
- The building envelope of any proposed buildings.
- Details of proposed buildings or works.
- The location of pedestrian or vehicle access points or car parking areas.
- The location of any areas for specific uses and a schedule of specific uses which are allowed without permit.
- Topographic details including any proposed cut and fill.
- The location of existing and proposed features.
- The location of existing native or other vegetation and any proposed landscaping works or areas of vegetation to be added or removed.
- The identification of sites of flora or fauna significance (including, in particular, any potentially threatened species or significant habitat) or other places of cultural, heritage or scientific value.

The Incorporated plan must be consistent with the intent of the public land reservation under any Act and make reference to relevant policies and guidelines.

An Incorporated plan may be prepared in parts or stages.
36.03-8  Use and development of land identified in a schedule

Land identified in a schedule to this zone may be used and developed in accordance with the schedule or the specific controls contained in an incorporated document corresponding to the land, provided any condition in the schedule or incorporated document is complied with.

36.03-9  Signs

Sign requirements are at Clause 52.05. This zone is in Category 4 unless a different requirement is specified in the schedule to this zone.
**SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE**

### 1.0 Permit exemptions and conditions

<table>
<thead>
<tr>
<th>Public land</th>
<th>Use or development</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 2.0 Advertising sign requirements

<table>
<thead>
<tr>
<th>Land</th>
<th>Advertising Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
ROAD ZONE

Shown on the planning scheme map as RDZ1 for a Category 1 road and RDZ2 for a Category 2 road.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify significant existing roads.
To identify land which has been acquired for a significant proposed road.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

Permit requirement

A permit is required to:
- Construct a building or construct or carry out works for a use in Section 2 of Clause 36.04-1.
- Subdivide land.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
Signs

Sign requirements are at Clause 52.05. A permit is required to display a sign over the road formation or over land within 600 millimetres of the road formation. For other land in this zone, the category of advertising control which applies is the category which applies to the adjoining zone nearest to the land. If land is equidistant from two or more adjoining zones, the least restrictive category applies.

Where the Public Use Zone 4 is the nearest adjoining zone, a permit is required to display a sign.
SPECIAL PURPOSE ZONES
SPECIAL USE ZONE

Shown on the planning scheme map as SUZ with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of the schedule to this zone</td>
<td>Must comply with any condition in Section 1 of the schedule to this zone</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of the schedule to this zone</td>
<td>Must comply with any condition in Section 2 of the schedule to this zone</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

Use of land

Any requirement in the schedule to this zone must be met.

Application requirements

An application to use land must be accompanied by any information specified in the schedule to this zone.

Exemption from notice and review

The schedule to this zone may specify that an application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any guidelines in the schedule to this zone.
Subdivision

Permit requirement

A permit is required to subdivide land.

Any requirement in the schedule to this zone must be met.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>· The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>· The general direction of the common boundary does not change.</td>
<td></td>
</tr>
</tbody>
</table>

Subdivide land into lots each containing an existing building or car parking space where:

· The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.

· An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Subdivide land into 2 lots if:

· The construction of a building or the construction or carrying out of works on the land:
  · Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
  · Has started lawfully.

· The subdivision does not create a vacant lot.

Application requirements

An application to subdivide land must be accompanied by any information specified in the schedule to this zone.

Exemption from notice and review

The schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

· The Municipal Planning Strategy and the Planning Policy Framework.

· Any guidelines in the schedule to this zone.
Buildings and works

Permit requirement
A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

Any requirement in the schedule to this zone must be met.

An apartment development must meet the requirements of Clause 58.

VicSmart applications
Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
</tbody>
</table>

Transitional provisions
Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Application requirements
An application to construct a building or construct or carry out works must be accompanied by any information specified in the schedule to this zone.

An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

Exemption from notice and review
The schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- Any guidelines in the schedule to this zone.
37.01-5

Signs

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.
SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ1.

ENVIRONMENTAL WETLANDS, SALT PRODUCTION AND LAND-BASED AQUACULTURE ACTIVITIES

Purpose

To provide for the use and development of land for salt production and land-based aquaculture.

To recognise, protect and conserve identified significant environmental values which partly result from land management practices.

To encourage land management practices and rehabilitation that minimises adverse impact on the land’s environmental values and significance.

1.0

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Passive recreation</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture</td>
<td></td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td>Must be associated with aquaculture.</td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than Outdoor recreation facility)</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Rural industry</td>
<td>Must be associated with aquaculture.</td>
</tr>
<tr>
<td>Salt production</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use not in Sections 1 or 2</td>
<td></td>
</tr>
</tbody>
</table>

2.0

Use of land

Application requirements

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

- Information demonstrating that any effluent and stormwater discharge to Port Phillip Bay satisfies the requirements of the State Environment Protection Policy “Waters of Victoria” Schedule F6 – Waters of Port Phillip Bay.
Decision Guidelines
Before deciding on an application the responsible authority must consider, as appropriate:

- The effect of the proposed use on nearby or adjoining land.
- The effect of the proposed use on the environmental values of the locality.
- The effect of the disposal of effluent and run-off from the land.
- The effect of traffic to be generated by the use.

Subdivision
Any subdivision should be for the purposes of facilitating aquaculture or salt production.

Buildings and works

Permit requirement
A permit is not required to carry out routine or preventative maintenance to existing structures.

Application requirements
An application to construct a building or to construct or carry out works must be accompanied by the following information as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - Driveways, vehicle parking and loading areas.
  - External storage and waste treatment areas.
  - The fencing of the site.
  - Proposed landscape areas.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- Proposed method of solid waste management.
- The provision of infrastructure services and the disposal of effluent and run-off water.
- The drainage of the land.
- Information demonstrating that any effluent and stormwater discharge to Port Phillip Bay satisfies the requirements of the State Environment Protection Policy “Waters of Victoria” Schedule F6 – Waters of Port Phillip Bay.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision Guidelines
Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:
An assessment of the likely environmental features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.

Impact of the development on the flora, fauna and landscape features of the locality.

Protection and enhancement of the natural environment and the character of the area, including the retention of vegetation and fauna habitat and the need to revegetate land involving riparian buffers along waterways, gullies, ridge lines, property boundaries, discharge and recharge areas.

The impact on the character and appearance of the area or features of scientific or of natural scenic beauty or importance.

The availability of an adequate water supply.

The impact of the proposal on the visual values as seen from off-shore and on-shore and from private land as well as public land.

Whether a works approval or waste discharge licence is required from the EPA.

Whether the proposal for the stormwater drainage of the land and disposal of wastewater satisfies the requirements of the State Environment Protection Policy “Waters of Victoria” Schedule F6 – Waters of Port Phillip Bay.

The effect of the proposal on the natural dynamics of the land-sea interface.

The proposed methods for disposal of solid wastes.


Referrals

An application must be referred to the EPA.

An application on Crown Land must be referred to DNRE.

Advertising signs

Advertising requirements are at Clause 52.05. This zone is in Category 4.
**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ3**.

**PRIVATE GOLF COURSES**

**Purpose**

To provide for the use and development of private golf courses.

To ensure that the use and development of land for the purpose of private golf courses does not prejudice the amenity of surrounding areas.

### Table of uses

#### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than dog breeding, extensive animal husbandry</td>
<td></td>
</tr>
<tr>
<td>and intensive animal husbandry)</td>
<td></td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Golf course</td>
<td></td>
</tr>
<tr>
<td>Golf driving range</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Open sports ground</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

#### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car park</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises (other than convenience restaurant and</td>
<td></td>
</tr>
<tr>
<td>takeaway food premises)</td>
<td></td>
</tr>
<tr>
<td>Group Accommodation</td>
<td>Must be associated with the club house facilities of the Portarlington or</td>
</tr>
<tr>
<td></td>
<td>Curlewis golf courses.</td>
</tr>
<tr>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than golf course,</td>
<td></td>
</tr>
<tr>
<td>golf driving range, informal outdoor recreation and open sports</td>
<td></td>
</tr>
<tr>
<td>ground)</td>
<td></td>
</tr>
<tr>
<td>Residential Hotel</td>
<td>Must be associated with the club house facilities of the Portarlington or</td>
</tr>
<tr>
<td></td>
<td>Curlewis golf courses.</td>
</tr>
<tr>
<td>Restricted place of assembly</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation)</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Dog breeding

Extensive animal husbandry

Intensive animal husbandry

Any use not in Sections 1 or 2

Use of land

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

Subdivision

None specified.

Buildings and works

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - 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, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of the zone.
- The provision of car parking.
- Any expected increase in traffic.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The adequacy and efficiency of access/egress points to the site.
- The impact of stormwater run-off.
- The impact of development on native vegetation both on the site and on neighbouring properties.
- The interface of the site with adjoining zones.
- The treatment and disposal of all wastewater and drainage water, in particular the way in which wastewater will be collected, treated and re-used on site or discharged to a reticulated system.
- The provision of land for landscaping.
- The storage of rubbish and materials for recycling.

5.0

**Signs**

None specified.
SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ4.

GEELONG SHOWGROUNDS AND RACECOURSE, AND BECKLEY PARK

Purpose

To encourage the use and development of the Geelong Showgrounds, Racecourse and Beckley Park for a range of entertainment, recreational, commercial and community activities.

To encourage a variety of uses of the land and buildings within the Geelong Showgrounds and Racecourse facility and Beckley Park in order to enable their usage throughout the year.

To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas.

1.0 Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than dog breeding, extensive animal husbandry and intensive animal husbandry)</td>
<td>Provided use is in association with other uses.</td>
</tr>
<tr>
<td>Caravan and camping park</td>
<td></td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td></td>
</tr>
<tr>
<td>Equestrian supplies</td>
<td>Must be in conjunction with activities/ events at the showgrounds or racecourse.</td>
</tr>
<tr>
<td>Exhibition centre</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td>Must not occupy the land for a period greater than seven consecutive days.</td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than outdoor recreation facility)</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td></td>
</tr>
<tr>
<td>Retail premises</td>
<td>Must not occupy the land for a period greater than seven consecutive days and not more frequently than twice in any 12 month period.</td>
</tr>
<tr>
<td>Showground</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shop</td>
<td>Must be in conjunction with activities/ events at the showgrounds or racecourse.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>-----------------------------------------------------</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>Must be in association with a racecourse</td>
</tr>
<tr>
<td>Any use in Section 1 if the condition is not met</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience restaurant</td>
</tr>
<tr>
<td>Dog breeding</td>
</tr>
<tr>
<td>Extensive animal husbandry</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
</tbody>
</table>

### Use of land

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The use of land must not adversely affect the amenity of the neighbourhood by:
  - traffic and car parking generated by the use
  - noise generated by the use
  - any events or functions held on the site
  - the transport of materials or goods to or from the land
  - the appearance of any building, works or materials.

- Any use of the Showgrounds, racecourse or Beckley Park must comply with the applicable State Environment Protection Policy of the Environment Protection Authority.

### Subdivision

None specified.

### Buildings and works

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- a plan drawn to scale which shows
  - the boundaries and dimensions of the site
  - adjoining roads
  - relevant ground levels
  - the layout of existing and proposed buildings and works
  - driveways and vehicle parking and loading areas
- proposed landscape areas
- 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, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- the provision of car parking
- any increase in traffic generation
- the height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries)
- the interface of the site with adjoining zones
- the provision of land for landscaping
- the storage of rubbish and materials for recycling.

**5.0**

Advertising signs

Advertising sign requirements are at Clause 52.05. All land located within Beckley Park is in Category 2. No more than two major promotional signs can be permitted at Beckley Park and these signs must not exceed 15 metres in height. All other land is in Category 3.
SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ5.

EASTERN PARK

Purpose
To recognise the existing use of the land for a conference centre.
To ensure that the continuing use of the land does not prejudice the amenity of surrounding areas.
To ensure that the development of the land within the zone is undertaken and staged in an orderly manner and does not prejudice the amenity of the surrounding area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker’s house</td>
<td>Must be in conjunction with a function centre.</td>
</tr>
<tr>
<td>Group accommodation</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 if the conditions are not met.</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

Subdivision

Decision guidelines
Before deciding on an application to subdivide land the responsible authority must consider, as appropriate:

- The purpose of the Zone.
- The interface with adjoining land uses.

Buildings and works

Application requirements
An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- a plan drawn to scale which shows:
- The boundaries and dimensions of the site.
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- 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, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

**Decision guidelines**

Before deciding an application to subdivide land the responsible authority must consider, as appropriate:

- The purpose of the Zone.
- The interface with adjoining land uses.
- The height, siting and form of proposed buildings (including the set back of buildings from lot and street boundaries).
- The impact of development on native vegetation both on the site and on neighbouring properties.
- The provision of land for landscaping.

**Advertising signs**

Advertising requirements are at Clause 52.05. This zone is in Category 4.
SCHEDULE 7 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as SUZ7.

EARTH AND ENERGY RESOURCES INDUSTRY

Purpose

To recognise or provide for the use and development of land for earth and energy resources industry.

To encourage interim use of the land compatible with the use and development of nearby land.

To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.

1.0  

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extensive animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Home occupation</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping, Animal training, Apiculture, Extensive animal husbandry, Horse stables, and Intensive animal husbandry)</td>
<td>Must be no more than four animals.</td>
</tr>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td></td>
</tr>
<tr>
<td>Caretaker's house</td>
<td></td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td></td>
</tr>
<tr>
<td>Industry (other than Materials recycling, Refuse disposal, and Transfer station)</td>
<td>Must not be a purpose listed in the table to Clause 52.10.</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation)</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td></td>
</tr>
<tr>
<td>Materials recycling</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Refuse disposal</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>----------------------------------------------------------------</td>
</tr>
<tr>
<td>Transfer station</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation)</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must not be a purpose listed in the table to Clause 52.10.</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Caretaker's house and Dependent person's unit)</td>
</tr>
<tr>
<td>Amusement parlour</td>
</tr>
<tr>
<td>Animal boarding</td>
</tr>
<tr>
<td>Animal training</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Horse stables</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Retail premises (other than Landscape gardening supplies and Manufacturing sales)</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Service station</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Veterinary centre</td>
</tr>
</tbody>
</table>

Buildings and works

Permit requirement

The requirement for a permit does not apply to the construction of a building or the construction or carrying out of works which are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ8.

GOANDRA LAND, THACKER STREET, OCEAN GROVE

Purpose
To provide for the low-density residential development of the land bounded by Thacker Street, the Woodlands and Bellvue Estates and the Ocean Grove Nature Reserve.
To protect and conserve areas of natural and environmental significance in the subdivision.
To provide protection and on-going management of Bellarine Yellow Gums and other significant vegetation.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal keeping (other than Animal boarding)</td>
<td>Must be no more than 2 animals.</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>No more than 6 persons may be accommodated way from their normal place of residence.</td>
</tr>
<tr>
<td></td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>Must be the only dependent person’s unit on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 2 of this schedule.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and Breakfast)</td>
<td>Must be the only dwelling on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 2 of this schedule.</td>
</tr>
<tr>
<td>Home Occupation</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor Utility Installation</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Dependent person’s unit and Dwelling)</td>
<td></td>
</tr>
<tr>
<td>Agriculture (other than Animal keeping, Apiculture and Intensive animal husbandry)</td>
<td></td>
</tr>
<tr>
<td>Animal boarding</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Animal keeping (other than Animal boarding) – if the Section 1 condition is not met</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Bed and Breakfast – if the Section 1 condition is not met</td>
<td></td>
</tr>
<tr>
<td>Convenience Shop</td>
<td>The leasable floor area must not exceed 80 square metres.</td>
</tr>
<tr>
<td>Dependent person’s unit – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 2 of this schedule.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and Breakfast) – if the Section 1 condition is not met</td>
<td>Must result in no more than two dwellings on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must be attached to an existing dwelling.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 2 of this schedule.</td>
</tr>
<tr>
<td>Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining and Search for stone)</td>
<td></td>
</tr>
<tr>
<td>Place of Assembly (other than Amusement parlour, Carnival, Circus and Nightclub)</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td>Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

- Any other use not in Section 1 or 2

### Use of land

A lot may be used for one or two dwellings provided the following requirements are met:

- Each dwelling must be connected to reticulated sewerage.
- Each dwelling must be connected to a reticulated potable water supply, with appropriate storage capacity, to the satisfaction of the responsible authority.
- Each dwelling must be connected to a reticulated electricity supply or have an alternative energy supply to the satisfaction of the responsible authority.

These requirements also apply to a dependent person’s unit.

### Subdivision

A permit is required to subdivide land.
A permit must not be granted to subdivide land until a Concept Plan has been submitted to an approved by the responsible authority.

The Concept Plan must provide a road layout and subdivision pattern that responds to the natural and environmental significance of the site based on the “Goandra” Development Concept Plan Drawing Ref. 5539 Edition 05 dated 25/01/2002 but modified to show:

- The location of all substantial trees and significant understorey communities based on a detailed and accurate survey of vegetation carried out by a suitably qualified practitioner;
- The location of all areas with slopes greater than 20%;
- The provision of up to 170 allotments having a minimum area of 1000 square metres. Smaller lots should be located around the Yellow Gum reserve or on land that is flat or gently sloping or that has little or no vegetation. Smaller lots should not be located adjacent to the Ocean Grove Nature Reserve, Thacker Street or at the interfaces of the site with adjoining low density residential estates;
- The designation of a building envelope on each lot that allows for the long-term protection of significant vegetation having regard to the “Management Prescriptions for Vegetation on Future Privately Owned Lots – Reilly’s Property, Thacker Street Ocean Grove” Mark Trengrove, February 2000;
- The location of the road network to be provided for the development. The road network should include two-road access points to Thacker Street and a connection to Bellvue Drive. The road network is to be designed to ensure the retention of all possible Yellow Gums, Manna Gums and Sheoaks and significant understorey communities. Direct access should not be provided from any new lot created onto Thacker Street;
- The provision of a landscape reserve along the Thacker Street frontage, having a width of not less than 2 metres;
- The provision of a centrally located Yellow Gum Reserve with an area of at least 7.54 hectares that incorporates the best stands of Yellow Gums on the land;
- The provision of an open space linear park along the valley in the western portion of the site with a parkland linkage to the Ocean Grove Nature Reserve and a pedestrian linkage to the Yellow Gum Reserve;
- The provision of a 20-metre-wide buffer zone adjoining the Ocean Grove Nature Reserve; and
- The provision of a reserve linking the Yellow Gum Reserve and the Ocean Grove Nature Reserve that incorporates a significant stand of Manna Gums;

In deciding whether the Concept Plan is satisfactory, the responsible authority must consider;

- Whether the plan is consistent with the requirements described above.
- The views of the Department of Natural Resources and Environment, Friends of the Ocean Grove Nature Reserve, Geelong Environment Council and owners and occupiers of all properties in the Woodlands and Bellvue Estate who have direct abuttal to the subject land.

The Concept Plan may be amended to the satisfaction of the responsible authority.

**Exemption from notice and appeal**

An application for subdivision is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**Decision Guidelines**

Before deciding on an application for a permit to subdivide land, in addition to the decision guidelines in Clause 37.01-3, the responsible authority must consider as appropriate:

- The consistency of the proposed subdivision with the approved Concept Plan.
- The protection and enhancement of the natural environment and character of the area, including the retention of Bellarine Yellow Gums, native vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.
- The need to provide environmentally sensitive, ‘soft’ engineering treatments within the subdivision.

4.0

19/01/2006
VC37

Buildings and works

A permit is not required to construct a post and wire fence.

A permit is not required to construct a building or to construct or carry works if all of the following conditions are met:

- The proposed buildings and works are located within a dimensioned building envelope shown on the approved subdivision plan and the building envelope contains no Bellarine Yellow Gums;
- The proposed driveway to the dwelling does not require the removal of an established native tree; and
- The land has a slope of less than 20%.

Decision Guidelines

Before deciding on an application to construct a building or to construct or carry out works, the responsible authority must consider, as appropriate:

- The impact on existing native vegetation and whether removal of existing native trees can be avoided.
- Whether any buildings or works will encroach the root zone of established native trees and impact on the health of such trees.
- Whether suitable measures are proposed to be taken to avoid erosion and unsightly cut and fill on sites with a slope in excess of 20%.
SCHEDULE 9 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ9.

CORRECTIONAL PROGRAMS CENTRE AT LARA

Purpose

To facilitate the development of a correctional programs centre in accordance with a Correctional Facility Development Plan.

To ensure that development and use of the correctional facility occurs with minimum negative impact on surrounding land uses.

To encourage a form of development that will enhance the visual quality of the surrounding area.

To provide for correctional facility industries, prisoner education, recreation, visitor and health service facilities and any other facility necessary for the operation of an international best practice correctional facility.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrective Institution</td>
<td>Must be in accordance with the Correctional Facility Development Plan prepared to the satisfaction of the Minister for Planning</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th>None specified</th>
</tr>
</thead>
</table>

Use of land

The use of the land for a correctional program centre may include facilities for education and training of prisoners and for visitors, recreation and health services.

Buildings and works

A permit is not required to construct a building or construct and carry out works for a correctional program centre.

All buildings and works must comply with a Correctional Facility Development Plan prepared to the satisfaction of the Minister for Planning.
Correctional Facility Development Plan

Before any use or development commences (excluding internal building works), a Correctional Facility Development Plan must be prepared in accordance with the purpose of the zone to the satisfaction of the Minister for Planning.

The Correctional Facility Development Plan must include:

- Site plans at a scale of not less than 1:2000 showing:
  - the proposed location (excluding internal building layout), type, design and where appropriate, the height and colour of all buildings and works;
  - all fencing;
  - all security lighting, including a statement of lighting intensity and indicative hours of operation;
  - proposed access to and egress from the site and location of vehicle parking areas for employees and visitors, of access for public transport, of loading areas for service providers and of roads and accessways within the site; and the number, location, size and form of all signs proposed to be erected

- Stormwater management details, including discharge points and water quality management;

- Details of Emergency Management Plans;

- Details of principal view corridors into the site, particularly from existing dwellings and roads.

- Details, including plans, of the proposed landscape treatment of the site, including:
  - location and type of existing vegetation indicating what is to be removed and what is to be retained;
  - location and type of proposed additional plantings;
  - The staging of screening vegetation to achieve maximum effect as quickly as possible.

- Details of any public address, alarm, amplified music or other such system that may be audible beyond the boundary of the site, including indicative locations, hours of operation and volume.

- Details of the waste disposal system, including appropriate details to the satisfaction of Environment Protection Authority for obtaining a Works Approval for installation of a packaged sewerage treatment plant where necessary.

The Correctional Facility Development Plan may be modified to the satisfaction of the Minister for Planning after consultation with the responsible authority.

Decision Guidelines

When considering the Correctional Facility Development Plan, the Minister for Planning must consider:

- The views of the responsible authority

- Potential off-site effects, including those associated with:
  - lighting;
  - noise;
  - traffic access and parking generated by employees, visitors and service providers visual impact, including view corridors into the site; and
  - landscaping design and treatment.

- The impact of vegetation removal.
- The effect of the correctional programs centre on existing uses of nearby land.
- The effect of existing land uses on the operation of the correctional programs centre.
SCHEDULE 11 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ11.

AVALON AIRPORT

Purpose
To provide for an operational airport and associated activities.
To provide for a range of employment generating land uses which do not adversely interfere with the operation of the airport.
To provide for use and development that facilitates the vision and development objectives contained in any approved Master Plan for the airport.
To provide for a range of commercial, industrial and retail facilities which add to the diversity of economic generating activities.
To ensure the use and development of the site are compatible with existing uses in the vicinity.
To ensure that land uses have consideration of environmental attributes of the area.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>Must be for Avalon International Air Show; or</td>
</tr>
<tr>
<td></td>
<td>Must be used in conjunction with another use in Section 1; or</td>
</tr>
<tr>
<td></td>
<td>Must be located within the Princes Precinct, Terminals Precinct or the</td>
</tr>
<tr>
<td></td>
<td>Beach Precinct.</td>
</tr>
<tr>
<td>Place of assembly (other than Cinema and</td>
<td>Must be for Avalon International Air Show; or</td>
</tr>
<tr>
<td>Nightclub)</td>
<td>Must be used in conjunction with Airport; or</td>
</tr>
<tr>
<td></td>
<td>Must be located within the Terminals Precinct or the Beach Precinct.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Must be located within the Terminals Precinct or the Beach Precinct.</td>
</tr>
<tr>
<td>Retail premises</td>
<td>Must be located within Princes Precinct.</td>
</tr>
<tr>
<td></td>
<td>The combined leasable floor area for all Retail premises must not exceed</td>
</tr>
<tr>
<td></td>
<td>110,000 square metres.</td>
</tr>
<tr>
<td></td>
<td>The combined leasable floor area for Shop (not including Restricted</td>
</tr>
<tr>
<td></td>
<td>retail premises) must not exceed 55,000 square metres.</td>
</tr>
<tr>
<td>Service Station</td>
<td>Must not be located within the Green Precinct, the Dandos Precinct or</td>
</tr>
<tr>
<td></td>
<td>the Avalon East Precinct.</td>
</tr>
<tr>
<td>Transport terminal (including Airport)</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must be located within Green Precinct, Terminals Precinct, Beach</td>
</tr>
<tr>
<td></td>
<td>Precinct or the Avalon East Precinct.</td>
</tr>
</tbody>
</table>
### Condition Use

Any use listed in Clause 62.01  
Must meet the requirements of Clause 62.01.

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Backpackers’ lodge</td>
<td></td>
</tr>
<tr>
<td>Childcare centre</td>
<td>Must not be located within the Green Precinct, Dandos Precinct or the Avalon East Precinct.</td>
</tr>
<tr>
<td>Education centre</td>
<td>Must be used in conjunction with Airport</td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Residential hotel</td>
<td></td>
</tr>
<tr>
<td>Retail premises (if the section 1 condition is not met)</td>
<td>In the Terminals Precinct, the maximum combined leasable floor area must not exceed 3,000 square metres</td>
</tr>
<tr>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Backpackers’ lodge and Residential hotel)</td>
</tr>
<tr>
<td>Cinema</td>
</tr>
<tr>
<td>Nightclub</td>
</tr>
</tbody>
</table>

## Use of land

### Application requirements

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

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic and hours of operation.

An application to use land for Industry or Warehouse must be accompanied by the following information, as appropriate:

- the type and quantity of goods to be stored, processed or produced.
- Confirmation of whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- The likely effects on adjoining land, including air-borne emissions and emissions to land and water and noise.
Exemption from notice and review

An application to use land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

Buildings and works

A permit is not required to construct a building or to construct or carry out works for a Transport terminal (including Airport) or for the Avalon International Air Show on land located outside the Avalon Airport Rail Link Area shown in Clause 9.0 of this schedule.

A permit is not required to construct a building or to construct or carry out works on land included in the Avalon Airport Rail Link Area shown in Clause 9.0 of this schedule for:

- A road and/or road infrastructure
- A ground level car park
- Temporary of moveable buildings, plant and equipment
- Street lighting and security lighting
- Landscaping
- Hardstand areas
- A temporary construction staging area that is in place for no longer than 12 months
- Works associated with agriculture that do not involve disturbance or works below one metre from ground level

Application requirements

An application to construct a building or to construct or carry out works on land in the Avalon Airport Rail Link Area must be accompanied by plans and supporting information that identify the impact the development may have on the Avalon Airport Rail Link.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0

Subdivision

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act

5.0

Master Plan

For the purpose of this Schedule, a reference to a Master Plan means a master plan approved pursuant to a lease between the Commonwealth of Australia and the airport operator.

6.0

Referral of applications

An application on land in the Avalon Airport Rail Link Area must be referred under Section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.
Decision guidelines

Before deciding on an application the responsible authority must consider:

- The impact of the proposal on airport operations.
- The impact of the proposal on environmental attributes of the site and the surrounding area.
- The impact of the proposal on existing uses in the vicinity.
- The extent to which any proposed commercial, industrial and retail facilities generate employment for the wider community.
- The consistency of the proposal with vision and development objectives contained within any approved Master Plan for the airport.
Avalon Airport Precinct Map

LEGEND
- PRINCIPAL PRECINCT
  AREA: 22 HECTARES APPROX.
- TERMINALS PRECINCT
  AREA: 556 HECTARES APPROX.
- BEACH PRECINCT
  AREA: 340 HECTARES APPROX.
- TERMINALS / BEACH PRECINCT
  AREA: 250 HECTARES APPROX.
- GREEN PRECINCT
  AREA: 620 HECTARES APPROX.
- RUNWAY PRECINCT
  AREA: 180 HECTARES APPROX.
- DINING PRECINCT
  AREA: 245 HECTARES APPROX.
- AVALON EAST PRECINCT
  AREA: 235 HECTARES APPROX.
SCHEDULE 12 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ12.

LARA ENERGETIC MATERIALS MANUFACTURING PLANT

Purpose

To provide for the use and development of land for the manufacturing, storage and distribution of goods and ancillary activities associated with the Lara Energetic Materials Manufacturing Plant in a manner which does not adversely affect the safety and amenity of local communities and minimises impacts on the environment.

To provide for the use of land for agriculture.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

1.0 Table of Uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping, Animal training, Apiculture,</td>
<td>Must be in accordance with the Lara Energetic Materials Manufacturing Plant Development Plan.</td>
</tr>
<tr>
<td>Intensive animal husbandry, Rice growing and Timber production)</td>
<td>Must meet the requirements of Section 3.0 of this Clause.</td>
</tr>
<tr>
<td>Caretaker’s House</td>
<td>Must be in accordance with the Lara Energetic Materials Manufacturing Plant Development Plan.</td>
</tr>
<tr>
<td>Industry</td>
<td>Must not adversely affect the rural amenity of the area, including through the:</td>
</tr>
<tr>
<td></td>
<td>• Transport of materials, goods or commodities to or from the land.</td>
</tr>
<tr>
<td></td>
<td>• Appearance of any buildings, works or materials</td>
</tr>
<tr>
<td></td>
<td>• Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, ash, soot, dust, waste water, waster products, grit or oil.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
</tbody>
</table>

Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mineral, stone soil or geothermal energy extraction (other than Mineral exploration, Geothermal energy extraction, Mining, and Search for stone)</td>
<td></td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Wind energy facility</td>
<td></td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any other use not in Section 1 or 2</td>
</tr>
</tbody>
</table>

### Development plan

The Lara Energetic Materials Manufacturing Plant Development Plan must be prepared to the satisfaction of the Minister for Planning.

All use and development must be generally in accordance with the approved Lara Energetic Materials Manufacturing Plant Development Plan.

The Lara Energetic Materials Manufacturing Plant Development Plan must address the following issues:

- Flora and Fauna Assessment;
- Indigenous and Non-indigenous Cultural Heritage;
- Traffic and Parking Impact Assessment; and
- Environmental Noise Assessment.

- The effect that the use may have on nearby existing or proposed residential areas or other uses.

All buildings and works shall comprise a maximum gross floor area of 30 000 square metres and a maximum overall height of 15 metres above ground level.

The development plan may be implemented in stages.

The development plan may be amended to the satisfaction of the responsible authority, in consultation with the EPA.

### Use of land

#### Caretaker’s House

A lot used for a caretaker’s house must meet the following requirements:

- Access to the caretaker’s house must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.

- The caretaker’s house must be connected to a reticulated sewerage system or, if not available, the water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- The caretaker’s house must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.

- The caretaker’s house must be connected to a reticulated electricity supply or have an alternative energy source.
Amenity of the rural area
A use must not adversely affect the amenity of the rural area including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application Requirements
An application to use land must be accompanied by the following information, where appropriate:

- The type of use proposed and the location of the use on the site.
- An assessment of the likely effects of the proposed use including:
  - Any significant flora and fauna.
  - Any Indigenous or non-indigenous cultural heritage.
  - Noise impacts associated with the expansion of the energetic plant and increased frequency and changed type of product testing.
  - Outdoor lighting.
  - Waste water discharge.
  - Outdoor storage and waste collection.

Decision Guidelines
Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The effect on significant flora and fauna.
- The effect on identified places of Indigenous or non-indigenous cultural heritage.
- The effect that the use may have on nearby existing or proposed residential areas or other sensitive uses.
- The effect of traffic generated on the local road network.
- The availability of infrastructure needed to service the change in use.
- The impact on the rural amenity of the area.

4.0
11/12/2008
C160

Subdivision

Permit requirement
Each lot must be at least 80 hectares.

5.0
11/12/2008
C160

Buildings and works

Permit requirement
A permit is not required to construct a building or construct or carry out any works which:

- Are generally in accordance with the Lara Energetic Materials Manufacturing Plan Development Plan.
- Construct new buildings less than 50 square metres set back at least 20 metres from all site boundaries.
- Comprise earthworks which:
- do not change the rate of flow or the discharge point of water across a property boundary
  or increase the discharge of saline groundwater.
- are specified in the Lara Energetic Materials Manufacturing Plan Development Plan.

- Result in minor rearrangements of car parking areas and landscaping providing the areas and
  effectiveness are not diminished.

**Application Requirements**

An application to construct a building or construct or carry out works must be accompanied by
the following information, where appropriate:

- Are generally in accordance with the Lara Energetic Materials Manufacturing Plan Development
  Plan.
- The type of development proposed and the location of the development on the site.
- An assessment of the likely effects of the proposed development including:
  - Any significant flora and fauna.
  - Any Indigenous or non-indigenous cultural heritage.
  - Outdoor lighting.
  - Waste water discharge.
  - Outdoor storage and waste collection.

**Decision Guidelines**

Before deciding on an application to construct a building or construct or carry out works, the
responsible authority must consider, as appropriate:

- The effect on significant flora and fauna.
- The effect on identified places of Indigenous or non-indigenous cultural heritage.
- The effect that the use may have on nearby existing or proposed residential areas or other
  sensitive uses.
- The effect of traffic generated on the local road network.
- The availability of infrastructure needed to service the change in use.
- The impact on the rural amenity of the area.

**Advertising signs**

Advertising sign requirements are at Clause 52.05. This zone is in Category 2.
SCHEDULE 13 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ13.

DRYSDALE REGIONAL COMMUNITY AND CULTURAL HUB

Purpose
To encourage the use and development of the Drysdale Regional Community and Cultural Hub (formally the Bellarine Sub-Regional site) for a range of civic, community, education and recreation activities.

To ensure that the development of the land within the zone is undertaken to provide a high quality environment.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car park</td>
<td>Must be associated with the use of the land.</td>
</tr>
<tr>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Emergency services facility</td>
<td></td>
</tr>
<tr>
<td>Minor sport and recreation facility</td>
<td>Excludes Outdoor recreation facility.</td>
</tr>
<tr>
<td>Store</td>
<td>Must be used in conjunction with civic, community, education and recreation activities.</td>
</tr>
<tr>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretakers house</td>
<td></td>
</tr>
<tr>
<td>Childcare centre</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises (other than Convenience</td>
<td>Must be associated with civic, community, education and recreation activities.</td>
</tr>
<tr>
<td>restaurant, Hotel, Restaurant and Tavern)</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td>Must not occupy the land for a period greater than seven consecutive days.</td>
</tr>
<tr>
<td>Place of assembly (other than Amusement parlour,</td>
<td></td>
</tr>
<tr>
<td>Drive-in theatre and Night club)</td>
<td></td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Any other use not in Section 1 or 2

Use of land

The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials to and from the site.
- The appearance of any building, works or materials.
- Unreasonable noise generated by the use.

Application requirements

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use.

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

- A description of the use and the type of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, hours of operation and light spill.
- Maintenance of areas not required for immediate use.
- A report detailing how the proposal meets the purpose of the zone.

Subdivision

Any subdivision of land should be for the purposes of facilitating civic, community, education and recreation activities within the Drysdale Regional Community and Cultural Hub.

Exemption from notice and review

An application for subdivision is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Buildings and works

A permit is not required for buildings and works which provide for:

- Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.
- Playground equipment or sporting equipment.
- Planting or landscaping.
- Fencing that is 1 metre or less in height above ground level.
- An extension or alteration to an existing building where the works are setback at least 5 metres from any boundary, the floor area is not increased by more than 200 square metres and the overall height of the building is not increased.
- A building or works carried out by or on behalf of a public land manager.

**Application requirements**

An application for a permit by a person other than the public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:

- To the application for permit being made.
- To the application for permit being made and to the proposed use and development.

An application to construct a building or to construct or carry out works must be accompanied by the following information, as appropriate:

A plan drawn to scale which shows:

- The boundary and dimensions of the site.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing buildings and works.
- All access, driveway and car parking areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works.

**Exemptions from notice and review**

An application to construct a building or construct or carry out works for any Section 1 Use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

**Decision Guidelines**

Before deciding on an application for use and/or buildings and works the responsible authority must consider, as appropriate:

- The purposes of this Schedule.
- The effect that existing uses on nearby or adjoining land may have on the proposed use.
- The effect of traffic to be generated on surrounding roads.
- Provision of car parking.
- The movement of pedestrians and cyclists, and vehicles including emergency services and public transport.
- The interface with adjoining land uses.
- The height, siting and shape of proposed buildings.
- Provision of land for landscaping.
- The availability of and connection to services.
- The drainage of the land.
• Stormwater run-off management including the treatment and disposal of all wastewater and drainage water, in particular how it will be collected, treated and reused on site or discharged into a reticulated system.

• The impact of the development on vegetation including vegetation on the subject land and neighbouring properties.

• The interim use of those parts of the land not required for the proposed use.

• The storage of rubbish.

**Advertising signs**

Advertising requirements are at Clause 52.05. This zone is in Category 4.
SCHEDULE 14 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ14**.

PRIVATE TEACHING HOSPITAL AND EDUCATION PRECINCT

**Purpose**

To provide for a private hospital and associated uses.

To provide for a dedicated education precinct within a new private hospital development located adjacent to Deakin University’s Waurn Ponds Campus.

### 1.0 Table of uses

#### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretakers House</td>
<td>Where used in conjunction with another Section 1 use.</td>
</tr>
<tr>
<td>Car Park</td>
<td>Must be associated with the hospital or educational uses.</td>
</tr>
<tr>
<td>Childcare Facility</td>
<td>Must be associated with the hospital or educational uses.</td>
</tr>
<tr>
<td>Education Centre</td>
<td>Must be associated with the hospital.</td>
</tr>
<tr>
<td>Emergency Services Facility</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Medical Centre</td>
<td></td>
</tr>
<tr>
<td>Research and Development Centre</td>
<td>Must be associated with the hospital or educational uses.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

#### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office (excluding Medical Centre)</td>
<td>Must be used in association with the hospital or educational uses.</td>
</tr>
<tr>
<td>Function Centre</td>
<td>Must be used in association with the hospital or educational uses.</td>
</tr>
<tr>
<td>Residential Building</td>
<td>Must be used in association with the hospital or educational uses.</td>
</tr>
<tr>
<td>Retail Premises</td>
<td>Must be used in association with the hospital or educational uses.</td>
</tr>
<tr>
<td>Transport Terminal</td>
<td>Must be used in association with the hospital or educational uses.</td>
</tr>
<tr>
<td>Any use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

Use

Accommodation (other than Caretakers House or Residential Building
Brothel
Cemetery
Cinema Based Entertainment facility
Crematorium
Funeral Parlour
Industry
Saleyard
Service Station

Use of land

Amenity of the Neighbourhood
The use of land must not adversely affect the amenity of the neighbourhood by:

- Traffic and car parking generated by the use.
- The transport of materials or goods to or from the land.
- The appearance of any building, works or materials.
- Noise generated by the use.

Application Requirements
Any application to use land must include a site plan and description showing how the proposed use will complement the private hospital facility and/or education facility.

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

- The purpose of the use and the type of activities which will be carried out;
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare; and
- Maintenance of areas not required for immediate use.

Decision Guidelines
Before deciding on an application to use land, the responsible authority must consider, as appropriate:

- The purpose of the zone;
- The effect that existing uses on nearby or adjoining land may have on the proposed use;
- The effect of traffic to be generated on roads;
- The effect of the proposed use on car parking;
- The availability of and connection to services;
- The drainage of the land;
- The interim use of those parts of the land not required for the proposed use.
Subdivision

The fragmentation of land through subdivision that does not support the purpose of the zone is discouraged.

Application Requirements

Any application to subdivide land must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the private hospital facility and/or education facility and address the interface and connectivity between land uses on the site and on adjoining land.

Decision Guidelines

Before deciding on an application to subdivide land the responsible authority must consider, as appropriate:

- The purpose of the zone.
- The maintenance and retention of publicly accessible areas and links between public and private spaces and the various land uses.
- Provision for vehicles providing for supplies, waste removal and emergency services and public transport.
- The interface with adjoining zones, especially the relationship with residential areas.
- The effect the subdivision will have on the potential of the area to accommodate the uses which are encouraged in the zone.

Buildings and works

Application Requirements

An application to construct a building or carry out works must be accompanied by a plan drawn to scale, which shows:

- The boundaries and dimensions of the site.
- Relevant ground levels.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Elevation drawings indicating the colour and materials of all proposed buildings and works.
- Details of existing and proposed landscaping.
- A plan showing connections between the private hospital and the adjacent Deakin University site.
- Details of all drainage works, driveways, car parking and loading areas.
- External storage and waste treatment areas.
- Any increase in traffic generation.
- The interface with adjoining land uses.

Exemption from Notice and Review

An application to construct a building or construct or carry out works for any Section 1 Use is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.
Decision Guidelines

Before deciding on an application to construct a building or construct or carry out works, the responsible authority must consider, as appropriate:

- The provision for car parking.
- The appearance and bulk of buildings having regard to the adjoining land.
- The provision of land for landscaping.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- Loading and service areas.
- The effect of the proposed buildings and works on the amenity of the surrounding area including the effects of noise, lighting, overshadowing and privacy.
- The availability of and connection to services.
- The drainage of land.
PRIVATE EDUCATION CENTRE

Purpose
To provide for areas to be used by private educational and religious institutions.
To ensure that use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity in the surrounding area or neighbourhood.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker’s House</td>
<td>Must form part of, or be ancillary to the education centre or religious institution.</td>
</tr>
<tr>
<td>Child Care Centre</td>
<td></td>
</tr>
<tr>
<td>Education Centre</td>
<td></td>
</tr>
<tr>
<td>Hall</td>
<td>Must form part of, or be ancillary to the education centre or religious institution.</td>
</tr>
<tr>
<td>Informal Outdoor Recreation</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>Must form part of, or be ancillary to the education centre or religious institution.</td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than outdoor recreation facility)</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Place of Worship</td>
<td>Must form part of, or be ancillary to the education centre or religious institution.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than caretaker’s house)</td>
<td>Must form part of, or be ancillary to the education centre or religious institution.</td>
</tr>
<tr>
<td>Convenience Shop</td>
<td>Must form part of, or be ancillary to the education centre or religious institution.</td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Place of Worship)</td>
<td></td>
</tr>
<tr>
<td>Restricted place of assembly</td>
<td></td>
</tr>
<tr>
<td>Any use in Section 1 if the relevant Condition(s) is not met</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use not in Section 1 or 2</td>
</tr>
</tbody>
</table>
2.0 Use of land

Referral of applications
An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

3.0 Subdivision

A permit is required to subdivide land.

Application requirements
Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of a private education centre.

Exemption from notice and review
An application for subdivision within the total boundary of the property is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2), and (3) and the review rights of Section 82(1) of the Act.

Referral of applications
An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

4.0 Buildings and works

A permit is required to construct a building or to construct or carry out works.

Application requirements
An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan(s) drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and work including driveways and vehicle parking and loading areas.
  - Existing landscape areas.
  - External storage and waste treatment areas.
  - Adjoining roads.
  - The location, height and purpose of buildings on adjoining land.
- Elevation drawings to scale which show the colours and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted and the surfaces to be constructed.

Decision guidelines
Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:
- The interface with adjoining land, especially the relationship with residential and public open space areas.
- The location and type of access to the site.
- The provision of access and car parking, including pick up and drop off areas.
- Loading and service areas.
- Any increase in traffic generation.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential and public open space areas.
- The storage of rubbish and materials for recycling.
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, and privacy.
- The availability of and connection to services.
- The streetscape, access from the street front, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

**Referral of applications**

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

**Advertising signs**

This zone is in Category 3 of Clause 52.05.
SCHEDULE 16 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ16.

PRIVATELY OWNED UTILITY INSTALLATIONS

Purpose

To recognise land used for utility installations, other than those in public ownership.

To ensure that the use and development of the land does not adversely impact upon the operation of the facility or on the safety, amenity, use and development of adjoining land, consistent with the zoning purpose of that land.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Park</td>
<td>Must be in conjunction with a Utility installation.</td>
</tr>
<tr>
<td>Road</td>
<td>Must be in conjunction with a Utility installation.</td>
</tr>
<tr>
<td>Utility installation (Other than Telecommunications facility.)</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td></td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Store</td>
<td>Must be in conjunction with a Section 1 use.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td>Must be in conjunction with a Section 1 use.</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>Child care centre</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Crematorium</td>
</tr>
<tr>
<td>Earth and energy resources facility</td>
</tr>
<tr>
<td>Education centre</td>
</tr>
<tr>
<td>Hospital</td>
</tr>
<tr>
<td>Leisure and Recreation</td>
</tr>
<tr>
<td>Place of assembly</td>
</tr>
<tr>
<td>Retail premises</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Service station</td>
</tr>
<tr>
<td>Transport Terminal</td>
</tr>
<tr>
<td>Veterinary centre</td>
</tr>
</tbody>
</table>
Use of land

Land may not be used for any purpose which would either:

- be in conflict with or likely to impair the optimal operation of any utility service located on the land; or
- adversely impact on the use, safety, amenity and development of any adjoining land.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

A report which sets out

- The purpose of the use and the types of activities which will be carried out.
- The likely or potential effects, if any, on adjoining land, including noise levels, air-borne emissions, emissions to land and water, traffic, light-spill and glare.
- The likely or potential effects, if any, on the long term viability and operation of the utility installation.
- Details of steps proposed to be taken and measures to be put in place to mitigate any identified likely or potential adverse effects on adjoining land or on the viability and operation of the utility installation.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

Subdivision

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of the utility installation.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

Buildings and works

No permit is required to construct a building or construct or carry out works for the following

- Buildings and works associated with a Section 1 use.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan(s) drawn to scale which show:
  - The boundaries and dimensions of the site.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and work including driveways and vehicle parking and loading areas.
  - Existing landscape areas.
  - External storage and waste treatment areas.
  - Adjoining roads.
The location, height and purpose of buildings on adjoining land.

- Elevation drawings to scale which show the colours and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted and the surfaces to be constructed.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The interface with adjoining land, especially the relationship with residential and public open space areas.
- The location and type of access to the site.
- The provision of access and car parking, including pick up and drop off areas.
- Loading and service areas.
- Any increase in traffic generation.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential and public open space areas.
- The storage of rubbish and materials for recycling.
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, and privacy.
- The availability of and connection to services.
- The streetscape, access from the street front, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

An application on land listed in the schedule to Clause 66.04 must be referred in accordance with section 55 of the Act to the referral authority specified in the schedule to Clause 66.04.

**Signs**

Sign requirements are at Clause 52.05. All land located within this schedule is in Category 3.
SCHEDULE 17 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ17.

CHISHOLM ROAD PRISON PROJECT, LARA

Purpose
To provide for the use and development of the land for a Corrective institution.
To provide for associated education, recreation, visitor and health service facilities and any other facility necessary to support the operation of a Corrective institution.
To ensure that the use and development of the land for a Corrective institution occurs with minimum negative impact on surrounding land uses.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corrective Institution</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td></td>
</tr>
</tbody>
</table>

Use of land

None Specified.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

Decision guidelines

The following decision guidelines apply to an application under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:
• The purpose of this schedule.
• The effect that existing uses may have on the proposed use.
• The effect of traffic to be generated by the proposed use.
• The interim use of those parts of the land not required for the proposed use.
• Whether the proposed use is compatible with adjoining and nearby uses.
• The proposed hours of operation, noise and other likely off-site amenity impacts.

**3.0**

**Subdivision**

None specified.

**Exemption from notice and review**

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**4.0**

**Buildings and works**

No permit is required to construct a building or construct or carry out works for an alteration or extension to an existing building used for a Corrective institution provided:

• The floor area of the alteration or extension is not more than 100 square metres and does not result in a building of more than two storeys.
• An outbuilding associated with a Corrective institution provided the floor area of the outbuilding is not more than 50 square metres and not more than two storeys.

**Application requirements**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

• A site plan which shows:
  - The boundaries and dimensions of the site.
  - The existing siting and layout of buildings and works.
  - The proposed siting and layout of buildings and works.
  - The siting and layout of vehicle access roads, parking areas and pathways.
  - The location and details lighting and fencing.
  - Any other notable features, constraints or other characteristics of the site.

• Elevation plans.

• Details of the approach to landscape design and a landscape plan including schedule which shows:
  - The location and type of vegetation to be retained and removed.
  - The location and type of proposed vegetation.
- The location and form of earthworks and mounding.
- Surface finishes of vehicle access, parking areas and pathways.

- Details on how lighting will be designed to avoid or reduce any significant off-site impacts due to the emission of light.
- Details of any vehicle loading areas, including the location of rubbish storage and removal facilities.
- Preliminary details of the proposed approach to environmental management during construction in order to avoid, minimise, mitigate and manage potential adverse environmental and amenity impacts during construction and operation.

**Exemption from notice and review**

An application to construct a building or construct or carry out works for a use in Section 1 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**Decision Guidelines**

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose of this schedule.
- Any natural or cultural values on or near the land.
- The size and scale of the built form.
- Provision of landscape treatment and lighting.
- Interface with adjoining land.
- Provision of parking and site access.
- Provision of loading and service areas.
- Provision of outdoor storage.

**Notes**

None specified.

Refer to the “Chisholm Road Prison Project, Lara, Incorporated Document, June 2019” which may affect the use and development of the land.
COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.

### Table of uses

#### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of the schedule to this zone</td>
<td>Must comply with any condition in Section 1 of the schedule to this zone.</td>
</tr>
</tbody>
</table>

#### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of the schedule to this zone</td>
<td>Must comply with any condition in Section 2 of the schedule to this zone.</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

#### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 3 of the schedule to this zone</td>
<td></td>
</tr>
</tbody>
</table>

### Use of land

Any requirement in the schedule to this zone must be met.

### Application requirements

An application to use land must be accompanied by any information specified in the schedule to this zone.

### Exemption from notice and review

The schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any guidelines in the schedule to this zone.
Subdivision

Permit requirement

A permit is required to subdivide land.

Any requirement in the schedule to this zone must be met.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>• The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>• The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>• The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>• An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>• The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>− Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>− Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>• The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

Application requirements

An application to subdivide land for residential development, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

• Must meet all of the objectives included in the clauses specified in the following table.
• Should meet all of the standards included in the clauses specified in the following table.

<table>
<thead>
<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
</tr>
<tr>
<td>16 – 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
</tr>
<tr>
<td>3 – 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
</tr>
</tbody>
</table>
An application to subdivide land must be accompanied by any information specified in the schedule to this zone.

**Exemption from notice and review**

The schedule to this zone may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The objectives and standards of Clause 56.
- Any guidelines in the schedule to this zone.

### Buildings and works

**Permit requirement**

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

Any requirement in the schedule to this zone must be met.

An apartment development must meet the requirements of Clause 58.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not:</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
</tbody>
</table>

**Transitional provisions**

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by any information specified in the schedule to this zone.
An application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, must be accompanied by an urban context report and design response as required in Clause 58.01.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if it is generally consistent with the comprehensive development plan.

The schedule to this zone may specify that other applications are also exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- Any guidelines in the schedule to this zone.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3 unless a schedule to this zone specifies a different category.
SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1**.

**THIRTEENTH BEACH RESORT**

**Land**

1662-1770 Barwon Heads Road, Barwon Heads.

**Purpose**

To provide for the development and use of an integrated golf and recreational tourist resort with conference and accommodation facilities.

To ensure that use and development is in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.

To ensure that the development of the land within the zone is undertaken and staged in an orderly manner.

To ensure that the development of land does not prejudice the amenity of the surrounding area.

To ensure that the land is developed in an orderly manner.

To ensure the development and use of land east of Lings Road reinforces the non-urban break between the Barwon Heads township and the Thirteenth Beach Resort.

### Table of uses

#### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than animal keeping, greyhound training and intensive animal husbandry)</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Car park</td>
<td>Must be in association with a use in the zone. Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Dwelling</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must not exceed two storeys. Any attic to have a maximum height of 10 metres above ground level. May only be developed in conjunction with a golf course.</td>
</tr>
<tr>
<td>Exhibition centre</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Food and drink premises (other than convenience restaurant)</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Golf course</td>
<td></td>
</tr>
<tr>
<td>Golf driving range</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Hall</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must meet the conditions of Clause 52.11.</td>
</tr>
<tr>
<td>Home occupation</td>
<td>Must meet the conditions of Clause 52.11.</td>
</tr>
<tr>
<td>Hotel</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Minor sports and recreation facility (other than paintball games, pleasure park and zoo)</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Must be in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Must be associated with the management of the land and uses conducted within the Zone.</td>
</tr>
<tr>
<td>Residential building</td>
<td>Must not exceed two storeys. Attics to have a maximum height of 10 metres above ground level. May only be developed in conjunction with a golf course.</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Must be in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Restricted place of assembly</td>
<td></td>
</tr>
<tr>
<td>Shop (other than adult sex bookshop and restricted retail premises)</td>
<td>Must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan. Leasable floor area for all shops must not exceed 1000 square metres. May only be provided for resort retailing.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility installation (other than minor utility installation)</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex book shop</td>
</tr>
<tr>
<td>Convenience restaurant</td>
</tr>
<tr>
<td>Paintball games</td>
</tr>
<tr>
<td>Pleasure park</td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Restricted retail premises</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoo</td>
</tr>
<tr>
<td>Any use not in Sections 1 or 2.</td>
</tr>
</tbody>
</table>

#### 2.0 21/06/2007 C54

**Use of land**

Use of land must be generally in accordance with the Thirteenth Beach Resort Comprehensive Development Plan.

The use of land must not adversely affect the amenity of the neighbourhood, through:

- any events or functions held on the site;
- traffic and car parking generated by the use;
- the transport of materials or goods to or from the land;
- the appearance of any building, works or materials;
- noise generated by the use.

#### 3.0 21/06/2007 C54

**Buildings and works**

**Permit Requirement**

A permit is required to construct a building or construct or carry out works. This does not apply to buildings or works associated with a single dwelling.

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by a plan(s) drawn to scale which shows the following information:

- the boundaries and dimensions of the site;
- adjoining roads;
- relevant ground levels;
- the layout of existing and proposed buildings and works (including dimensions and floor areas);
- driveways and vehicle parking and loading areas;
- landscape areas and their proposed treatment;
- external storage and waste treatment areas;
- the purpose or purposes for which buildings are intended to be used.
- elevation drawings to scale which show the finishes, materials and colour of all buildings and works;
- construction details of all drainage works, driveways and vehicle parking and loading areas;
- the location and staging of road works to be undertaken either by dates or stages;
- the stages by which development of the land is proposed to proceed;
- the date by which it is proposed that the development of each stage will commence and the date by which the development of each stage will be completed;
- an assessment of the visual impact of the proposed development when viewed from Barwon Heads Road and Thirteenth Beach Road;
the proposed internal road layout pattern and traffic management measures;

- the location and nature of all riding trails within the Resort;
- the provision of all necessary infrastructure;
- provision for controlled and limited integration with the coastal foreshore reserve to shown on the Thirteenth Beach Comprehensive Development Plan;
- the means by which pedestrian access to Murtnaghurt Lagoon to the east of the Resort will be controlled;
- the means by which emergency vehicular access through the foreshore to the surf lifesaving club and Thirteenth Beach to the south of the Resort will be provided and controlled;
- access to surrounding roads;
  - the separation of pedestrian and vehicular traffic movements;
  - an Open Space Management Plan for the control and maintenance of all open space;
  - a Servicing Management Plan for the provision of a reticulated water supply and the treatment and disposal of all wastewater and drainage water.

Open space management plan
The Open Space Management Plan must:
- show areas of open space that will be available to the public;
- show areas of open space that will not be available to the public;
- show by plan/s and elevation/s any open space that will be part of any buildings;
- specify times when public areas will be available to the public and how it is intended to ensure these areas will be available at those times;
- set out the methods by which public areas will be permanently managed and maintained;
- include a landscape management plan for all public and non-public areas incorporating provision for irrigation works and indicating proposed plant species;
- if land is to be developed in stages, show the area that will be available as open space at the completion of each stage;
- show provision for controlled and limited integration with the coastal Development Plan;
- show the means by which pedestrian access to Murtnaghurt Lagoon to the east of the Zone will be controlled; and
- show the means by which emergency vehicular access through the foreshore to the surf lifesaving club and Thirteenth Beach to the south of the Zone will be provided and controlled.

Servicing management plan
The Servicing Management Plan must:
- include all works proposed and measures by which wastewater will be collected, treated and re-used on site or discharged to a reticulated system;
- incorporate any requirements of the Environment Protection Authority and Barwon Water.

Stage B - Environmental and Landscape Management Plan
Prior to commencement of development on land shown as Stage B on the Thirteenth Beach Comprehensive Development Plan, an Environmental and Landscape Masterplan must be submitted to and be approved by the responsible authority. Such Plan must;
provide a list of indigenous native species to be used for revegetation throughout the development plan area;

- provide details of the proposed treatment of the water body and means by which it will be protected and enhanced as a habitat for waterbirds;

- provide the methodology for identifying any existing mature trees to be removed as part of the development along the Barwon Heads Road frontage and the proposed replacement of similar sized trees (at maturity) so as to maintain a well screened canopy from Barwon Heads Road;

- provide for the use of water sensitive urban design; and

- provide details of the means of addressing interface issues with properties to the west including the management of any pest plants and animals.

Exemptions

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) the appeal rights of Section 82(1) of the Act.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- whether the proposed buildings and works meet the objectives of this zone and are consistent with orderly and proper planning;

- whether the proposed buildings and works are in accordance with the Thirteenth Beach Resort Comprehensive Development Plan;

- whether the proposed design of buildings and works is appropriate in the context of surrounding development and local environment;

- whether the proposal provides for a pedestrian link to adjoining public open space and the foreshore for resort patrons, residents and guests;

- whether an acceptable open space design is provided including furniture, lighting and landscaping;

- whether a satisfactory solution is provided for the disposal and treatment of waste water;

- whether appropriate bus and taxi parking is provided;

- whether adequate and efficient access/egress points are provided to the site; and

- whether acceptable arrangements have been provided for the maintenance, upkeep and cleanliness of public open space areas.

Section 173 Agreements

Prior to the issue of any permit for the subdivision or development of any land shown as Stage B on the Thirteenth Beach Comprehensive Development Plan, a Section 173 Agreement must be entered into between the owner and the Council which provides for:-

- The bulk earthworks and the initial phase of planting around the golf academy and the main construction of the golf holes and driving range to be completed prior to the release of any golf villa lots in that stage.

- Eight bedrooms, to allow accommodation for at least 16 people, forming the first stage of the Boutique Golf Lodge Accommodation to be completed by the time 50% of the golf villa lots are released for sale.

- The Golfing Academy to be operational by the time 75% of the approved golf villas lots are released for sale.
- A further six bedrooms, to allow accommodation for at least a further 12 people, within the Boutique Golf Lodge Accommodation, to be completed by the time the next 25% of the golf villa lots are released for sale.

- The final stage of the Boutique Golf Lodge Accommodation to allow accommodation for a total of up to 32 people to be completed within 12 months of the final golf villa lot being released for sale.

- For the land identified for golf villas:
  - The maximum number of golf villas lots must not to exceed 130;
  - The minimum lot size for any golf villa lot to be 700sqm, and
  - No golf villa lot to be developed for a hotel/motel or conference facility.
SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ2.

RIPPLESIDE COMPREHENSIVE DEVELOPMENT PLAN

Land

This Clause applies to land generally bounded by Liverpool Street, Balmoral Crescent, Victoria Street and Corio Bay, Rippleside as defined by the Rippleside Comprehensive Development Plan.

Purpose

To facilitate the use, development and design of an urban environment that complements and enhances the area and provides linkages with the surrounding residential, community and open space networks.

To provide for residential, recreational and boating facilities and activities in conjunction with small-scale commercial and tourism development.

To provide for the integrated subdivision and redevelopment of the Rippleside Shipyards generally in accordance with the Rippleside Comprehensive Development Plan.

To provide for development that is sympathetic to the surrounding residential and recreational environment, utilising the waterfront location and harbour infrastructure.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Must be generally in accordance with the Rippleside Comprehensive Development Plan. The total number of dwellings cannot exceed 98.</td>
</tr>
<tr>
<td>Residential Building</td>
<td></td>
</tr>
<tr>
<td>Food and Drink Premises(excluding Hotel)</td>
<td>Must not exceed two in number. The combined floor area available to patrons is not to exceed 200sqm. Must be within the Commercial area as shown on the Rippleside Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Office</td>
<td>Total area must not exceed 1000sqm and must be generally in accordance with the Rippleside Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Convenience Shop</td>
<td>Must be located generally in accordance with the Rippleside Comprehensive Development Plan.</td>
</tr>
</tbody>
</table>

Home Occupation

Shop

Must only be for the sale or hire of marine related goods and services. Gross leasable floor area must not exceed 140 sqm. Must be within the Commercial Zone as shown on the Rippleside Comprehensive Development Plan.

Any use listed in Clause 62.01

Must meet the requirements of Clause 62.01.

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use not listed in Section 1 or Section 3</td>
<td></td>
</tr>
</tbody>
</table>
Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Sex book shop</td>
</tr>
<tr>
<td>Agriculture</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Hotel</td>
</tr>
<tr>
<td>Light Industry (other than directly associated with the construction, repair and maintenance of boats)</td>
</tr>
<tr>
<td>Warehouse</td>
</tr>
<tr>
<td>Major sports and Recreation facility</td>
</tr>
<tr>
<td>Place of Assembly</td>
</tr>
<tr>
<td>Service Station</td>
</tr>
<tr>
<td>Shop (other than specified in Section 1)</td>
</tr>
</tbody>
</table>

Subdivision

A permit is required to subdivide land. Any subdivision must be generally in accordance with the Rippleside Comprehensive Development Plan.

A subdivision application must be referred to a referral authority listed in Clause 66.

Applications must meet the following requirements:

- Each lot must be provided with a reticulated supply of water and effluent disposal.
- Each lot must be provided with a reticulated supply of electricity located underground unless special and unusual circumstances exist.
- Each lot must have access to a road constructed to the satisfaction of the responsible authority in accordance with its engineering guidelines.

Subdivision may be undertaken in stages to the satisfaction of the responsible authority. The subdivision of the land is conditional upon the owner entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act which agreement shall contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and any other statutory authority.
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park. Such pedestrian link shall be provided either:
  - wholly within the owner’s land along the eastern boundary;
  - partly within the owner’s land and partly within Corio Bay;
  - wholly within Corio Bay immediately abutting the site; and
- must be completed to the satisfaction of the responsible authority prior to the issue of a Statement of Compliance for the subdivision or any stage of the subdivision.

Such agreement shall be prepared at the cost of the owner.
Buildings and works

A permit is required to construct a building or to construct or carry out work. All buildings and works must be generally in accordance with the Rippleside Comprehensive Development Plan and Rippleside Urban Design Guidelines to the satisfaction of the responsible authority.

The construction or carrying out of buildings and works is conditional upon the owner of the land entering into an agreement with the responsible authority and any other relevant statutory authority pursuant to Section 173 of the Act which agreement shall contain the following covenants:

That the owner at its own cost shall:

- Provide road, drainage or other infrastructure to the land as may be required by the responsible authority and other relevant statutory authority;
- Provide a pedestrian link at least 10 metres in width to link Rippleside and St Helens Park. Such pedestrian link be provided either:
  - wholly within the owner’s land along the eastern boundary;
  - partly within the owner’s land and partly within Corio Bay;
  - wholly within Corio Bay immediately abutting the site.

Such agreement shall be prepared at the cost of the owner.

Works may be undertaken in stages to the satisfaction of the responsible authority.

Site History

Prior to the commencement of any demolition works, a site interpretation proposal must be prepared to the satisfaction of the responsible authority. This interpretation proposal must make reference to the history of the site as the Geelong Harbour Trust’s Rippleside Workshops.

All existing structures and buildings must be recorded through the preparation of an archival quality photographic record together with the collation of original architecture and engineering drawings where available to the satisfaction of the responsible authority. Such documents must be lodged with the Geelong Historical Records Centre.

The existing entrance gates must be incorporated into the redevelopment of the site.

Urban Design Guidelines

The construction of any building or the carrying out of any works or the subdivision of the land must be undertaken in accordance with the Rippleside Urban Design Guidelines incorporated into this Planning Scheme.

Height Control

Except with a permit, the height of any building must not exceed the height above the Australian Height Datum for any particular site as shown on the Rippleside Comprehensive Development Plan incorporated into this Planning Scheme.

Pedestrian Waterside Link

A permit accompanied by detailed plans for the design and construction of the pedestrian link satisfactory to the Department of Natural Resources and Environment must be issued by the responsible authority prior to construction of any buildings or works on the site.

The proponent/developer of the land must enter into an agreement with the responsible authority pursuant to Section 173 of the Act in which appropriate covenants for the provision and maintenance of the pedestrian waterside link, referred to in Clause 2.0 and Clause 3.0 will be contained. The covenants must require the pedestrian foreshore link to be designated as a reserve with a minimum width of 10 metres, incorporating a pedestrian and bicycle path.
A staging plan for the detailed design and construction of the pedestrian waterside link must be submitted to and approved by the responsible authority, before the construction of any buildings or works on the site.

All stages of the construction of the pedestrian waterside link must be completed to the satisfaction of the responsible authority in accordance with the approved staging plan.

**Environmental and Site Works**

Prior to the commencement of the construction of a building or the construction or the carrying out of works, an environmental management plan must be prepared to the satisfaction of the responsible authority. The environment management plan must contain appropriate provisions for the environmental management of the development of the land to the satisfaction of the responsible authority, including:

- Management of land disturbance;
- Storage, minimisation, handling and disposal of waste, dangerous substances and industrial infrastructure on the land;
- Noise and dust management;
- Landscaping and planting proposals; and
- Contingency and emergency response plan.

All buildings and works must be carried out in accordance with the environmental management plan to the satisfaction of the responsible authority.

Prior to the commencement of works to the escarpment on the land, a detailed geological survey must be undertaken to the satisfaction of the responsible authority, which identifies methods of protecting the escarpment or any areas of geological vulnerability.

Any rock revetment must be built to the satisfaction of the responsible authority, and maintenance agreements must be entered into to address the ongoing maintenance of the rock wall, including sea grasses.

The responsible authority must not issue a planning permit for buildings and works unless it is satisfied that:

- Any necessary sub-ground infrastructure works, contamination clean-up works and geological assessments; and
- Any necessary hard stand and building infrastructure removal,

will or has been carried out to its satisfaction.

**Information to be provided**

An application for a planning permit for the use, to construct a building or to carry out works or subdivide the land must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - the boundaries and dimensions of the site.
  - adjoining roads.
  - the location, height and purpose of buildings and works on adjoining land.
  - relevant ground levels.
  - the layout of existing and proposed uses.
  - all driveway, carparking and loading areas.
  - proposed landscape areas.
- all external storage and waste treatment areas.
- areas not required for immediate use.

- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape areas.
- A written submission detailing how and to what extent the proposed buildings and works meet the requirements of the Siting and Design Guidelines for Structures on the Victorian Coast 1998 and the Rippleside Urban Design Guidelines incorporated into this Planning Scheme.
- Evidence that the proposed development complies with Clauses 54 and 55.
- An engineering report assessing the stability of the cliff face and providing evidence or solutions to ensure its ongoing stability. These recommendations must be incorporated into the buildings and works undertaken on the land.
- A detailed traffic plan and accompanying report must be submitted to the satisfaction of the responsible authority. The plan must show as appropriate:
  - the location and number of spaces to be provided for each respective component of the proposed development;
  - the proposed traffic management and control works considered necessary in adjoining and nearby roads when the development or any stage is completed.
  - means of ingress and egress from the site and internal circulation details.
  - proposed road surfaces and design measures to be employed to ensure that vehicular roads are shared with pedestrians and do not dominate the village environment.
  - the ability for various uses within the site, e.g. office and commercial to be able to share car spaces.

**Guidelines for consideration**

Before deciding on an application for permit, the responsible authority must consider, as appropriate:

- the purposes of the zone;
- the views of the Department Of Natural Resources And Environment;
- the views on the traffic plan by VicRoads;
- the views of Barwon Water;
- the ability of the proposal to achieve the Rippleside Comprehensive Development Plan;
- the consistency of the proposal with the Rippleside Urban Design Guidelines;
- the consistency of the proposal with the Siting And Design Guidelines For Structures Along The Victorian Coast;
- the stability of the cliff face and whether the development and works being undertaken endanger the ongoing stability of the cliff;
- the ability of the proposal to provide satisfactory pedestrian access links to adjoining parks and foreshore areas;
- the provision of acceptable design of public areas including use of street furniture, lighting and landscaping;
- whether sufficient information is provided in the traffic plan and accompanying report to adequately deal with all on and off-site traffic related issues including:
the location of any proposed off-street parking area;
points of access to and from the land and whether they are suitably located;
the layout of the car parking areas within the site and access arrangements to them;
the impact of traffic generated by the proposal and whether it is likely to require special
management and control works in the neighbourhood; and
the provision of adequate loading facilities;
whether satisfactory arrangements for the treatment and disposal of stormwater drainage to a
legal point of discharge have been made;
whether there are acceptable arrangements to be put in place for the maintenance and upkeep
of all public access areas;
whether the development is consistent with Clauses 54 and 55.
that the entering into all necessary agreements with service authorities has been appropriately
arranged.

Incorporated Documents
The Rippleside Comprehensive Development Plan February 2000 and the Rippleside Urban Design
Guidelines June 2000 are documents incorporated into this Planning Scheme.

Lapsing of Schedule
This schedule shall lapse if the development of the site has not commenced in accordance with
any permit issued for such development by 30 January 2013.
SCHEDULE 3 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ3**.

ADVENTURE PARK COMPREHENSIVE DEVELOPMENT PLAN

Land

The Adventure Park Comprehensive Development Plan May 2014 applies to land at 1197 – 1249 Bellarine Highway, 31 – 59 Swan Bay Road and 261 – 279 Curlewis Road, Wallington.

Purpose

To facilitate the use and development of the land for a theme park and associated buildings and works in an attractive landscape setting.

To provide for the integrated development of the land generally in accordance with the Adventure Park Comprehensive Development Plan, any approved masterplan and any approved traffic management plan.

1.0

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal boarding, Animal keeping, Apiculture, Intensive animal husbandry, Rice growing and Timber production)</td>
<td>Must be in Precinct 3 on the Adventure Park Comprehensive Development Plan</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>Must be in association with the theme park; and Must be in the form of cabins only (and not tents, caravans or campervans) in one or more of Precincts 5, 6 or 7 on the Adventure Park Comprehensive Development Plan; and Must be used only for persons away from their normal place of residence.</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>Must be in association with the Theme Park; and Must be in one or more the Precincts 5 or 6 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Caretaker’s house</td>
<td>Must be in Precinct 1 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Car park</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
<tr>
<td>Group accommodation</td>
<td>Must be in association with the theme park; and Must be in one or more the Precincts 5 or 6 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Home occupation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td>Must be in Precinct 1 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Must be in association with the theme park; and Must be in one or more the Precincts 1, 5 or 6 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>
Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exhibition centre</td>
<td>Must be in one or more of Precincts 3 or 5 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Function centre</td>
<td>Must be in one or more of Precincts 5 or 6 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Market</td>
<td>Must be in Precinct 2 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td>Must be in one or more of Precincts 3, 5 or 6 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Plant nursery</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>Must be in one or more of Precincts 1, 3, 5 or 6 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Rural store</td>
<td></td>
</tr>
<tr>
<td>Winery</td>
<td>Must be in Precinct 1 or 3 on the Adventure Park Comprehensive Development Plan.</td>
</tr>
<tr>
<td>Any use not listed in Section 1 or 3.</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Bed and breakfast, Camping and Caravan park, Caretaker’s house, Group accommodation and Residential hotel)</td>
</tr>
<tr>
<td>Brothel</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>Child-care centre</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
</tr>
<tr>
<td>Crematorium</td>
</tr>
<tr>
<td>Display home</td>
</tr>
<tr>
<td>Education centre</td>
</tr>
<tr>
<td>Emergency services facility</td>
</tr>
<tr>
<td>Food and drink premises (other than Restaurant)</td>
</tr>
<tr>
<td>Freeway service-centre</td>
</tr>
<tr>
<td>Funeral parlour</td>
</tr>
<tr>
<td>Hospital</td>
</tr>
<tr>
<td>Industry</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Leisure and recreation (other than Outdoor recreation facility)</td>
</tr>
<tr>
<td>Office</td>
</tr>
<tr>
<td>Place of assembly (other than Exhibition centre and Function centre)</td>
</tr>
<tr>
<td>Pleasure boat facility</td>
</tr>
<tr>
<td>Retail premises (other than Market, Plant nursery and Restaurant)</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Service station</td>
</tr>
<tr>
<td>Transport terminal</td>
</tr>
<tr>
<td>Veterinary centre</td>
</tr>
</tbody>
</table>
Masterplan
A masterplan may consist of a plan, plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages provided each stage includes the whole of one or more precincts as identified in the Adventure Park Comprehensive Development Plan.

A masterplan must describe:

- the land to which it applies;
- the proposed use and development of each part of the land;
- the principles of intended built form and design;
- the maximum height of all buildings and works;
- setback distances of all buildings and works from adjoining properties; and
- security fencing arrangements with neighbouring properties.

Prior to deciding on whether to approve or amend a masterplan, the responsible authority may:

- Notify the owners and occupiers of adjoining land and provide them an opportunity to provide comment within 14 days; and
- Publish a notice of the proposed masterplan in a newspaper circulating in the area inviting comment from people likely to be adversely impacted within 14 days.

Prior to deciding on whether to approve or amend a masterplan, the responsible authority must consider any comments received.

Prior deciding on whether to approve or amend a masterplan that provides for future development requiring an increase in water supply the responsible authority must consider the views of Barwon Water.

An approved masterplan may be amended to the satisfaction of the responsible authority.

Traffic Management Plan
A traffic management plan may consist of a plan, plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages provided each stage includes the whole of one or more precincts identified in the Adventure Park Comprehensive Development Plan.

A traffic management plan must describe:

- details of all internal road and car parking arrangements;
- conceptual designs for all access points to and from the site;
- conceptual designs and indicative costing of all necessary upgrades to the surrounding road network including all traffic control devices;
- details and timing for the preparation of a Section 173 Agreement setting out developer contributions towards the identified road network upgrades;
- details of timing for the delivery of the identified road network upgrades

A traffic management plan may be amended to the satisfaction of the responsible authority.
4.0  
Use of Land

Requirements
A permit must not be granted until a masterplan has been prepared to the satisfaction of the responsible authority under Clause 2.0 and a traffic management plan has been prepared to the satisfaction of the responsible authority under Clause 3.0.

A permit granted must be generally in accordance with the approved masterplan and approved traffic management plan.

Exemption from notice and review
An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if it is generally consistent with a masterplan prepared under Clause 2.0 to the satisfaction of the responsible authority.

5.0  
Subdivision

Requirements
A permit must not be granted until a masterplan has been prepared to the satisfaction of the responsible authority under Clause 2.0 and a traffic management plan has been prepared to the satisfaction of the responsible authority under Clause 3.0.

A permit granted must be generally in accordance with the approved masterplan and approved traffic management plan.

Exemption from notice and review
An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if it is generally consistent with a masterplan approved in accordance with section 2 of this schedule.

6.0  
Buildings and works

Permit requirement
A permit is not required to construct a building or carry out works in Precinct 1 as show on the Adventure Park Comprehensive Development Plan for:

- An Outdoor recreation facility not exceeding 30 metres in height above ground level; or
- Accommodation not exceeding 15 metres in height above ground level or any height specified in a masterplan approved under Clause 2.0.

A permit is not required for earthworks in association with a use in Section 1.

Requirements
A permit must not be granted until a masterplan has been prepared to the satisfaction of the responsible authority under Clause 2.0 and a traffic management plan has been prepared to the satisfaction of the responsible authority under Clause 3.0.

A permit granted must be generally in accordance with the approved masterplan and approved traffic management plan.

This does not apply to an application to construct a minor building or to construct or carry out minor works if the responsible authority is satisfied that the granting of a permit will not prejudice the preparation of the masterplan required under Clause 2.0. This may include a small pump station,
an open-sided picnic shelter, a machinery shed, an extension to an existing building of not more than 50 per cent of the existing floor area of the building or 50 square metres, whichever is the lesser.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if it is generally consistent with a masterplan approved in accordance with section 2 of this schedule.

**7.0 Application requirements**

An application under Clause 4.0, Clause 5.0 or Clause 6.0 must be accompanied by the following information, as appropriate.

- A plan drawn to scale which shows:
  - the boundaries and dimensions of the site;
  - adjoining roads;
  - the location, height and purpose of buildings and works on adjoining land;
  - relevant ground levels;
  - the layout of existing and proposed uses;
  - all driveway, car parking and loading areas;
  - proposed landscape areas;
  - all external storage and waste treatment areas;
  - areas not required for immediate use.

- Scaled elevation drawings to identify the colour and materials of all buildings and works.

- Construction details of all drainage works, driveways, vehicle parking and loading areas.

- A landscape layout which includes the description of vegetation to be planted, its source, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape areas.

- Confirmation that any anticipated change to traffic and parking resulting from the development and use is consistent with any relevant approved traffic management plan.

**8.0 Decision guidelines**

Before deciding on an application under Clause 4.0, Clause 5.0 or Clause 6.0, the responsible authority must consider, as appropriate:

- The purposes of the zone.

- Whether the use, development or subdivision of land is generally in accordance with the Adventure Park Comprehensive Development Plan and any approved masterplan and traffic management plan.

- Whether the design of buildings and works is appropriate in the context of surrounding development and local environment.

- Whether adequate car parking has been provided, including bus and taxi parking.

- Whether adequate loading facilities have been provided.

- Whether adequate and efficient access/egress points are provided to and from the site.

- The views on the traffic plans by VicRoads.
Whether satisfactory arrangements have been made for the treatment and disposal of stormwater drainage to a legal point of discharge.
URBAN FLOODWAY ZONE

Shown on the planning scheme map as UFZ.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989.

To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal production and Apiculture)</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Indoor recreation facility, and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Utility installation (other than Telecommunications facility)</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01 if any requirement is not met</td>
<td></td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal production (other than Grazing animal production)</td>
</tr>
<tr>
<td>Indoor recreation facility</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 2</td>
</tr>
</tbody>
</table>

Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- A fence.
- Roadworks, if the water flowpath is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.

This does not apply to:

- Flood mitigation works carried out by the responsible authority or floodplain management authority.
- The following works in accordance with plans prepared to the satisfaction of the responsible authority:
  - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
  - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- Post and wire and post and rail fencing.

**Subdivision**

A permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this zone. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.
- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

**Application requirements**

**General**

An application must be accompanied by any information specified in the schedule to this zone.

**Local floodplain development plan**

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

**Flood risk report**

If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report to the satisfaction of the responsible authority. The flood risk report must consider the following, where applicable:
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this zone.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effects of the development on environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance.

37.03-5
19/01/2006
VC37

**Referral of applications**
An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

37.03-6
31/07/2018
VC148

**Decision guidelines**
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.
- Any other matters specified in the schedule to this zone.

37.03-7
31/07/2018
VC148

**Signs**
Sign requirements are at Clause 52.05. This zone is in Category 4 unless the schedule to this zone specifies a different category.
### SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE

#### 1.0 Urban floodway land

<table>
<thead>
<tr>
<th>Land</th>
<th>Advertising Sign Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.

To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.

To contain urban use and development to areas identified for urban development in a precinct structure plan.

To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.

To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.

Application of provisions

Part A – No precinct structure plan applies

The provisions of Clauses 37.07-1 to 37.07-8 apply if no precinct structure plan applies to the land.

Part B – Precinct structure plan applies

The provisions of Clauses 37.07-9 to 37.07-16 apply if a precinct structure plan applies to the land.

Precinct structure plan provisions

A precinct structure plan applies to land when the precinct structure plan is incorporated in this scheme.

Part A – Provisions For Land Where No Precinct Structure Plan Applies

Table of uses

Section 1 – Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal production, Apiculture,</td>
<td>No more than 10 persons may be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Domestic animal husbandry, Racing dog husbandry, Rice growing and Timber production)</td>
<td>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td></td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>Must be the only Dependent person's unit on the lot.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 37.07-2.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Dwellings (other than Bed and breakfast)</td>
<td>Must be the only dwelling on the lot.</td>
</tr>
<tr>
<td></td>
<td>The lot must be at least 40 hectares.</td>
</tr>
<tr>
<td></td>
<td>Must meet the requirements of Clause 37.07-2.</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Must be no more than 100 poultry (not including emus or ostriches).</td>
</tr>
<tr>
<td></td>
<td>Must be no more than 10 emus and ostriches.</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>Must not be within 100 metres of a dwelling in separate ownership.</td>
</tr>
<tr>
<td></td>
<td>The area used for the display and sale of primary produce must not exceed 50 square metres.</td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Rural industry (other than Abattoir and Sawmill)</td>
<td>Must not have a gross floor area more than 200 square metres.</td>
</tr>
<tr>
<td></td>
<td>Must not be within 100 metres of a dwelling in separate ownership.</td>
</tr>
<tr>
<td></td>
<td>Must not be a purpose shown listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</td>
</tr>
<tr>
<td></td>
<td>• The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>• 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>• Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td></td>
<td>• Require a notification under the Occupational Health and Safety Regulations 2017.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</td>
</tr>
<tr>
<td></td>
<td>• Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td>Rural store</td>
<td>Must be used in conjunction with Agriculture.</td>
</tr>
<tr>
<td></td>
<td>Must be in a building, not a dwelling, and have a gross floor area of less than 100 square metres.</td>
</tr>
<tr>
<td></td>
<td>Must be the only Rural store on the lot.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
</tbody>
</table>
### ConditionUse

**Any use listed in Clause 62.01**  
Must meet the requirements of Clause 62.01

### Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Animal production (other than Broiler farm, Grazing animal production and Intensive animal production)</td>
<td></td>
</tr>
<tr>
<td>Broiler farm - if the Section 1 condition to Poultry farm is not met</td>
<td>Must be no more than 10,000 chickens.</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Car park</td>
<td>Must be used in conjunction with another use in Section 1 or 2.</td>
</tr>
<tr>
<td>Cemetery</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Crematorium</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Dependent person’s unit – if the Section 1 condition is not met</td>
<td>Must meet the requirements of Clause 37.07-2.</td>
</tr>
<tr>
<td>Display home centre</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Domestic animal boarding</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Domestic animal husbandry (other than Domestic animal boarding)</td>
<td>Must be no more than 5 animals.</td>
</tr>
<tr>
<td>Dwelling (other than Bed and breakfast) – if the Section 1 conditions are not met</td>
<td>Must be no more than 2 dwellings on the lot.</td>
</tr>
<tr>
<td>Education centre (other than child care centre)</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Emergency services facility</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Industry (other than Rural Industry)</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Utility installation (other than Minor utility installation and Telecommunications facility)</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Warehouse (other than Rural store)</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Winery</td>
<td>Holders of the licence for the use must be a body corporate.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Any other use not in Section 1 or 3</td>
<td></td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

- Accommodation (other than Bed and breakfast, Camping and caravan park, Dependent person's unit, Dwelling, Group accommodation, Host farm and Residential hotel)
- Amusement parlour
- Brothel
- Child care centre
- Cinema based entertainment facility
- Intensive animal production
- Nightclub
- Office (other than Medical centre and Real estate agency)
- Renewable energy facility
- Retail premises (other than Landscape gardening supplies, Manufacturing sales, Market, Primary produce sales, Restaurant and Trade supplies)
- Saleyard
- Timber production

### 37.07-2

**Use of land for a dwelling**

A lot used for a dwelling must meet the following requirements:

- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

These requirements also apply to a dependent person’s unit.

### 37.07-3

**Subdivision**

A permit is required to subdivide land.

Each lot must be at least 40 hectares.

A permit may be granted to create smaller lots if any of the following apply:

- The subdivision is to create a lot for an existing dwelling. The subdivision must be a two lot subdivision.
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased.
37.07-4

Buildings and works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 37.07-1. This does not apply to:
  - An alteration or extension to an existing dwelling provided the floor area of the alteration or extension is no more than 100 square metres.
  - An out-building associated with an existing dwelling provided the floor area of the out-building is not more than 100 square metres.
  - An alteration or extension to an existing building used for agriculture provided the floor area of the alteration or extension is no more than 200 square metres. The building must not be used to keep, board, breed or train animals.

- Earthworks which change the rate of flow or the discharge point of water across a property boundary.

- Earthworks which increase the discharge of saline water.

- A building which is within any of the following setbacks:
  - 100 metres from a Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1.
  - 40 metres from a Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2.
  - 20 metres from any other road.
  - 5 metres from any other boundary.
  - 100 metres from a dwelling not in the same ownership.
  - 100 metres from a waterway, wetlands or designated flood plain.

- Permanent or fixed feeding infrastructure for seasonal or supplementary feeding for grazing animal production constructed within 100 metres of:
  - A waterway, wetland or designated flood plain.
  - A dwelling not in the same ownership.
  - A residential zone or urban growth zone where a precinct structure plan applies.

37.07-5

Referral of applications

An application of the kind listed below must be referred in accordance with section 55 of the Act to the referral authority specified in Clause 66.03.

- An application to use or develop land for any of the following:
  - Display home centre.
  - Education centre.
  - Hospital.
  - Industry.
  - Medical centre.
An application to subdivide land to create a lot smaller than 40 hectares in area.

37.07-6
Environmental audit
Before a pre-school centre or primary school commences on potentially contaminated land, or before the construction or carrying out of buildings and works in association with a pre-school centre or primary school commences on potentially contaminated land, either:

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

In this clause, “potentially contaminated land” means land used or known to have been used for industry, mining, or the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of the land).

37.07-7
Decision guidelines
Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect on the future urban development and use of the land, and adjacent or nearby land, having regard to:
  - Any relevant Growth Corridor Framework Plan.
  - Any precinct structure plan being prepared for the area.
  - Any comments or directions of the referral authority.
- Whether the proposal will prejudice the logical, efficient and orderly future urban development of the land, including the development of roads, public transport and other infrastructure.
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent.
- How the use or development relates to sustainable land management.
- Whether the site is suitable for the use or development.
- The impact of the siting, design, height, bulk, colours and materials to be used on the natural environment, major roads, vistas and water features, future urban use of the land, and the measures to be undertaken to minimise any adverse impacts.
- The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
- The location and design of existing and proposed infrastructure including roads, public transport, walking and cycling networks, gas, water, drainage, telecommunications and sewerage facilities.
- Whether the use and development will require new or upgraded infrastructure, including traffic management measures.
Signs

Sign requirements are at Clause 52.05. The zone is in Category 3.
Despite the provisions of Clause 52.05-13, a permit may be granted, for a period of not more than 5 years, to display a sign that promotes the sale of land or dwellings.

Part B – Provisions For Land Where A Precinct Structure Plan Applies

Use of land

Any requirement in the Table of uses and any requirement specified in the schedule to this zone must be met.

A permit granted must be generally in accordance with the precinct structure plan applying to the land.

Table of uses

Section 1 – Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of a zone applied by the schedule to this zone</td>
<td>Must comply with any condition opposite the use in Section 1 of the applied zone.</td>
</tr>
<tr>
<td></td>
<td>Must comply with any condition or requirement specified in the schedule to this zone or in the precinct structure plan.</td>
</tr>
<tr>
<td>Any use specified in the schedule to this zone as a use for which a permit is not required</td>
<td>Must comply with any condition or requirement specified in the schedule to this zone or in the precinct structure plan.</td>
</tr>
</tbody>
</table>

Section 2 – Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of a zone applied by the schedule to this zone</td>
<td>Must comply with any condition opposite the use in Section 2 of the applied zone.</td>
</tr>
<tr>
<td></td>
<td>Must comply with any condition or requirement specified in the schedule to this zone or in the precinct structure plan.</td>
</tr>
<tr>
<td>Any use specified in the schedule to this zone as a use for which a permit is required</td>
<td>Must comply with any condition or requirement specified in the schedule to this zone or in the precinct structure plan.</td>
</tr>
</tbody>
</table>

Any other use not in Section 1 or 3

Section 3 – Prohibited

<table>
<thead>
<tr>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 3 of a zone applied by the schedule to this zone</td>
</tr>
<tr>
<td>Any use specified in the schedule to this zone</td>
</tr>
</tbody>
</table>
Subdivision of land
A permit is required to subdivide land. Any requirement in the schedule to this zone or the precinct structure plan must be met.
A permit granted must:
- Be generally in accordance with the precinct structure plan applying to the land.
- Include any conditions or requirements specified in the schedule to this zone or the precinct structure plan.

Buildings and works
If the schedule to this zone specifies:
- That the provisions of a zone apply to the development of land, the provisions of the zone apply to land in the circumstances specified in the schedule.
- Provisions relating to the development of land, those provisions apply to land in the circumstances specified in the schedule.
If the schedule to this zone specifies that a permit is required to construct a building or construct or carry out works, a permit granted must:
- Be generally in accordance with the precinct structure plan applying to the land.
- Include any conditions or requirements specified in the schedule to this zone or the precinct structure plan.

Application requirements
An application to use or subdivide land, construct a building or construct or carry out works, must be accompanied by any information specified in the schedule to this zone.

Exemption from notice and review
An application under any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless the schedule to this zone specifies otherwise.

Decision guidelines
Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- Any relevant Growth Area Framework Plan.
- The precinct structure plan applying to the land, including the vision and objectives of the precinct structure plan.
- Any guidelines in the schedule to this zone.

Inconsistencies between specific and applied zone provisions
If there is an inconsistency between the specific provisions specified in the schedule to this zone and the provisions of a zone applied by the schedule to this zone, the specific provisions prevail to the extent of any inconsistency.
37.07-16  Signs

Sign requirements are at Clause 52.05. This zone is in the category specified in the schedule to this zone or, if no category is specified, Category 3.
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

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

Map 1 – Armstrong Creek North East Industrial Precinct Urban Structure Plan

2.0

Use and development

The use and development provisions specified in this schedule apply to land as shown in Map 2 of this schedule.
Map 2 – Armstrong Creek North East Industrial Precinct Urban Structure Plan – Character
Precinct names
Applied Zone Provisions

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

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

**Table 1: Applied zone provisions**

<table>
<thead>
<tr>
<th>Land shown on map 2 of this schedule</th>
<th>Applied zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct 1</td>
<td>Clause 33.01 - Industrial 1 Zone</td>
</tr>
<tr>
<td>Precinct 2</td>
<td>Clause 33.01 - Industrial 1 Zone</td>
</tr>
<tr>
<td>Precinct 3</td>
<td>Clause 34.02 - Commercial 2 Zone</td>
</tr>
<tr>
<td>Precinct 4</td>
<td>Clause 32.04 - Mixed Use Zone</td>
</tr>
<tr>
<td>Precinct 5</td>
<td>Clause 32.04 - Mixed Use Zone</td>
</tr>
<tr>
<td>Precinct 6</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
</tbody>
</table>

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.

**Specific provisions – Use of land**

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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child care centre</td>
<td>Permit Required.</td>
</tr>
<tr>
<td></td>
<td>Prohibited unless the use is located in a local node in which case a permit is required.</td>
</tr>
<tr>
<td>Conference centre</td>
<td>Permit required.</td>
</tr>
<tr>
<td></td>
<td>Must be located in Precinct 2.</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>Permit required.</td>
</tr>
<tr>
<td></td>
<td>Prohibited unless the use is located in a local node.</td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>Permit required.</td>
</tr>
<tr>
<td></td>
<td>Prohibited unless the use is located in a local node.</td>
</tr>
<tr>
<td>Industry</td>
<td>Permit required.</td>
</tr>
<tr>
<td></td>
<td>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 52.10</td>
</tr>
<tr>
<td>Office</td>
<td>Permit required.</td>
</tr>
<tr>
<td></td>
<td>There is no floor space limit on each use or in aggregate</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>Permit required in Precinct 1.</td>
</tr>
<tr>
<td></td>
<td>There is no floor space limit on each use or in aggregate in Precinct 1.</td>
</tr>
<tr>
<td></td>
<td>Prohibited in Precinct 2.</td>
</tr>
<tr>
<td>Serviced apartments</td>
<td>Permit required.</td>
</tr>
<tr>
<td></td>
<td>Must be located in Precinct 2.</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Shipping container storage</strong></td>
<td>Permit required in Precinct 1. Must meet the requirements of Clause 52.33. Shipping containers must not be visible from the street or public open space. Prohibited in Precinct 2.</td>
</tr>
<tr>
<td><strong>Trade supplies</strong></td>
<td>No permit required in Precinct 1. Prohibited in Precinct 2.</td>
</tr>
<tr>
<td><strong>Warehouse</strong></td>
<td>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 52.10</td>
</tr>
</tbody>
</table>

**Precinct 3 - Commercial 2 Zone**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Child Care centre</strong></td>
<td>No permit required. Must be located in a local node.</td>
</tr>
<tr>
<td><strong>Convenience shop</strong></td>
<td>No permit required. Must be located in a local node.</td>
</tr>
<tr>
<td><strong>Dwelling</strong></td>
<td>Permit required. Must be within 200m of Precincts 4 or 5. Any frontage at ground floor level must not exceed 2 metres.</td>
</tr>
<tr>
<td><strong>Equestrian Supplies</strong></td>
<td>No permit required for occupation with a leasable floor area of less than 500sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td><strong>Food and drink premises</strong></td>
<td>No permit required. Must be located in a local node.</td>
</tr>
<tr>
<td><strong>Industry</strong></td>
<td>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 52.10</td>
</tr>
<tr>
<td><strong>Lighting Shop</strong></td>
<td>No permit required for occupation with a leasable floor area of less than 500sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td><strong>Manufacturing Sales</strong></td>
<td>No permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td><strong>Office</strong></td>
<td>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</td>
</tr>
<tr>
<td><strong>Party Supplies</strong></td>
<td>No permit required for occupation with a leasable floor area of less than 500sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td><strong>Restricted Retail</strong></td>
<td>No permit required for occupation with a leasable floor area of less than 1000sqm. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
<tr>
<td><strong>Trade Supplies</strong></td>
<td>No permit required. Ground level frontage must not exceed 10 metres to Keystone or Gateway Avenue</td>
</tr>
</tbody>
</table>
Use | Condition
--- | ---
Warehouse | No permit required. Despite the provisions of the Commercial 2Zone may locate within 30 metres of an education facility or child care centre provided the use meets the requirements of clause 52.10

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 2800sqm leasable floor area.
Trade Supplies | No permit is required provided that the floor area of each use does not exceed 100sqm and ground floor frontage does not exceed 6m.
Manufacturing sales | No permit is required provided that the floor area of each use does not exceed 100sqm and ground floor frontage does not exceed 6m.

2.3 Specific provisions – Resolution of doubt

Where the provisions specified in this schedule are uncertain, a permit may be granted for any use or development for any land included in Map 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.

2.4 Specific provisions – Provision of reticulated recycled water

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.

2.5 Exemptions from permit requirements

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 Map 2 of this schedule.
- An alteration to an existing building facade in Precinct 5 as identified in Map 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.

### Application requirements

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.

**Conditions and requirements for permits**

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.

**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 Creek North East Industrial Precinct 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.

**Advertising signs**

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

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct 1</td>
<td>Category 2 – Office and industrial</td>
</tr>
<tr>
<td>Precinct 2</td>
<td></td>
</tr>
<tr>
<td>Precinct 3</td>
<td></td>
</tr>
<tr>
<td>Precinct 4</td>
<td>Category 1 – Business Areas</td>
</tr>
<tr>
<td>Precinct 5</td>
<td></td>
</tr>
<tr>
<td>Precinct 6</td>
<td></td>
</tr>
</tbody>
</table>

**Decision guidelines**

Before deciding on an application to subdivide, use and/or develop land the responsible authority must consider, as appropriate:

- Whether the application is consistent with the Armstrong Creek Urban Growth Plan, City of Greater Geelong, 2010.
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, May 2010.

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

<table>
<thead>
<tr>
<th>References</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase 1 Contamination and Geotechnical Technical Background Report, 25 August 2008 (Golder Associates)</td>
</tr>
<tr>
<td>Keystone Business Park - Economics Needs Assessment, 19 August 2009 (Conics)</td>
</tr>
<tr>
<td>Keystone Business Park, Marshall Precinct Structure Plan (Heritage Assessment), May 2009 (Terraculture Heritage Consultants)</td>
</tr>
<tr>
<td>East West Link Road Briefing Paper Assessment of Proposed Final Alignment, 23 April 2009 (Coomes Consulting Group)</td>
</tr>
<tr>
<td>East West Link Road Briefing Paper Technical Background Reports, April 2009 (Coomes Consulting Group)</td>
</tr>
<tr>
<td>Keystone Business Park Precinct Structure Plan Essential Services Servicing Report Version 2.6, 3 September 2009 (TGM Group)</td>
</tr>
<tr>
<td>Transport and Road Network Feasibility Stage Road Safety Audit, September 2009 (CPG Australia)</td>
</tr>
<tr>
<td>Drainage Technical Report North East Industrial PSP, August 2009 (Water Technology)</td>
</tr>
</tbody>
</table>
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

Maps 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).
Map 1 – Armstrong Creek East Precinct Urban Structure Plan (November 2011)

Map 2 – Armstrong Creek South Precinct Urban Structure Plan (February 2016)
Use and development

The land

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

Applied zone provisions

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 Map 1 and Map 2 of this schedule.

Table 1: Applied zone provisions

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

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.

Specific provisions – Use of land

The following provisions apply to the use of land.
Table 2: Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Display Home on land shown as residential or mixed use in Map 1 of this schedule</td>
<td>Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.</td>
</tr>
<tr>
<td>Dwelling (other than a dwelling used in conjunction with agriculture)</td>
<td>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.</td>
</tr>
<tr>
<td>Dwelling (used in conjunction with agriculture)</td>
<td>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.</td>
</tr>
</tbody>
</table>

### Specific provisions - Buildings and works

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.

### Specific provisions - Resolution of doubt

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*.

### Specific provisions – Provision of reticulated recycled water

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 greywater recycling system to the satisfaction of the Responsible Authority.

### Application requirements

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 09/03/2017 C301

Conditions and requirements for permits

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 09/03/2017 C301

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

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, before 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

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

Advertising signs

The advertising 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 an advertising sign
that promotes the sale of land or dwellings, whether or not the advertising sign is located on the
land for sale.

6.0

Decision guidelines

Before deciding on an application to subdivide, use and/or develop land the Responsible Authority
must consider, as appropriate:

- Whether the application is consistent with the Armstrong Creek Urban Growth Plan, City of

- 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

- Whether the application is consistent with the incorporated Armstrong Creek South Precinct
  Structure Plan, February 2016, including any approved Urban Design Frameworks.

7.0

References

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
**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**

**The Plan**

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

**Map 1 – Armstrong Creek West Precinct Structure Plan**

**Use and Development**

**The land**

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

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 Map 1 of this schedule.

Table 1: Applied zone provisions

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

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.

Specific provisions – Use of land

The following provisions apply to the use of land.

Table 2: Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Display Home on land shown as residential or mixed use in Map 1 of this schedule</td>
<td>Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.</td>
</tr>
<tr>
<td>Restaurant/Food and Drink Premises (Cafe)</td>
<td>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 2012) may, subject to a permit, be used and developed for the purposes of restaurant, café and/or temporary real estate agency office.</td>
</tr>
<tr>
<td>Real Estate Agency Office (temporary)</td>
<td></td>
</tr>
</tbody>
</table>
Specific provisions - Buildings and works
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.

Specific provisions - Resolution of doubt
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).

Specific provisions – Provision of reticulated recycled water
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.

Application requirements
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, 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 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 07/08/2014  C310

Notice of an application
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 07/08/2014  C310

Referral of an application
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.
Conditions and requirements for permits

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.

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

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
07/03/2013
C248

Advertising signs
The advertising 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 an advertising sign that promotes the sale of land or dwellings, whether or not the advertising 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 an advertising sign that promotes an education centre on land identified as education on Map 1 to this Schedule.

8.0
07/08/2014
C310

Decision guidelines
Before deciding on an application to subdivide, use and/or develop land the Responsible Authority must consider, as appropriate:

- Whether the application is generally in accordance with the Armstrong Creek Urban Growth Plan Framework, City of Greater Geelong, November 2008, updated September 2012.

- 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 Native Vegetation Precinct Plan, November 2012.

- Whether the application is generally in accordance with the incorporated Armstrong Creek West Development Contributions Plan, February 2013.

9.0
07/08/2014
C310

References
Armstrong Creek West Precinct Phase 1 Assessment Report on Contamination and Geotechnical Opportunities and Constraints, 9 November 2010
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

Map 1 shows the future urban structure proposed in the incorporated Armstrong Creek Horseshoe Bend Precinct Structure Plan (September 2014)

Map 1 – Horseshoe Bend Precinct Structure Plan

2.0

Use and development

2.1

The land

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

2.2

Applied zone provisions

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 Map 1 of this schedule.

Table 1: Applied zone provisions

<table>
<thead>
<tr>
<th>Land shown on map 1 of this schedule</th>
<th>Applied zone provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Centre - Local Activity (LAC)</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
<tr>
<td>Activity Centre - Neighbourhood Activity (NAC)</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
</tbody>
</table>
Specific provisions – Use of land

The following provisions apply to the use of land.

Table 2: Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Display Home on land shown as residential in Map 1 of this schedule</td>
<td>Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.</td>
</tr>
</tbody>
</table>

Buildings and works

Display homes

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.

Lots less than 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 incorporated Small Lot Housing Code.

Application requirements

Environmental Assessment

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.

**Subdivision**

**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 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 to minimise and offset loss pursuant to the Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines (DEPI 2013) for all trees identified as ‘practical retention trees’ in the Armstrong Creek Horseshoe Bend 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.

**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.

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 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.

Referral and notice

Native vegetation

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 as an offset site, must be given to the Department of Environment and Primary Industries.

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 as ‘retained’ vegetation must be referred to the Department of Environment and Primary Industries. 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 and Primary Industries.

Flooding

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.
Conditions and requirements for permits

Requirements for provision of reticulated recycled water
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.

Requirements for 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 North East Neighbourhood Activity Centre in the incorporated *Armstrong Creek Horseshoe Bend Precinct Structure Plan*, 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.

Requirements for native vegetation
A permit may contain a condition, or conditions as appropriate, requiring the implementation of any relevant condition as listed in Section 5 of the *Armstrong Creek Horseshoe Bend Precinct Native Vegetation Precinct Plan* (August 2014).

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 or development where land is required for community facilities, public open space, road widening and drainage.

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
27/11/2014
C259

Advertising signs
The advertising 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 an advertising sign that promotes the sale of land or dwellings, whether or not the advertising 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 an advertising sign that promotes an education centre on land identified as education on Map 1 to this Schedule.

8.0
27/11/2014
C259

Resolution of doubt
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.

9.0
27/11/2014
C259

Decision guidelines
Before deciding on an application to subdivide, use and/or develop land the Responsible Authority must consider, as appropriate:

- Whether the application is consistent with the Armstrong Creek Urban Growth Plan, City of Greater Geelong, May 2008 (Amended May 2010 and September 2012).
- 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 Armstrong Creek Horseshoe Bend Native Vegetation Precinct Plan, August 2014.
- Whether the application is consistent with the incorporate Armstrong Creek Horseshoe Bend Development Contributions Plan, September 2014.

## References

*Horseshoe Bend Precinct Site History Review and Limited Soil Sampling Report* (March 2012)
SCHEDULE 5 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ5**.

**ARMSTRONG CREEK TOWN CENTRE PRECINCT STRUCTURE PLAN**

1.0

**The Plan**

**Map 1 Armstrong Creek Town Centre Urban Structure Plan**

2.0

**Use and development**

**The Land**

The use and development provisions specified in this schedule only apply to land as shown in Map 2 of this schedule.
Applied zone provisions

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 Map 2 of this schedule, as set out in Table 1.

Table 1: Applied zone provisions

<table>
<thead>
<tr>
<th>Land shown on Map 2 of this schedule</th>
<th>Applied zone provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precincts 1 and 2</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
<tr>
<td>Precincts 3, 4 and 5</td>
<td>Clause 32.04 - Mixed Use Zone</td>
</tr>
</tbody>
</table>
The precise boundary of the Commercial 1 Zone and Mixed Use Zone will be determined by the designation of land in a relevant plan of subdivision to the satisfaction of the Responsible Authority.

**Specific provisions – Use of land**

Any condition opposite the use in Table 1 must be met. If the condition is not met, the applied zone provisions apply except where the use is otherwise prohibited in Table 2 or as specified by another specific provision in this schedule.

**Table 2: Use**

**Section 1 – Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Department store</td>
<td>Must be located in Precinct 1</td>
</tr>
<tr>
<td>Food and drink premises (other than Hotel or Tavern)</td>
<td>Must be located in Precinct 1 or 2.</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>The leasable floor area of an individual tenancy must be less than 2,000 square metres. Must be located in Precincts 2, 3 or 4. In Precinct 4 must be in conjunction with trade supplies.</td>
</tr>
<tr>
<td>Shop</td>
<td>Must be located in Precinct 1.</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>Must be located in Precincts 2 or 4. In Precinct 2, must exclude a Timber yard and the leasable floor area of an individual tenancy must be less than 2,000 square metres. In Precinct 4, the leasable floor area of an individual tenancy must be less than 13,000 square metres.</td>
</tr>
</tbody>
</table>

**Section 2 – Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Betting agency</td>
<td>Must be located in Precincts 1, 2 or 3. In Precincts 2 and 3, must be in conjunction with a Hotel and Tavern.</td>
</tr>
<tr>
<td>Food and drink premises (other than a Hotel or Tavern)</td>
<td>Must be located in Precincts 3, 4 or 5.</td>
</tr>
<tr>
<td>Hotel</td>
<td>Must be located in Precincts 1, 2, 3 or 4</td>
</tr>
<tr>
<td>Restricted retail premises (if the Section 1 Condition is not met)</td>
<td>Must be located in Precincts 2, 3 or 4. In Precinct 4 must be in conjunction with trade supplies.</td>
</tr>
<tr>
<td>Service station</td>
<td>Must be located in Precincts 2 or 3. In Precinct 2, must be located on a corner of the Surf Coast Highway with the Connector Road B, Parking Street B or Burvilles Road. In Precinct 3, must be located on a corner of the Surf Coast Highway with the Connector Road B, Parking Street B or Burvilles Road (in accordance with Plan 5 – Armstrong Creek Town Centre Concept Plan in the Armstrong Creek Town Centre Precinct Structure Plan)</td>
</tr>
<tr>
<td>Shop</td>
<td>Must be located in Precincts 3, 4 or 5. In Precinct 4, the leasable floor area per individual tenancy must not exceed 2,000 square metres and the combined leasable floorspace must not exceed 4,000 square metres.</td>
</tr>
</tbody>
</table>
### Use Conditions

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>In Precinct 5, must meet all of the following:</td>
<td></td>
</tr>
<tr>
<td>- The leasable floor area of an individual tenancy must not be greater than 600 square metres;</td>
<td></td>
</tr>
<tr>
<td>- Must be located within a Local Mixed Use Centre shown in the Armstrong Creek Town Centre Precinct Structure Plan; and</td>
<td></td>
</tr>
<tr>
<td>- The combined leasable floor area must not exceed the following areas (square metres) for the relevant centre as described in the Armstrong Creek Town Centre Precinct Structure Plan:</td>
<td></td>
</tr>
<tr>
<td>- 2000 – Boundary Road/North South Connector Local Mixed Use Centre</td>
<td></td>
</tr>
<tr>
<td>- 2000 – Main Street/Transit Hub Local Mixed Use Centre</td>
<td></td>
</tr>
<tr>
<td>Tavern</td>
<td>Must be located in Precincts 1, 2, 3 or 4.</td>
</tr>
<tr>
<td>Timber yard</td>
<td>Must be located in Precinct 4.</td>
</tr>
<tr>
<td>Transport terminal</td>
<td>Must be located in Precincts 2 or 4.</td>
</tr>
<tr>
<td>- In Precinct 2, must exclude a Timber yard.</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Must be located in Precinct 3.</td>
</tr>
</tbody>
</table>

### Section 3 – Prohibited

- Adult sex bookshop
- Agriculture
- Brothel
- Cemetery
- Crematorium
- Department store (if the section 1 condition is not met
- Gaming premises
- Industry
- Saleyard

Any use in Section 2 where the condition is not met.

### Specific provisions - Buildings and works

Within Precinct 5, 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 (Standard for construction of a Single Class 1 Building and associated Class 10a buildings on an allotment) December 2012.

### Specific provisions - Resolution of doubt

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 Armstrong Creek Town Centre Precinct Structure Plan July 2014.
2.6 23/10/2014
Specific provisions – Southern wetland

Alternative stormwater management strategies for the southern wetland are not discouraged, however, any alternative infrastructure must be transferred to, or vested in, Council at no cost to Council and provide no net impact to the Armstrong Creek Town Centre Development Contributions Plan March 2014. Alternative subdivision, use or development of the existing southern wetland site must be accompanied by an urban design framework to the satisfaction of the Responsible Authority.

2.7 19/03/2015
Specific provisions – Reticulated recycled water

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 19/03/2015
Application requirements

An application for a permit must be accompanied by the following information. If the Responsible Authority is satisfied that an application requirement is not relevant to the assessment of an application, the Responsible Authority may reduce or waive any of the requirements.

3.1 23/10/2014
All applications – written report

Any application for the use, development or subdivision of land must be accompanied by a written report to the satisfaction of the Responsible Authority outlining how the proposal is generally in accordance with the Armstrong Creek Town Centre Precinct Structure Plan.

All applications for use, development or subdivision of land must also outline how the proposal responds to Part 2 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure Plan. All applications for the use, development or subdivision of land must be accompanied by:

- A written report detailing how the proposal responds to Clause 2.0 and Table 2: Use of this Schedule;
- a plan showing the proposed use(s); and
- a table outlining the leasable floor area allocation numbers for each of the proposed uses.

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.

3.2 23/10/2014
All applications – Public Realm

Where relevant an application for the use, development or subdivision of land within the areas of Public Realm listed below:

- Main Street, between Surf Coast Boulevard and the Transit Corridor (inclusive of the Town Square)
- High Street, between Parking Street A and Parking Street B
- Collector A, between Parking Street A and Parking Street B

Must be accompanied by a written report to the satisfaction of the Responsible Authority detailing how the proposal responds to the following elements:

- Built form
- Sustainable design
- Signage
- Public transport
- Public art
- Street furniture
- Public lighting
- Paving
- Street trees and landscaping
- Utility installations
- Pedestrian crossings and priority zones
- Public/private way finding
- Compliance with the DDA
- Cycling facilities

An application for use, development or subdivision of land must also outline how the proposal responds to Part 2 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure 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.

**Subdivision applications**

An application for subdivision must be accompanied by a site analysis and design response as detailed in Clause 56.01-2.

**Site Analysis**

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 Town Centre.
- 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 design guidelines of the incorporated Armstrong Creek Town Centre Precinct Structure Plan (March 2013).
- A Density Strategy which applies to the entire landholdings of an applicant and, where applicable, demonstrates that the proposed subdivision achieves the density targets set out in the Armstrong Creek Town Centre Precinct Structure Plan. The Density Strategy should include a table which identifies the net developable residential area, number of lots and dwellings proposed, the average lot size as well as the overall density achieved.
- 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 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 to, minimise and offset loss pursuant to the Permitted Clearing of Native Vegetation - Biodiversity Assessment Guidelines (DEPI 2013) for all the vegetation identified for practical retention within the Armstrong Creek Town Centre 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.

**Precinct Infrastructure Plan**

An application for subdivision must be accompanied by a Precinct Infrastructure Plan to the satisfaction of the Responsible Authority which addresses the following matters as relevant:

- What, if any, infrastructure set out in the Armstrong Creek Town Centre Development Contributions Plan is sought to be provided as ‘works in lieu’ subject to the consent of the collecting agency.

- What, if any, infrastructure set out in Table 8 of the Armstrong Creek Town Centre Precinct Structure Plan is to be provided by the developer.

- 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 provision of sustainable energy infrastructure.

- The landscaping of any land.

- The provision of public open space and land for any community facilities.

- The provision of wi-fi infrastructure.

- Nominated areas for provision of public art (where applicable).

- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

**Sustainability Management Plan**

- Multi-unit residential development comprising 10 or more dwellings and any non-residential development comprising more than 500 square metres of gross floor area and any service station must be accompanied by a Sustainability Management Plan (SMP) providing strategies to minimise resource use and waste having regard to Part 1 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure Plan.

- The SMP must be prepared to the satisfaction of the Responsible Authority by a suitably qualified expert. The SMP should:

  - Identify relevant sustainability targets or performance standards
  - Document the means by which the appropriate range of performance will be achieved.
  - Demonstrate how proposed design elements integrated and respond to precinct level sustainability strategies, opportunities and development context.
  - Identify the different areas of responsibility and provide a schedule for implementation, ongoing management, maintenance and monitoring; and
Demonstrate that the design elements, technologies and operation practices that comprise the SMP can be maintained over time.

General
An application for subdivision must be accompanied by the following information to the satisfaction of the Responsible Authority:

- Details of the proposed use and development of each part of the land.
- A table setting out:
  - The amount of land allocated for the proposed uses; and
  - The mix of lot sizes
- An indication of expected staging of subdivision and timing.
- Include a Transport Impact Assessment Report to the satisfaction of the relevant roads authority detailing the proposed road and street network, including pedestrian and cycling routes, intersection treatments, proposed bus routes and the interface treatment with arterial roads.
- A plan showing access arrangements for properties adjacent to all existing and future arterial roads.
- An overall landscape concept for the development that is consistent with best practice Water Sensitive Urban Design techniques.

Development applications

CAD drawings
Applications for new development, or extensions of existing development, greater than 50 square metres in Precincts 1, 2, 3 or 4 must provide 3D CAD (MGA Zone 55) drawings of the proposed development to the satisfaction of the Responsible Authority.

Applications for development in Precinct 5, other than for residential purposes, must provide 3D CAD (MGA Zone 55) drawings of the proposed development to the satisfaction of the Responsible Authority.

The provided 3D CAD model must satisfy the requirements of Council’s acceptable 3D model formats document.

Sustainability Management Plan
Multi-unit residential development, comprising 10 or more dwellings, and any non-residential development comprising more than 500 square metres of gross floor area and any service station must be accompanied by a Sustainability Management Plan (SMP) providing strategies to minimise resource use and waste having regard to Part 1 of Appendix 5 of the Armstrong Creek Town Centre Precinct Structure Plan.

The SMP must be prepared to the satisfaction of the Responsible Authority by a suitably qualified expert. The SMP should:

- identify relevant sustainability targets or performance standards;
- document the means by which the appropriate target or performance will be achieved;
- demonstrate how proposed design elements integrate and respond to precinct level sustainability strategies, opportunities and development context;
- identify the different areas of responsibility and provide a schedule for implementation, ongoing management, maintenance and monitoring; and,
- demonstrate that the design elements, technologies and operational practices that comprise the SMP can be maintained over time.
Precinct Infrastructure Plan
An application for development must be accompanied by a Precinct Infrastructure Plan to the satisfaction of the Responsible Authority which addresses the following matters as relevant:

- What, if any, infrastructure set out in the Armstrong Creek Town Centre Development Contributions Plan is sought to be provided as ‘works in lieu’ subject to the consent of the collecting agency.
- What, if any, infrastructure set out in Table 8 of the Armstrong Creek Town Centre Precinct Structure Plan is to be provided by the developer.
- 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 provision of sustainable energy infrastructure.
- The landscaping of any land.
- The provision of public open space and land for any community facilities.
- Nominated areas for provision of public art (where applicable).
- Any other matter relevant to the provision of public infrastructure required by the Responsible Authority.

Conditions and requirements for permits

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

Subdivision
A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the Armstrong Creek Town Centre Precinct Structure and the Armstrong Creek Town Centre Development Contributions Plan are implemented as part of the planning permit or the plans endorsed under the planning permit.

Development permits

CAD drawings
Any permit for development in precincts 1, 2, 3 or 4, must contain a condition that requires CAD (MGA Zone 55) versions of any approved or endorsed plans to be submitted to the Responsible Authority prior to the commencement of works.

Any permit for development in precinct 5, other than for residential purposes, must contain a condition that requires CAD (MGA Zone 55) versions of any approved or endorsed plans to be submitted to the Responsible Authority prior to the commencement of works.

The provided 3D CAD model must satisfy the requirements of Council’s acceptable 3D model formats document.
**Sustainability Management Plan**

Any permit for development of the land must include a condition that implements any approved Sustainability Management Plan.

**Subdivision or building and works permits where land is required for community facilities, public open space, road widening and drainage**

**Lots 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 (forming part of the City of Greater Geelong Planning Scheme)’. This restriction must also be shown on the plan of subdivision submitted for certification to the satisfaction of the Responsible Authority.

**Public open space and community facilities**

Land identified as public open space or community facilities in the incorporated Armstrong Creek Town Centre Precinct Structure Plan and specified in Table 1 – Summary Land Use Budget in the incorporated Armstrong Creek Town Centre Precinct Structures Plan must be transferred to or vested in Council at no cost to Council unless funded by the Armstrong Creek Town Centre Development Contributions Plan.

Public open space must be provided in accordance with Plan 3 in the incorporated Armstrong Creek Town Centre 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 request of a permit applicant and approved by the Responsible Authority, in addition to that reflected in the incorporated Armstrong Creek Town Centre Precinct Structure Plan, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

**Road widening**

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 Town Centre Development Contributions Plan.

**Drainage**

Drainage must be maintained at predevelopment rates and points of discharge except where urban outfall is available in accordance with the staged delivery of ultimate drainage infrastructure in accordance with the incorporated Armstrong Creek Town Centre Precinct Structure Plan.

**Referral**

Notice of an application that relates to land containing native vegetation identified by the *Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014* 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 Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014* 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.

### Advertising signs

Any permit application for advertising signs must meet the requirements of the Design Guidelines set out in the Armstrong Creek Town Centre Precinct Structure Plan.

The following advertising sign categories apply by reference to Map 2 of this schedule.

#### Table 3: Advertising signs

<table>
<thead>
<tr>
<th>Land shown on Map 2 of this schedule</th>
<th>Advertising sign category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct 1</td>
<td>Category 1</td>
</tr>
<tr>
<td>Precinct 2</td>
<td>Category 2</td>
</tr>
<tr>
<td>Precinct 3</td>
<td>Category 2</td>
</tr>
<tr>
<td>Precinct 4</td>
<td>Category 2</td>
</tr>
<tr>
<td>Precinct 5</td>
<td>Category 3</td>
</tr>
</tbody>
</table>

### Land and home sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided all of the following requirements are met:

- The advertisement area for each sign does not exceed 20 square metres;
- No sign exceeds 7.5m in height from natural ground level;
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- The sign is not an animated, scrolling, electronic or internally illuminated sign;
- The sign is not displayed for longer than 21 days after the sale (not settlement) of the last lot; and,
- The sign is setback a minimum of 750 millimetres from the property boundary.

### Decision guidelines

Before deciding on an application to subdivide, use and/or develop land the Responsible Authority must consider, as appropriate:

- Whether the application is consistent with the Armstrong Creek Town Centre Precinct Structure Plan, the Armstrong Creek Town Centre Native Vegetation Precinct Plan and the Armstrong Creek Town Centre Development Contributions Plan.
- Any approved Precinct Structure Plan applying to land adjoining the Armstrong Creek Town Centre Precinct Structure Plan area.

### References

- Armstrong Creek Town Centre Precinct Structure Plan (March 2014)
- Armstrong Creek Town Centre Development Contributions Plan (March 2014)
- Armstrong Creek Town Centre Native Vegetation Precinct Plan (March 2014)
- Small Lot Housing Code Standards for construction of a single Class 1 building and associated Class 10a buildings on an allotment, December 2012
SCHEDULE 6 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ6.

LARA WEST PRECINCT STRUCTURE PLAN (2013)

The Plan

Map 1 shows the future urban structure proposed in the incorporated Lara West Precinct Structure Plan, Revision J, 25 September 2013 (Lara West Precinct Structure Plan).

Map 1 – Lara West Precinct Structure Plan

Use and development

The land

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

Applied zone provisions

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 Map 1 of this schedule.

Table 1: Applied zone provisions

<table>
<thead>
<tr>
<th>Land shown on map 1 of this schedule</th>
<th>Applied zone provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential conventional</td>
<td>Clause 32.08 - General Residential Zone</td>
</tr>
<tr>
<td>Residential medium density</td>
<td>Clause 32.08 - General Residential Zone</td>
</tr>
<tr>
<td>Activity Centre - Neighbourhood Activity</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
<tr>
<td>Activity Centre - Local Activity</td>
<td>Clause 34.01 - Commercial 1 Zone</td>
</tr>
<tr>
<td>Community facilities</td>
<td>Clause 32.04 - Mixed Use Zone</td>
</tr>
</tbody>
</table>
Land shown on map 1 of this schedule | Applied zone provisions
---|---
Education centre | Clause 32.08 - General Residential Zone
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 36.02 - Public Park and Recreation Zone
Lara West watercourse and floodway | Clause 36.02 - Public Park and Recreation Zone
Retarding Basins | Clause 36.02 - Public Park and Recreation Zone
Employment Precinct | Clause 34.02 - Commercial 2 Zone
Private school | Clause 32.01 - General Residential Zone

### Specific provisions - Use of land

The use of land must be generally in accordance with the *Lara West Precinct Structure Plan*. The following provisions apply to the use of land.

#### Table 2: Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Display home on land shown as residential in Map 1 of this schedule</td>
<td>Despite any requirement under Clause 52.06, car parking must be provided to the satisfaction of the Responsible Authority.</td>
</tr>
<tr>
<td>Shop on land shown as Employment Precinct in Map 1 of this schedule</td>
<td>Must provide for convenience services in conjunction with other Employment Precinct uses and must not include a supermarket.</td>
</tr>
<tr>
<td>Child care centre on land shown as Activity Centre - Neighbourhood Activity</td>
<td>Must have written approval of the Minister administering the <em>Pipelines Act 2005</em>.</td>
</tr>
<tr>
<td>Education centre on land shown as Activity Centre - Neighbourhood Activity</td>
<td>Must have written approval of the Minister administering the <em>Pipelines Act 2005</em>.</td>
</tr>
</tbody>
</table>

### Specific provisions - West Gateway Area

A permit must not be granted to use or subdivide land or construct a building and carry out works within the West Gateway Area in the *Lara West Precinct Structure Plan*, until a Masterplan of the West Gateway Area has been prepared to the satisfaction of the responsible authority.

The Masterplan shall guide the future subdivision, use and development of land within the West Gateway Area.

The objective of this provision is to ensure development occurs generally in accordance with the *Lara West Precinct Structure Plan*, and to require a range of detailed planning issues to be resolved prior to the commencement of development of the Area.

The Masterplan must show or address the following:

- General accordance with the *Lara West Precinct Structure Plan*.
- The staging of the development.
- Delivery of infrastructure including stormwater management.
- Environmental issues including native vegetation.
- Integration with adjoining land including road layout.
- The location of public open space areas.
- The provision of a potential bus route as advised by Public Transport Victoria.
- Treatment of the Bacchus Marsh Road/West Gateway intersection as advised by VicRoads.
- A Detailed Land Use Budget by Property.

A permit may be granted before a Masterplan has been prepared to the satisfaction of the responsible authority for the following:

- Construction of one dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works associated with the use of the land for agricultural purposes.
- Extensions, additions or modifications to any existing use or development.

Except with the consent of the responsible authority, a permit must be consistent with any Masterplan of the West Gateway Area which has been prepared to the satisfaction of the responsible authority under this provision.

This provision does not apply to land required as part of the integrated stormwater management for the Lara West Precinct.

### 2.5 Specific provisions - Patullos Road Area

A permit must not be granted to use or subdivide land or construct a building and carry out works within the Patullos Road Area in the *Lara West Precinct Structure Plan*, until a Masterplan of the Patullos Road Area has been prepared to the satisfaction of the responsible authority.

The Masterplan shall guide the future subdivision, use and development of land within the Patullos Road Area.

The objective of this provision is to ensure development occurs generally in accordance with the *Lara West Precinct Structure Plan*, and to require a range of detailed planning issues to be resolved prior to the commencement of development of the Area.

The Masterplan must show or address the following:

- General accordance with the *Lara West Precinct Structure Plan*.
- The staging of the development.
- Delivery of infrastructure including stormwater management.
- Environmental issues including native vegetation.
- Integration with adjoining land including road layout.
- The location of public open space areas.
- Treatment of the high-pressure gas pipeline following consultation with the Minister administering the *Pipelines Act 2005*.
- A Detailed Land Use Budget by Property.

A permit may be granted before a Masterplan has been prepared to the satisfaction of the responsible authority for the following:

- Construction of one dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot.
- Agriculture and any buildings and works associated with the use of the land for agricultural purposes.
- Extensions, additions or modifications to any existing use or development.
Except with the consent of the responsible authority, a permit must be consistent with any Masterplan of the Patullos Road Area which has been prepared to the satisfaction of the responsible authority under this provision.

This provision does not apply to land required as part of the upgrade to the Patullos/Elcho/O’Hallorans Road intersection.

2.6
Specific provisions - Neighbourhood Activity Centre
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 Lara West 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 include all of the land in the Neighbourhood Activity Centre and must address and respond to Section 4.5 of the incorporated Lara West Precinct Structure Plan and any other relevant part of the incorporated Lara West Precinct Structure Plan as appropriate.

The urban design framework may be amended to the satisfaction of the responsible authority.

2.7
Specific provisions - Employment Area
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 Employment Precinct in the incorporated Lara West Precinct Structure Plan until an urban design framework for the Employment Precinct has been prepared to the satisfaction of the responsible authority.

Unless the responsible authority agrees, the urban design framework must include all of the land in the Employment Precinct and must address and respond to Section 4.5 of the incorporated Lara West Precinct Structure Plan and any other relevant part of the incorporated Lara West Precinct Structure Plan as appropriate.

The urban design framework may be amended to the satisfaction of the responsible authority.

2.8
Specific provisions - Buildings and works
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.

2.9
Specific provisions - Resolution of doubt
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 Lara West Precinct Structure Plan.

3.0
Application requirements

3.1
Environmental Assessment
An application for a permit must be accompanied by site assessment of the land by a suitably qualified environmental professional including:

- detail of the nature of the previous and existing land use/activities on the land;
- an assessment of the potential level and nature of contamination on the land; and
- advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE as amended from time to time.
### 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.

- 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 Lara West 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 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 environmental assessment is to be undertaken prior to development of any areas identified as being of potential environmental interest.

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.

### Referral

#### Native Vegetation

Any permit application for land containing native vegetation identified to be retained in the Lara West Native Vegetation Precinct Plan, or land that is identified within the Native Vegetation Precinct Plan as an offset site must be referred to the Department of Environment and Primary Industries.

#### High Pressure Gas Pipeline

Any permit application for the use, development or subdivision of land within the high pressure gas pipeline measurement length (as defined in AS2885) as shown in the incorporated Lara West Precinct Structure Plan must be referred to the Minister administering the Pipelines Act 2005.

#### 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 19 (Flood Boundary for Existing Conditions Q100) in the incorporated Lara West Precinct Structure Plan must be referred to the relevant Catchment Management Authority.

### Conditions and requirements for permits

Any permit must contain conditions and requirements as appropriate which give effect to any relevant part of the incorporated Lara West Precinct Structure Plan.

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

#### Public open space and community facilities

Land identified as public open space or community facilities in the incorporated Lara West Precinct Structure Plan and specified on Plan 5 - Future Urban Structure, and in Table 1 - Summary Land Use Budget in the incorporated Lara West Precinct Structure Plan, or in any approved Masterplan...
as required under clause 2.4 and 2.5 of this schedule, 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 5 - Future Urban Structure and Table 1 - Summary Land Use Budget in the incorporated Lara West Precinct Structure Plan, or in any approved Masterplan as required under clause 2.4 and 2.5 of this schedule, prior 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 5 - Future Urban Structure and Table 1 - Summary Land Use Budget in the incorporated Lara West Precinct Structure Plan, or in any approved Masterplan as required under clause 2.4 and 2.5 of this schedule, must be transferred to or vested in Council at no cost to Council and is not subject to compensation.

**Road widening**

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 19 of the incorporated Lara West Precinct Structure Plan.

**Requirements for Native Vegetation**

Prior to issuing statement of compliance, or before the vegetation removal starts for Very High Conservation Significance Vegetation, the applicant must prepare and submit a Vegetation Offset Management Plan to the satisfaction of the Department of Environment and Primary Industries for approval by the responsible authority. When approved, the plan will form part of this permit.

### 4.2 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:

- The Small Lot Building Code forming part of the Lara West Precinct Structure Plan applies to the subdivision of land under this permit and the application of the Small Lot Building Code must be shown on any endorsed plans which are part of this planning permit.

- Before a plan is certified for a subdivision (or the relevant stage of a subdivision) where a building envelope is proposed, the plans endorsed under this permit must show a building envelope for each lot with an area less than 300 square metres that is in accordance with the Small Lot Building Code forming part of the Armstrong Creek West Precinct Structure Plan to the satisfaction of the Responsible Authority.

Where a building envelope plan is proposed and/or required, any permit for subdivision must contain the following conditions:

- The building envelopes must be applied as a restriction on the Plan of Subdivision or through an agreement under section 173 of the Act that is registered on the title to the land. The restriction or agreement must provide for:
  - The building envelope plan to apply to each relevant lot;
- All buildings being constructed in accordance with the building envelope on the relevant lot;
- The construction of a building outside the building envelope only with the written consent of the Responsible Authority;
- A building envelope to cease to apply to any building on the lot affected by the envelope after the issue of a Certificate of Occupancy for the whole of a dwelling and any garage or carport on the land.

4.3
27/02/2014
C246

Conditions and requirements for all permits

Environmental Audit
If the environmental site assessment recommends an environmental audit of all or part of the land, or if required by the responsible authority, then prior to the commencement of any use, for a sensitive purpose or prior to any buildings or works or the certification of a subdivision, whichever is earlier, the following must be provided to the responsible authority:

either:
- A certificate of environmental audit issued for the relevant land in accordance with Part 1XD of the Environmental Protection Act 1970,

or
- A statement by an environmental auditor appointed under the Environment Protection Act 1970, in accordance with Part 1XD of that Act that the environmental conditions of the relevant land are suitable for a sensitive use (with or without conditions on the use of the site);

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, the owner of the land must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 before any development commences on the relevant land to provide for:

- ongoing compliance with all conditions in the Statement by the Environmental Auditor; and
- the responsible authority's reasonable legal costs and expenses of drafting / reviewing and registering the agreement to be borne by the owner of the relevant land.

5.0
27/02/2014
C246

Advertising signs
The advertising 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 an advertising sign that promotes the sale of land or dwellings, whether or not the advertising sign is located on the land for sale.

6.0
27/02/2014
C246

Decision guidelines
Before deciding on an application to subdivide, use and/or develop land the responsible authority must consider, as appropriate:

- Whether the application is consistent with the Lara Structure Plan, City of Greater Geelong, 2011.
- Whether the application is consistent with the incorporated Lara West Native Vegetation Precinct Plan, September 2013.
- Whether the application is consistent with the incorporated Lara West Precinct Development Contributions Plan, September 2013.
- Whether the application is consistent with the incorporated *Lara West Precinct Structure Plan*, September 2013 including any approved Urban Design Frameworks.

- For any application within the gas pipeline easement and its pipeline measurement length (as defined in AS2885), as shown on Map 1: any risks associated with the operation of the high pressure gas pipeline.

### References

*Lara West Precinct Structure Plan, Revision J, 25 September 2013*

*Lara Lakes Heritage Due Dilligence Study and Implications for Development (October, 2011)* prepared by Andrew Long and Associates Pty Ltd

*Lara West Flora and Fauna Assesment (April, 2012) prepared by Brett Lane and Associated Pty Ltd*

*Lara West Growth Area, Lara, Native Vegetation Precinct Plan (September 2013) prepared by Brett Lane and Associated Pty Ltd*

*Lara West Surface Water Management Strategy (June, 2012) prepared by Neil M Craigie Pty Ltd*

*Phase 1 Environmental Site Assessment (July, 2011) prepared by SMEC Pty Ltd*

*Lara West Infrastructure Services Report (September, 2012) prepared by SMEC Urban Pty Ltd*

*Small Lot Housing Code Standards, GAA, August 2011*
SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ1.

CENTRAL GEELONG ACTIVITY CENTRE

1.0

Central Geelong framework plan

Central Geelong framework plan
Land use and development objectives to be achieved

- To ensure Geelong remains an international waterfront city, with world-class facilities, that is a highly desirable place to be.

- To strengthen and revitalise Central Geelong as the region’s primary location for retail, professional and business services, residential, employment, tourism, cultural, entertainment, education and medical activities.

Land use

- To maximise the overall intensity of development, especially centred on the Geelong Railway Station.

- To encourage complementary and compatible mixed uses to co-locate within the centre.

- To allow a balance of retail uses across the Activity Centre Zone whilst maintaining the continued function of Precinct 1 as the core retail precinct.

- To provide a range of land uses.

Built form

- To create interest and active frontages at street level.

- To encourage the development of contemporary and innovative built form and urban design that complements the heritage and waterfront character of the centre.

- To encourage substantial change and redevelopment within the Geelong Western Wedge (Precincts 4-7), while sharing key views, respecting heritage areas and protecting the amenity of public spaces.

- To minimise the shadow impacts of building height and bulk on key pedestrian routes, parks and other public spaces.

- To promote a strong sense of place by encouraging development that builds on the history and culture of the city, and public art that reinforces Geelong’s indigenous and cultural heritage.

- To encourage best practice environmentally sustainable design in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, and waste management.

- To respect the existing waterfront character and avoid dominating the waterfront through excessive bulk and unarticulated built form.

- To promote a more human scale at street level and increase activity within the centre, with active street frontages that are attractive, comfortable, safe and add visual interest and vitality.

Views

- To ensure that views are shared from public spaces and along key view corridors.

- To ensure the reasonable sharing of views to Corio Bay.

- To maintain the visual dominance of prominent landmarks including St Mary’s Basilica spire and retain views to significant structures or features.

Public realm

- To establish strong gateway treatments at key arrival points to Central Geelong through innovative and iconic urban design and landscape treatments.

- To create public places that are adaptable for a diverse range of public events and activities.

- To protect and enhance areas of public open space including the Geelong waterfront as Geelong’s primary open space area.
Accessibility and Movement

- To develop a movement network that is efficient, legible, convenient, connects key destinations and precincts, and prioritises walkability, cycling and public transport use.
- To encourage greater use of sustainable transport through the clustering of uses relating to transport services around the Geelong Railway Station and maximising the intensity of activities in areas accessible to the station.
- To create new pedestrian routes within the activity centre through improved linkage opportunities.

Land configuration and ownership

- To encourage the reconfiguration and consolidation of land where necessary to create viable development sites.
- To avoid the fragmentation of land through subdivision.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation (other than Camping and caravan park and Corrective institution)</td>
<td>Any frontage at ground floor level must not exceed 2 metres, unless the floor space adjoining the frontage is a common area accessible to the public.</td>
</tr>
<tr>
<td>Bus terminal</td>
<td>Must be in Precinct 6.</td>
</tr>
<tr>
<td>Child care centre</td>
<td>Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker’s house).</td>
</tr>
<tr>
<td>Cinema</td>
<td>Must be in Precinct 1</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td></td>
</tr>
<tr>
<td>Convenience Shop</td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Any frontage at ground floor level must not exceed 10 metres.</td>
</tr>
<tr>
<td>Food and drink premises (other than Hotel and Bar)</td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>In all precincts other than Precinct 2 any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker’s house) unless the office is a bank, real estate agency, travel agency, or any other office where the floor space adjoining the frontage is a customer service area accessible to the public.</td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
</tr>
</tbody>
</table>
## ConditionUse

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Railway station</td>
<td>Must be in Precinct 6.</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>Must be in Precinct 1.</td>
</tr>
<tr>
<td>Shop (other than Adult sex product shop and Convenience shop)</td>
<td>Must be in Precinct 1.</td>
</tr>
<tr>
<td>Bar</td>
<td>Must be in Precinct 5, 6 or 7.</td>
</tr>
<tr>
<td>Trade supplies (other than Timber production)</td>
<td>Must be in Precinct 1.</td>
</tr>
<tr>
<td>Tramway</td>
<td></td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet requirements of Clause 62.01.</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult sex product shop</td>
<td>Must be in Precinct 1.</td>
</tr>
<tr>
<td></td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
</tr>
<tr>
<td>Amusement Parlour</td>
<td>Must not be in Sub-precinct 2F or 3C.</td>
</tr>
<tr>
<td>Animal keeping</td>
<td></td>
</tr>
<tr>
<td>Brothel</td>
<td>Must be in Precinct 1, 2 or 4.</td>
</tr>
<tr>
<td></td>
<td>Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)</td>
<td></td>
</tr>
<tr>
<td>Place of assembly (other than Cinema)</td>
<td></td>
</tr>
<tr>
<td>Retail premises (other than Adult sex product shop, Food and drink premises, Postal agency, Shop Service station)</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Transport terminal (other than Bus terminal</td>
<td>Must not be a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td>and Road freight terminal)</td>
<td></td>
</tr>
<tr>
<td>Warehouse (other than Mail centre)</td>
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<tr>
<td>Any other use not in Section 1 or 3</td>
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**Section 3 – Prohibited**

<table>
<thead>
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<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture (other than Animal keeping or Apiculture)</td>
</tr>
<tr>
<td>Airport</td>
</tr>
<tr>
<td>Camping and caravan Park</td>
</tr>
<tr>
<td>Cemetery</td>
</tr>
<tr>
<td>Corrective institution</td>
</tr>
<tr>
<td>Crematorium</td>
</tr>
<tr>
<td>Drive-in-theatre</td>
</tr>
<tr>
<td>Freeway service centre</td>
</tr>
<tr>
<td>Host Farm</td>
</tr>
<tr>
<td>Intensive animal husbandry</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
</tr>
<tr>
<td>Motor racing track</td>
</tr>
<tr>
<td>Primary produce sales</td>
</tr>
<tr>
<td>Road freight terminal</td>
</tr>
<tr>
<td>Saleyard</td>
</tr>
<tr>
<td>Timber Production</td>
</tr>
<tr>
<td>Winery</td>
</tr>
</tbody>
</table>

**Centre-wide provisions**

**Use of land**

A permit is not required to use for land for public purposes providing the use is carried out by, or on behalf of, the public land manager.

**Subdivision**

Applications for the subdivision of land that are not associated with a development proposal that supports the objectives promoted by this schedule are discouraged.
**Buildings and works**

A permit is not required to construct a building or construct or carry out works associated with:

- the internal rearrangement of a building if the maximum leasable floor area is not increased.
- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 75 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.
- Plant rooms, services and equipment and solar collectors, provided these are not visible from any public street or public open space within 100 metres of the site.
- Shade sails to an existing roof deck.
- Railway, Railway Station and Bus Terminal.

**Design and development**

**Building heights and setbacks**

Development should meet any requirements specified at Clause 5 and as shown in Figure 1.

**Figure 1**
Preferred maximum building heights do not include non occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than 4 metres. The combined floor area of these features should not exceed 10 percent of the gross floor area of the top building level.

Buildings and works that propose to exceed preferred maximum street edge wall height specified at Clause 5 of this schedule should be setback to ensure they do not add any additional shadow on the identified key pedestrian routes beyond that which would be cast by a 20 metre high street edge wall between 11am and 3pm on 22 September.

**Side and rear setbacks**

Above 20 metres, buildings (including towers and additions) should be setback a minimum of 5 metres from side and rear boundaries, or from the centre line of an adjoining laneway.

**Building separation**

Above 20 metres, buildings (including towers and additions) should be separated by a minimum of 10 metres from other buildings within the site or on an adjoining or adjacent site.

Development that proposes a reduced side or rear setback or building separation above 20 metres must demonstrate that:

- Provision of reasonable sunlight, daylight, privacy and outlook from habitable rooms is achieved for both existing and potential developments on adjoining or adjacent sites.
- Sun penetration and mitigation of wind impacts at street level is maintained.
- Buildings do not visually dominate heritage places, streetscapes or significant view lines.
- Floorplate layout or architectural treatment limits direct overlooking between existing and potential future habitable rooms.
- Buildings are designed to avoid blank, unarticulated walls.

**Transitional arrangements**

The requirements of clause 4.4 of this schedule that relate to side and rear setbacks and building separation do not apply to:

- use or development of land that is undertaken in accordance with a permit under the Building Act 1993 issued before the commencement of Amendment C416ggee to this planning scheme;
- use or development of land that is undertaken in accordance with a planning permit that was issued before the commencement of Amendment C416ggee to this planning scheme.
- an application (including an application to amend the permit) made before the commencement of Amendment C416ggee to this planning scheme. For applications made before the commencement of Amendment C416ggee to this scheme the requirements of this schedule, as they were in force immediately before the commencement of Amendment C416ggee, continue to apply.

**Expiry**

The requirements of clause 4.4 of this schedule that relate to side and rear setbacks and building separation cease to have effect after 1 July 2021.

**Building design**

Buildings should maintain a human scale and protect the street environs by:

- Locating taller buildings in the centre of sites, setback from lower building elements on street edges.
• Ensuring building features and upper storey balconies do not protrude outside the title boundary, including over public areas, excluding ground floor verandahs and sun/overlooking protection devices.

• The ground floor level of buildings should provide active frontages and be articulated using fenestration, including recessed windows with reveals; and architraves, cornices, pilasters and their contemporary equivalents.

• The articulation of facades above the ground floor should create interesting and attractive streetscapes and reduce the apparent bulk of tall buildings by using recesses, recessed balconies, setbacks and expressed roof forms.

Development should avoid blank walls when readily viewed from the public realm, particularly from Western Beach Road, Eastern Beach Road, Mercer Street, Latrobe Terrace (Princes Hwy), Gheringhap Street, Moorabool Street, Yarra Street, Bellerine Street, Brougham Street, Malop Street, Ryrie Street and Myers Street.

Protection should be provided for pedestrians with continuous and generous verandahs and canopies over footpaths along identified key pedestrian routes, unless they would result in conflict with significant heritage places.

Plant, equipment, rubbish and storage areas should be screened from the public domain and existing and potential adjacent developments.

New Landmark Buildings or Elements should:

• Assist in distinguishing a specific location and the activity that occurs in its vicinity.

• Complement the integrity of existing landmarks including through the use of towers, domes and spires.

Adequate daylight should be provided to adjacent buildings, particularly to windows of habitable rooms and balconies of adjacent dwellings.

Taller buildings and works should not dominate the streetscape.

Built form should retain and share views from within Central Geelong and from the identified key view corridors to the city and maintain the general stepping down of built form to Corio Bay.

Development which exceeds the preferred maximum building heights specified at Clause 5 should be of slender design, demonstrate design excellence, provide increased pedestrian permeability and spaces, retain generous visual permeability between taller buildings and retain key view corridors.

Development over water should maintain and enhance public access.

Excluding verandah and awning signs, signs should be contained within the site, and integrated into the design of the building façade, preferably within the first 9 metres, without projecting over footpaths.

The design of buildings and works should seek to minimise the impact of traffic, parking, odour, light spill, signage and noise on the amenity of surrounding neighbourhood.

All new accommodation uses should provide appropriate acoustic attenuation measures.

New development should:

• Provide appropriate lighting to evenly illuminate footpaths, particularly under verandahs and undercroft areas, recesses, building entrances and parking areas.

Car parking design should:

• Ensure that the location and design of car parks, loading bays, services areas, car access points and garages to the street should not dominate the public domain and should support safe use and access.
• Avoid car parking spaces, structures and accessways from dominating street frontages by placing car parking underground or in discreetly located multi deck structures so that parked vehicles are not visible from the street.

• Ensure car parks, including multi-level parking structures, are designed for future potential adaptation, and achieve a safe and ‘open’ feel with good sight-lines, way-finding and adequate lighting throughout.

• Conceal parking structures behind or within other buildings and uses.

• Not be located at street level adjacent to identified key pedestrian routes.

**Private open space**

Private open space provided in the form of a balcony should:

• Provide a balcony space of no less than 8 square metres, including a minimum dimension of 2.5 metres.

• Provide adequate weather protection.

**Views and landmarks**

Development should consider its impact on identified key views to the city shown on the Central Geelong Framework Plan being:

• The Central Geelong Activity Centre as viewed from Rippleside Beach.

• The Central Geelong Activity Centre as viewed from the Limeburner’s Point.

• The Central Geelong Activity Centre as viewed from the corner of High Street and Mt. Pleasant Road, Belmont.

• The Central Geelong Activity Centre as viewed from the Montpellier Park, Highton. The Central Geelong Activity Centre as viewed from the north end of Cunningham Pier.

Development which obscures or eliminates the identified key view corridors of Corio Bay and the You Yangs when viewed from Gheringhap Street, Moorabool Street, Yarra Street, Bellerine Street, and Swanston Street should be avoided.

Views of St Mary’s Basilica Spire when viewed from the northern end of Mercer Street should not be obscured or encroached.

**Strategic sites**

Central Geelong contains a number of significant strategic sites that have a high level of development opportunity as shown on the precinct plans. Larger scale development, consistent with the Precinct provisions at Clause 5, should be encouraged in these locations, particularly those close to the Waterfront and in Precincts 4, 5 or 6.

**Access and mobility**

Development should allow for the provision of safe and publicly accessible pedestrian routes, linkages and spaces in accordance with the Precinct maps.

Adequate light should be provided to public places and to key pedestrian routes.

**Environmentally Sustainable Development**

Development should seek to deliver environmentally sustainable outcomes by:

• Encouraging the storage and reuse of storm water and recycling of grey water where possible.

• Encouraging maximum building adaptability through the use of flexible floor plates and building frontages to the street and a minimum floor to ceiling height of 4 metres for ground floor levels.
- Developing buildings that are easily convertible to dwellings with the required amenity and facilities in the future.
- Encourage new buildings and significant renovations to provide sustainable solutions through materials, design, orientation, landscaping, energy use and water use.
Precinct provisions

5.1 Precinct 1 – Core retail

5.1-1 Precinct map
5.1-2 Precinct objectives

- To strengthen the precinct as the region’s primary location of retail, business and entertainment facilities.
- To support the following land uses and developments within the precinct:
  - Retail development serving the local community and the wider region, including supermarkets, department stores and specialty retail shopping.
  - Entertainment facilities including entertainment based retail, cinemas, nightclubs, taverns and the provision of food and drink premises including restaurants.
  - Office and other employment uses that complement surrounding retail land uses.
- To improve linkages from Precinct 1 to other features, destinations and precincts around Central Geelong including the waterfront and the Western Wedge.

5.1-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
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<td>5 metres</td>
<td>None specified</td>
<td>40 metres</td>
</tr>
</tbody>
</table>

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.1-4 Precinct guidelines

- Large building setbacks, landscaping and car parking in front setback areas should be avoided.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.
The location and design of private balconies and windows should contribute to the activation of street frontages and the surveillance of the street whilst minimising the overlooking of neighbouring private open spaces.

Buildings at ground level along key pedestrian routes should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.
5.2 Precinct 2 – Commercial living and medical

5.2-1 Precinct map
### 5.2 Precinct objectives

- To strengthen the precinct as the primary area of health services, office and employment activity with complementary accommodation and secondary retail uses.
- To support the following land uses and developments within the precinct:
  - Office and business activity including professional and business services and other employment uses.
  - Medical/health uses in the clusters around the three major hospitals, including patient treatment, medical based retail and research facilities associated with the hospital facilities.
  - Accommodation uses, including student accommodation, above ground floor in new and refurbished buildings.
  - Retail uses where it does not undermine the core retail function of Precinct 1, including local convenience uses, restricted retail premises and trade supplies uses.

### 5.2-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preferred setback of building from street frontage (boundary)</td>
<td>Minimum street edge wall height +*</td>
<td>Preferred maximum street edge wall height +*</td>
<td>Preferred setback of building above street edge wall height +*</td>
<td>Preferred minimum building height*</td>
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<td>None specified</td>
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<td>None specified</td>
</tr>
</tbody>
</table>

*As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

### 5.2-4 Precinct guidelines

- Large building setbacks, landscaping and car parking in front setback areas should be avoided in sub-precincts 2A-2D.
• Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.

• Buildings along the edge of the Activity Centre boundary that adjoin a residential zone or heritage place should provide:
  - a transition by requiring new buildings to be no more than 1 storey higher than development on the adjoining residential zone or heritage place.
  - For additional storeys, a setback of 2 metres for every 1 metre in additional height.

• Buildings at ground level along key pedestrian routes should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.
5.3 Precinct 3 – Waterfront

5.3-1 Precinct map

![Precinct Map Image]

5.3-2 Precinct objectives

- To strengthen the precinct as a tourist and leisure destination.
- To protect the existing amenity along the waterfront foreshore.
- To increase the range of living, working and visiting activities on the waterfront, and enhance its visual appearance as Central Geelong's most iconic feature.
- To support the following land uses and developments within the precinct:
  - Tourist, lifestyle and entertainment activities.
  - Accommodation uses on upper floors.
  - Speciality retail uses that complement tourist activities.
  - Café and restaurant uses.

### 5.3-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
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</thead>
<tbody>
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<td>Minimum preferred street edge wall height +*</td>
<td>Preferred maximum street edge wall height +*</td>
<td>Preferred setback of building above street edge wall height +*</td>
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<td>24 metres</td>
</tr>
</tbody>
</table>

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

### 5.3-4 Precinct guidelines

- Large building setbacks, landscaping and car parking in the front setback area should be avoided in Sub-precinct 3A.
- Redevelopment of sites where a pedestrian or vehicular linkage opportunity is identified should make provision for the linkage within the design of new development.
- Accommodation should only be provided in upper levels of development to maintain ground level areas for more active uses.
- Private balconies should be designed to minimise overlooking from adjacent streets, windows and balconies from the same or adjacent buildings. This may include opaque balustrades and side screening.
The location and design of private balconies and windows should contribute to the activation of street frontages and the surveillance of the street whilst minimising the overlooking of neighbouring private open spaces.

Buildings at ground level along key pedestrian routes precinct should ensure a minimum of 75 percent of the street frontage is a non-vehicular entry or display window.
5.4 Precinct 4 – Civic and cultural

5.4-1 Precinct map
5.4-2 Precinct objectives

- To maintain, strengthen and expand the precinct as the principal area for arts, culture, learning and civic activities.
- To support the following land uses and developments within the precinct:
  - Culture based activities, including the development and exhibition of art.
  - Consolidated civic functions that serve the local and regional community.
  - Education, training and learning uses.
  - Retail and office uses that are ancillary to arts and education facilities.
  - Auditorium facilities for public gatherings, including a convention centre.
- To ensure that new development along the Mercer Street frontage has a civic focus which complements the existing civic buildings surrounding Johnstone Park.
- To respect the character of Johnstone Park.
- To create attractive frontages onto streets approaching the railway underpass.

5.4-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Preferred setback of building from street frontage (boundary)</td>
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<td>Preferred maximum street edge wall height +*</td>
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</tbody>
</table>

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.4-4 Precinct guidelines

- Development adjacent or opposite to Johnstone Park should:
  - Have consistent building heights around the perimeter of Johnstone Park, respecting heritage buildings including City Hall, Art Gallery and Gordon Institute. Any increased building heights should be significantly setback from the frontages facing Johnstone Park, so as to appear to be separate buildings when viewed from across the park.
  - Avoid overshadowing of Johnstone Park.
- Have a setback consistent with surrounding buildings.
- Provide landscape setbacks from the Gordon Avenue frontages to the rail underpasses.

- Side setbacks between buildings or building groups should be provided to allow buildings to appear as free standing.
- New buildings fronting Latrobe Terrace should continue the punctuated sequence of large free standing buildings in landscape settings.
- New buildings in frontages opposite Johnstone Park should maintain consistency in scale with City Hall, the Art Gallery and Gordon Institute.
5.5 Precinct 5 – Inner western wedge

5.5-1 Precinct map
5.5-2 Precinct objectives

- To support development of the precinct with a mixture of uses with a design and technology focus integrating university activities into the city fabric.
- To ensure a mix of accommodation, business and office, education, food and drink premises and other complementary uses, including retail use where it supports a local convenience function and does not compete with the core retail function of Precinct 1.
- To encourage education, office and residential uses to locate above uses with active street frontages.
- To create a precinct of more intensive development permeated by a network of pedestrian routes, squares and courtyards that characterise a mix of street level activities.
- To create public spaces, plazas and pedestrian routes that link to Western Beach Road. To provide views of Corio Bay that enable shared views of the waterfront from the upper floors of new and existing development.
- To encourage building scales that are sensitive to the foreshore and environs.

5.5-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A Preferred setback of building from street frontage (boundary)</th>
<th>B Minimum street edge wall height</th>
<th>C Preferred maximum street edge wall height</th>
<th>D Preferred setback of building above street edge wall height</th>
<th>E Preferred minimum building height</th>
<th>F Preferred maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>5A</td>
<td>0 Metres ^none specified</td>
<td>15 metres along Mercer and Malop Streets</td>
<td>4 metres along Mercer and Malop Streets</td>
<td>12 metres</td>
<td>None specified</td>
<td></td>
</tr>
<tr>
<td>5B</td>
<td>0 Metres ^none specified</td>
<td>None specified</td>
<td>None specified</td>
<td>12 metres</td>
<td>28 metres</td>
<td></td>
</tr>
<tr>
<td>5C</td>
<td>0 Metres ^none specified</td>
<td>None specified</td>
<td>None specified</td>
<td>12 metres</td>
<td>28 metres</td>
<td></td>
</tr>
<tr>
<td>5D</td>
<td>0 Metres ^none specified</td>
<td>None specified</td>
<td>None specified</td>
<td>12 metres</td>
<td>20 metres</td>
<td></td>
</tr>
<tr>
<td>5E</td>
<td>0 Metres ^none specified</td>
<td>15 metres along Malop Street</td>
<td>4 metres along Malop Street</td>
<td>12 metres</td>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.
5.5-4 Precinct guidelines

- New buildings opposite and adjacent to Johnstone Park should have a setback consistent with surrounding buildings.
- The use and development of land on the east side of Mercer Street should provide an appropriate interface to protect the amenity of properties adjoining Western Beach Road.
- Any new buildings on frontages opposite Johnstone Park should maintain consistency in scale with the City Hall, the Art Gallery, and Gordon Institute.
- A podium to Mercer Street should be created to facilitate active frontages.
5.6 Precinct 6 – Station

5.6-1 Precinct map
5.6-2 Precinct objectives

- To support Geelong Railway Station as the region’s primary railway station, travel interchange and a sustainable multi-modal transport hub and encourage uses that have synergies with the station and contribute to an intensively used precinct at all times.

- To support development of the precinct for a mixture of uses including residential, food and drink premises and complementary retail with a design and technology focus.

- To create attractive frontages onto streets approaching the railway underpasses.

- To ensure new buildings along the east side of Latrobe Terrace retain the existing character of large free standing buildings in landscape settings.

- To enhance the visibility of Geelong Railway Station as a focal point of the Precincts 4, 5, 6 and 7.

5.6-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preferred setback of building from street frontage (boundary)</td>
<td>Minimum street edge wall height +*</td>
<td>Preferred maximum street edge wall height +*</td>
<td>Preferred setback of building above street edge wall height +*</td>
<td>Preferred minimum building height*</td>
<td>Preferred maximum building height*</td>
</tr>
<tr>
<td>6A</td>
<td>Should be between 6-10 metres fronting Latrobe Terrace, 0 metres elsewhere</td>
<td>None specified</td>
<td>None specified</td>
<td>None specified</td>
<td>12 metres</td>
<td>None specified</td>
</tr>
<tr>
<td>6B</td>
<td>0 metre front and side setback to Mercer Street.</td>
<td>None specified</td>
<td>15 metres</td>
<td>4 metres</td>
<td>12 metres</td>
<td>None specified</td>
</tr>
</tbody>
</table>

* As measured from natural ground level.

^ Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

+ Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.6-4 Precinct guidelines

- Developments adjacent and opposite to Johnstone Park should:
  - Have consistent building heights around the perimeter of Johnstone Park, respecting heritage buildings including City Hall, Art Gallery and Gordon Institute. Any increased building heights should be significantly setback from the frontages facing Johnstone Park, so as to appear to be separate buildings when viewed from across the park.
- Avoid overshadowing of Johnstone Park.
- Have a setback consistent with surrounding buildings.

- Side setbacks should be provided between buildings or building groups.
- Landscape setbacks should be provided to Gordon Avenue, Brougham and Roy Streets.
- Railway land should be intensively redeveloped to take advantage of its highly accessible location.
- Development should provide strong architectural enclosure and definition of plazas east and west of the station and improve the visibility of the station as a focal point of the Geelong Western Wedge.
5.7 Precinct 7 – Mercer Street

5.7-1 Precinct map
5.7-2 Precinct objectives

- To support development of the precinct to create a lively boulevard with active frontages providing a mixture of uses with residential accommodation at upper levels and to the rear.

- To ensure a mix of accommodation, business and offices, education and other complementary uses, including retail use where it supports a local convenience function and does not compete with the core retail function of Precinct 1.

- To encourage food, drink and entertainment uses to promote evening time activities and to take advantage of the close proximity of Geelong Railway Station, education institutions and the foreshore.

- To maximise the potential intensity of development adjacent to the railway where potential impacts on other uses will be minimal.

- To ensure that development abutting existing residential properties adjoining Western Beach Road does not unreasonably affect their amenity.

- To maintain and enhance the views of the St Peter and St Paul Cathedral from Mercer Street and enhance the surrounding open space.

- To encourage buildings on the west side of Mercer Street to increase in height from Ginn Street to Brougham Street.

5.7-3 Precinct requirements

<table>
<thead>
<tr>
<th>Sub-Precinct</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Preferred setback of building from street frontage (boundary)</td>
<td>Minimum street edge wall height (^*)</td>
<td>Preferred maximum street edge wall height (^*)</td>
<td>Preferred setback of building above street edge wall height (^*)</td>
<td>Preferred minimum building height(^*)</td>
<td>Preferred maximum building height(^*)</td>
</tr>
<tr>
<td>7A</td>
<td>0 metres (^^) specified</td>
<td>15 metres</td>
<td>4 metres</td>
<td>12 metres</td>
<td>15 metres</td>
<td></td>
</tr>
<tr>
<td>7B</td>
<td>0 metres (^^) specified</td>
<td>15 metres</td>
<td>4 metres</td>
<td>12 metres</td>
<td>None specified</td>
<td></td>
</tr>
<tr>
<td>7C</td>
<td>0 metres (^^) specified</td>
<td>15 metres</td>
<td>None specified</td>
<td>12 metres</td>
<td>15 metres</td>
<td></td>
</tr>
</tbody>
</table>

* As measured from natural ground level.

\(^\wedge\) Setbacks at ground level along the frontage may need to be provided for outdoor seating or the display of goods where not suitable for the adjacent footpath.

\(^+\) Street edge wall height (using the mid point where building is on sloping land) is the height of the wall on the front title boundary where there is no front setback.

5.7-4 Precinct guidelines

- Setbacks consistent with the existing buildings setbacks should be provided for new development in Malone Street.

- A landscaped angled setback from Mercer St between Kerley Street and Malone Street should be provided to improve northerly views to St. Peter and St. Paul Cathedral along Mercer Street.
Where building sites directly adjoin houses with side setbacks, and are not separated from them by a street or laneway, a landscaped buffer of 2 metres should be provided to protect residential amenity.

- Heights of buildings in sub precinct 7C should reduce from 15 metres to the east and the north to respond to adjoining low level residential development.
- Use and development of land on the east side of Mercer Street should provide an appropriate interface to protect the amenity of residentially zoned properties adjoining Western Beach.

Application requirements

In addition to the application requirements set out at Clause 37.08-7, any application must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority.

Use of land

An application to use land must be accompanied by the following information:

- The likely economic impact on Precinct 1 of any proposed retail use/development of over 2,000 square metres of leasable floor area outside of Precinct 1.
- For applications for sensitive uses (residential, child care centre, pre-school or primary school uses) proximate to the Geelong Railway Station, an assessment prepared by an acoustic engineer, of the likely effects of railway noise and vibration on the proposed development and the amenity of its occupants and measures to attenuate any adverse effects.

Buildings and works

An application to construct a building or construct or carry out works must be accompanied by the following information:

- For any building or other structure with a height over 15 metres above natural ground level:
  - Diagrams which show:
    - Street views from eye-level within the context of the surrounding development showing the proposed building in 3 dimensional forms within the context of the surrounding development, with particular reference to demonstrating how the proposal complies with the objectives of this schedule.
    - Views from identified key views, including assessment of any impact on the view corridors to St.Mary’s Basilica Spire.
    - An assessment of view sharing.
    - Details of roof forms and any tower elements/landmark features.
    - A wind assessment, including impact on the street microclimate.
  - A report outlining the environmentally sustainable design elements of the proposal in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.
  - For developments adjacent to public streets or public pedestrian paths:
    - Details of the proposed interface treatment to the public domain, including façade treatment, entrances, advertising and any proposed streetscape improvements.
    - For an application that creates new pedestrian connections, a written statement showing how the proposal meets Crime Prevention through Environmental Design (CPTED) principles.
For developments adjacent to heritage places within a Heritage Overlay, a written statement showing how the proposal respects and maintains views to the heritage place (consistent with the description in the Heritage Overlay).

For any buildings and works associated with new accommodation or adjacent to existing accommodation where there is an interface between sensitive uses and noise generating uses, an acoustic assessment prepared by a qualified acoustic consultant. The assessment must document the acoustic mitigation measures and include:

- The internal and external noise levels and the method of calculation used.
- Details of the sound insulating materials and design of walls, roof, windows, door, external glazing and the air-conditioning or ventilation system.

**Notice and review**

An application in respect of land in the Activity Centre Zone Schedule 1 under Clause 43.01, Clause 52.05, Clause 52.06, Clause 52.07 and/or Clause 52.27 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**Decision guidelines**

**Use of land**

Before deciding on an application, in addition to the decision guidelines at Clause 65 and Clause 37.08-9, the responsible authority must consider, as appropriate:

- Whether the proposed retail use and the existing overall retail floor area within the zone competes with the main retail area or replicates uses in the Core Retail Precinct 1.

- Whether the retail and food and drink component of a proposed Cinema based entertainment facility could reasonably be located at the ground floor with the cinema component located above.

- For applications in Precinct 6, the comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, the municipal Council (where not the responsible authority).

**Buildings and works**

Before deciding on an application, in addition to the decision guidelines at Clause 65 and Clause 37.08-9 the responsible authority must consider, as appropriate:

- Whether the location, scale, siting, roof form, bulk and appearance of any proposed buildings and works will:
  - Strengthen the City’s unique urban identity.
  - Promote sustainable growth.
  - Improve the public environment.

- Whether new buildings within and fronting Johnstone Park are of exceptionally high architectural quality.

- Whether the proposal would unreasonably overshadow the public or private realms.

- Whether the proposal achieves appropriate view-sharing to the identified key views, vistas and landmarks.

- Whether the proposal incorporates features of environmentally sustainable design.
Whether the impacts of the proposed development on the micro climate are reasonable, particularly with regard to any wind tunnelling effect.

Whether the proposed design of car parking and access arrangements is appropriate.

Whether the proposal incorporates appropriate noise mitigation measures.

For applications in Precinct 6, the comments of the Director of Public Transport, any Minister or public land manager having responsibility for the care or management of the land or adjacent land, and the municipal Council (where not the responsible authority).

### Signs

The advertising sign requirements are at Clause 52.05. Land located within Precinct 3 is in Category 3. All other land is in Category 1.

### Other provisions of the scheme

None specified.

### Reference documents

*Central Geelong: Looking Forward Structure Plan*, City of Greater Geelong (July 2007)

*Central Geelong Urban Design Guidelines*, City of Greater Geelong and Department of Planning and Community Development, Victorian State Government (October 2008)


*Central Geelong Action Plan*, Central Geelong Taskforce, December 2013
ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage a mixture of uses and the intensive development of the activity centre:

- As a focus for business, shopping, working, housing, leisure, transport and community facilities.
- To support sustainable urban outcomes that maximise the use of infrastructure and public transport.

To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.

To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.

To facilitate use and development of land in accordance with the Development Framework for the activity centre.

**Operation**

A schedule to this zone comprises the Development Framework for the activity centre.

A schedule to this zone must contain:

- A framework plan for the activity centre.
- A statement of the activity centre land use and development objectives to be achieved.

A schedule to this zone may contain:

- Centre-wide provisions.
- Precinct provisions.

**Table of uses**

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 1 of the schedule to this zone</td>
<td>Must comply with any condition in Section 1 of the schedule to this zone.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any use in Section 2 of the schedule to this zone</td>
<td>Must comply with any condition in Section 2 of the schedule to this zone.</td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

| Use | |
|-----||
| Any use in Section 3 of the schedule to this zone |
Use of land

Any requirement in the schedule to this zone must be met.

Subdivision

A permit is required to subdivide land.

Any requirement in the schedule to this zone must be met.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

Buildings and works

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

An apartment development must meet the requirements of Clause 58.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.
Information requirements and decision guidelines

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class of application</td>
<td>Clause 59.04</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 and the land is not:</td>
<td></td>
</tr>
<tr>
<td>- Within 30 metres of land (not a road) which is in a residential zone.</td>
<td></td>
</tr>
<tr>
<td>- Used for a purpose listed in the table to Clause 53.10.</td>
<td></td>
</tr>
</tbody>
</table>

Transitional provisions

Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136.

Design and development

A schedule to this zone may include requirements relating to:

- Building setbacks.
- Building height.
- Building materials.
- Access.
- Landscaping.
- Public realm.
- Any other requirements or guidelines relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which is not in accordance with any design and development requirement in the schedule to this zone unless the schedule to this zone specifies otherwise.

Application requirements

Use

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

- A description of the proposed use and the types of activities which will be carried out and any proposed staging of use and activities on the land.
- Plans drawn to scale and dimensioned which show:
  - The siting and use of buildings.
  - Areas not required for immediate use.
  - Adjacent buildings and uses.
  - The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods and materials, hours of operation and light spill, solar access, glare, air-borne emissions and emissions to land and water.
  - 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 Environment Protection Authority.
- Whether a notification under the Occupational Health and Safety Regulations 2017 is required, a licence under the Dangerous Goods Act 1995 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012 is exceeded.

- Any other information specified in the schedule to this zone.

**Subdivision**

An application to subdivide land must be accompanied by the following information, as appropriate:

- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The pattern of subdivision of the surrounding area.
  - Easements.
  - Location of drainage and other utilities.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Access points.
  - Any natural features.

- Any other information specified in the schedule to this zone.

**Buildings and works**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- Plans drawn to scale and dimensioned which show:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and use of buildings and works on adjoining land.
  - Levels of the site and the difference in levels between the site and surrounding properties to a defined point at the site boundaries or to Australian Height Datum (AHD).
  - Any contaminated soils and filled areas, where known.
  - The layout of existing and proposed buildings and works.
  - The internal layout and use of the proposed development.
  - All access and pedestrian areas.
  - All driveway, car parking and loading areas.
  - Existing vegetation and proposed landscape areas.
  - All external storage and waste treatment areas.
  - The location of easements and services.

- Elevation plans drawn to scale and dimensioned which show:
  - The building form and scale.
  - Setbacks to property boundaries.
- Finished floor levels and building heights to a defined point at the site boundaries or to Australian Height Datum (AHD).

- Shadow diagrams based on the equinox shown for existing conditions and the proposed development.

- A schedule of finishes for the proposed development detailing materials and colours of external surfaces including walls, roofs and fences.

- A written statement providing an assessment of the proposal against the relevant sections of the Planning Policy Framework, Activity Centre Zone and any relevant overlays.

- An assessment of the characteristics of the area including:
  - Any environmental features such as vegetation, topography and significant views.
  - Street design and landscape.
  - The pattern of development.
  - Building form, scale and rhythm.
  - Architectural style, building details and materials.
  - Connection to the public realm.
  - Any significant noise, odour, fume and vibration sources to and/or from the development.

- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

- Construction details of all drainage works, driveways, vehicle parking and loading areas.

- An urban context report and design response as required in Clause 58.01 for an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.

- Any other information specified in the schedule to this zone.

**37.08-8**

*Exemption from notice and review*

An application under Clauses 37.08-2, 37.08-4, 37.08-5 or 37.08-6 is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act unless the schedule to this zone specifies otherwise.

A schedule to this zone may specify an application in respect of land in an Activity Centre Zone under any other specified provision of this scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**37.08-9**

*Decision guidelines*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General**


- The development framework plan set out in the schedule to this zone.

- The land use and development objectives set out in the schedule to this zone.
The extent that the layout and design of the new use or development minimises the potential for off-site impacts, including from noise, fumes, odour or vibrations, ensuring that:
- existing uses are not compromised by a new development, or
- a new development is designed to address amenity impacts from existing uses.

- Any requirements set out in the schedule to this zone.
- Any other decision guidelines specified in the schedule to this zone.

Access

- Movements systems through and around the site including the movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking, loading of vehicles and access to parking spaces and loading bays.

Use

- The interim use of those parts of the land not required for the proposed use.
- Whether the use is compatible with adjoining and nearby land uses.

Subdivision

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

Design and built form

- The design, scale, height, setback, appearance and material of the proposed buildings and works.
- The provision for solar access to the building and on the public realm.
- The design of the public realm.
- The relationship between the proposed building and the public realm.
- The streetscape, including the conservation of buildings, the design of verandas, access from the street front, provision of active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- The interface with adjoining zones, especially the relationship with residential zones.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.
- For an apartment development, the objectives, standards and decision guidelines of Clause 58.
- The storage of rubbish and materials for recycling.

Transitional provisions

The objectives, standards and decision guidelines of Clause 55 of this scheme, as in force immediately before the approval date of Amendment VC136, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.
Signs

Sign requirements are at Clause 52.05. This zone is in Category 1 unless a schedule to this zone specifies a different category.

Other provisions of the scheme

The schedule to this zone may specify that other provisions of the scheme do not apply.
PORT ZONE

Shown on the planning scheme map as PZ.

Purpose


To recognise the significant transport, logistics and prime maritime gateway roles of Victoria’s commercial trading ports in supporting Victoria’s economy.

To provide for shipping, road and railway access and the development of each of Victoria’s commercial trading ports as key areas of the State for the interchange, storage and distribution of goods.

To provide for uses which derive direct benefit from co-establishing with a commercial trading port.

To provide for the ongoing use and development of Victoria’s commercial trading ports that support the relevant port development strategy prepared pursuant to the Port Management Act 1995.

Table of uses

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industry (other than Materials recycling, Refuse disposal, Transfer station, Rural industry)</td>
<td>Must be located on land and associated with port operations.</td>
</tr>
<tr>
<td></td>
<td>Must not be located on Station Pier, Port Melbourne.</td>
</tr>
<tr>
<td></td>
<td>Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified.</td>
</tr>
<tr>
<td></td>
<td>The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:</td>
</tr>
<tr>
<td></td>
<td>- The threshold distance, for a purpose listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>- 30 metres, for a purpose not listed in the table to Clause 53.10.</td>
</tr>
<tr>
<td></td>
<td>Must not:</td>
</tr>
<tr>
<td></td>
<td>- Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
</tr>
<tr>
<td></td>
<td>- Require a notification under the Occupational Health and Safety Regulations 2017.</td>
</tr>
<tr>
<td></td>
<td>- Require a licence under the Dangerous Goods (Explosives) Regulations 2011.</td>
</tr>
<tr>
<td></td>
<td>- Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td></td>
</tr>
<tr>
<td>Railway</td>
<td></td>
</tr>
<tr>
<td>Road</td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Shipping container storage</strong></td>
<td>Must be located on land and associated with port operations. Must not be for a purpose shown listed in the table to Clause 53.10 with no threshold distance specified. The land must at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution:</td>
</tr>
</tbody>
</table>
|                                  | - The threshold distance, for purpose listed in table to Clause 53.10  
|                                  | - 30 metres, for a purpose not listed in the table to Clause 53.10. Must not:  
|                                  | - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
|                                  | - Require a notification under the Occupational Health and Safety Regulations 2017.  
|                                  | - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
|                                  | - Require a licence under Dangerous Goods (HCDG) Regulations 2016.  
| **Tramway**                      |                                                                                                                                                                                                                                    |
| **Transport terminal (other than Heliport and Wharf)** | Must be located on land and associated with port operations. The land must be at least 30 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital or an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  |
|                                  | - The threshold distance, for purpose listed in table to Clause 53.10  
|                                  | - 30 metres, for a purpose not listed in the table to Clause 53.10. Must not:  
|                                  | - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
|                                  | - Require a notification under the Occupational Health and Safety Regulations 2017.  
|                                  | - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
|                                  | - Require a licence under Dangerous Goods (HCDG) Regulations 2016.  
| **Warehouse (other than a Commercial display area)** | Must be located on land and associated with port operations. Must not be a purpose listed in the table to Clause 53.10 with no threshold distance specified. The land must be at least the following distances from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution:  |
|                                  | - The threshold distance, for a purpose listed in the table to Clause 53.10.  
|                                  | - 30 metres, for a purpose not listed in the table to Clause 53.10. Must not:  
|                                  | - Exceed a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2012.  
|                                  | - Require a notification under the Occupational Health and Safety Regulations 2017.  
|                                  | - Require a licence under the Dangerous Goods (Explosives) Regulations 2011.  
|                                  | - Require a licence under Dangerous Goods (HCDG) Regulations 2016.  

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wharf</td>
<td>Require a licence under the Dangerous Goods (HCDG) Regulations 2016.</td>
</tr>
<tr>
<td>Any use listed in Clause 62.01</td>
<td>Must meet the requirements of Clause 62.01</td>
</tr>
</tbody>
</table>

| Section 2 - Permit required                     |                                                                           |
| Use                                             | Condition                                                                 |
| Employment training centre                      | Must be located on land and associated with port operations.              |
| Heliport                                        |                                                                           |
| Leisure and recreation (other than Informal outdoor recreation) |                                                                           |
| Office                                          | Must be located on land and associated with port operations.              |
| Recreational boat facility                      |                                                                           |
| Utility installation (other than Minor utility installation) |                                                                           |
| Any other use not in Section 1 or 3             |                                                                           |

| Section 3 - Prohibited                         |                                                                           |
| Use                                             |                                                                           |
| Accommodation                                   |                                                                           |
| Child care centre                               |                                                                           |
| Hospital                                        |                                                                           |
| Major sports and recreation facility            |                                                                           |
| Market                                          |                                                                           |
| Motor racing track                              |                                                                           |
| Outdoor recreation facility                     |                                                                           |
| Primary school                                  |                                                                           |
| Secondary school                                |                                                                           |
| Shop (other than Convenience shop)              |                                                                           |

**Use of land**

**Application requirements**

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

- An assessment against the relevant port development strategy, particularly the port precincts, prepared pursuant to the *Port Management Act 1995*. 
The nature and purpose of the use and the types of processes to be utilised, including the type and quantity of goods to be stored, processed or produced.

Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

Whether a notification under the Occupational Health and Safety Regulations 2017 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 2012 is exceeded.

The likely effects on adjoining land, including:
- Noise levels.
- Air-borne emissions.
- Emissions to land or water.
- Traffic volumes.
- Light spill or glare.

A Site Environmental Management Plan for the management of environmental issues associated with the operation of the use.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

This exemption does not apply where any of the land required for the use is within 30 metres of land (not a road) which is in a residential zone, Capital City Zone or a Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed use is consistent with the relevant port development strategy, particularly the port precincts, prepared pursuant to the *Port Management Act 1995*.

- The effect that the use may have on land in a residential zone, Capital City Zone or Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or education centre, having regard to any comments or directions of the referral authorities.

- The effect on environmental values of adjoining land and port waters.

- The effect that the use may have on nearby existing or proposed uses for or associated with the port.

- The effect that nearby existing or proposed uses for or associated with the port may have on the proposed use.

- The interface with non-port areas.

- The drainage of the land.

- The availability of and connection to services.

- Traffic implications on the surrounding road network.
Subdivision

Permit requirement
A permit is required to subdivide land.

Exemption from notice and review
An application is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
This exemption does not apply where any of the land required for subdivision is within 30 metres of land (not a road) which is in a residential zone, Capital City Zone or a Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed subdivision is consistent with the relevant port development strategy, particularly the port precincts, prepared pursuant to the Port Management Act 1995.
- The ability of the land as subdivided to accommodate future port-related uses.
- The ability of the land to be combined with other lots for use as a port-related use.
- The extent of any existing or proposed reclamation works.
- The availability and standard of road access, drainage, sewerage and other infrastructure available to the site.
- Whether the frontage is adequate to provide for industrial traffic requirements.
- Any easements or rights of way which may be required to convey public or private goods or services to, or across the land.

Buildings and works

Permit requirement
A permit is required to construct a building or construct or carry out works. This does not apply to a building or works which:

- Provide for a Wharf or Shipping container storage and other storage and handling facilities (other than tanks for bulk liquid storage), navigational beacons and aids, terminals and associated facilities.
- Rearrange, alter, renew or maintain a plant if the area or height of the plant is not increased.
- Comply with a direction or a licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or any notice under the Environment Protection Act 1970.
- Provide for a railway, road or tramway.
- Provide for informal outdoor recreation.
- Alter electrical or gas services or telephone lines.
- Alter plumbing services which do not affect the drainage of other land.
- Provide for a rainwater tank with a capacity of more than 10,000 litres if the following requirements are met:
  - The rainwater tank is not located within the building’s setback from a street.
  - The rainwater tank is no higher than the existing building on the site.
- The rainwater tank is not located in an area that is provided for car parking, loading, unloading or accessway.

**Application requirements**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant existing and finished ground levels, including the areas of any cut and fill.
  - The layout of existing and proposed buildings and works.
  - The location of the proposed use of all existing and proposed buildings.
  - The provision of on-site vehicle parking.
  - Loading and unloading areas.
  - Internal vehicle movements.
  - Site entrance and exit points.
  - External storage and waste treatment areas.
  - Features above or below water.

- Elevation drawings to scale which show the colour and material of the proposed buildings and works.

- Construction details of all drainage works, driveways and vehicle parking and loading areas.

- Where development involves reclamation, information concerning the type and amount of material to be used to carry the reclamation works and the uses to which the reclaimed land can be put.

- Details relating to the staging of development and an appropriate time scale in which each stage of development should be completed.

- A Site Environmental Management Plan for the management of environmental issues associated with the construction of the development or carrying out of work.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

This exemption does not apply to an application for buildings and works that are within 30 metres of land (not a road) which is in a residential zone, Capital City Zone or a Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed development is consistent the relevant port development strategy, particularly the port precincts, prepared pursuant to the *Port Management Act 1995*.

- The effect on environmental values of adjoining land and port waters.

- Built form.
- Interface with non-port areas.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.
- Traffic implications on the surrounding road network.

**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 2.
OVERLAYS

This section sets out the overlays which apply in this scheme.
ENVIRONMENTAL SIGNIFICANCE OVERLAY
Shown on the planning scheme map as ESO with a number.

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas where the development of land may be affected by environmental constraints.
To ensure that development is compatible with identified environmental values.

Environmental significance and objectives
A schedule to this overlay must contain:
- A statement of environmental significance.
- The environmental objectives to be achieved.

Permit requirement
A permit is required to:
- Construct a building or construct or carry out works. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Construct a fence if specified in a schedule to this overlay.
- Construct bicycle pathways and trails.
- Subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.
- Remove, destroy or lop any vegetation, including dead vegetation. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - If the table to Clause 42.01-3 specifically states that a permit is not required.
  - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

VicSmart applications
Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
</tbody>
</table>
Class of application

- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.

Subdivide land into 2 lots if:

- The construction of a building or the construction or carrying out of works on the land:
  - Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
  - Has started lawfully.
- The subdivision does not create a vacant lot.

Construct a fence.

Remove, destroy or lop one tree.

Construct a building or construct or carry out works for:

- A carport, garage, pergola, verandah, deck, shed or similar structure.
- A rainwater tank.

The buildings and works must be associated with a dwelling.

---

Table of exemptions

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Emergency works</strong></td>
</tr>
<tr>
<td><strong>Extractive industry</strong></td>
</tr>
<tr>
<td><strong>Fire protection</strong></td>
</tr>
</tbody>
</table>

- fire fighting;
- planned burning;
- making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;
- making of a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);
- is ground fuel within 30 metres of a building and is vegetation other than native vegetation;
- in accordance with a fire prevention notice issued under either:
The requirement to obtain a permit does not apply to:

- Section 65 of the *Forests Act 1958*; or
- Section 41 of the *Country Fire Authority Act 1958*.
- keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998*;
- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the *Road Management Act 2004*.

*Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.*

<table>
<thead>
<tr>
<th>Geothermal energy exploration and extraction</th>
<th>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greenhouse gas sequestration and exploration</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td>Land management or directions notice</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td>Land use conditions</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
</tbody>
</table>
| Mineral exploration and mining            | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the *Mineral Resources (Sustainable Development) Act 1990*:
  - that is low impact exploration within the meaning of Schedule 4A of the *Mineral Resources (Sustainable Development) Act 1990*; or
  - in accordance with a work plan approved under Part 3 of the *Mineral Resources (Sustainable Development) Act 1990*.  
  *Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.* |
| Noxious weeds                              | Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the *Catchment and Land Protection Act 1994*. This exemption does not apply to Australian Dodder (*Cuscuta australis*). |
| Pest animal burrows                        | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.  
  In the case of native vegetation the written agreement of an officer of the department responsible for administering the *Flora and Fauna Guarantee Act 1988* is required before the vegetation can be removed, destroyed or lopped. |
| Planted vegetation                         | Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production. |
| Railways                                   | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
| Regrowth                                   | Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is: |
The requirement to obtain a permit does not apply to:

- bracken (*Pteridium esculentum*); or
- within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.

This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.

**Road safety**

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*).

**Stone exploration**

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.

The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of vegetation which does not include a tree.
- 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

This exemption does not apply to costeining and bulk sampling activities.

**Surveying**

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land.

**Traditional owners**

Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:

- a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or
- an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017).

**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

AREAS OF FLORA AND FAUNA HABITAT AND OF GEOLOGICAL AND NATURAL INTEREST

1.0
19/01/2006
VC37

Statement of environmental significance

Within Greater Geelong there are a number of significant flora and fauna habitats and areas of geological and natural interest. They include Grassy Point Road, west of Indented Head; Salt Lake environs, St Leonards; Hutchinson’s Bush Block, Wallington; Mannerim School Environs, Mannerin; Kingston Estate, Ocean Grove; Little River and nearby stream; Point Wilson; Barwon Heads; Breamlea; Moorabool River, Batesford to Sheoaks and Left Branch of Sutherlands Creek; Moorabool River between Fyansford and Bell Post Hill; Grantic and scoria cones, Granite Road, Anakie; and Dog Rocks, Batesford.

Many of these sites contain remnant vegetation, marsh flats, bird and wildlife habitats and corridors, natural scrub heathland vegetation, and river and streamside corridors.

2.0
19/01/2006
VC37

Environmental objective to be achieved

- To conserve and protect areas of flora and fauna habitat and geological and natural interest.
- To ensure that development does not impact on the environmental significance of the land.
- To ensure that siting and design of any buildings and works maintains the environmental integrity of the land.

3.0
28/01/2010
C129(Part 1)

Permit requirement

Buildings and works

A permit is required for a fence which is greater than 1.2 metres in height.

A permit is not required for buildings or works for:

- A trough, water pump, pump shed or windmill.
- A feeder.
- A gate or stock grid.

Removal, destruction or lopping of vegetation

A permit is not required to remove, destroy or lop vegetation which is:

- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares.

4.0
07/03/2013
C240

Decision guidelines

Before deciding upon an application, the responsible authority must consider, as appropriate:

- The environmental values of the land.
- The effect of any proposed building or works on the environmental values of the land and its immediate locality.
- The need to control the siting, shape and height of any buildings or extensions.
- The extent to which the materials, colours and external finishes of buildings conform in appearance and character with adjacent buildings and with the character and appearance of the area generally.
- The reason for removing any vegetation and the practicality of any alternative options which do not require removal of remnant vegetation.
- The importance of the natural environment including any important landscape or conservation characteristics of the area and the suitability of the proposed development.
- Whether appropriate management practices are proposed including the control of environmental weeds and pest animals, the fencing of animals, prevention of soil erosion, fire prevention measures, and revegetation of degraded areas with indigenous plant species.
- The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.
- The objectives and guidelines of the *Armstrong Creek West Precinct Structure Plan*, September 2012.
SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

HIGH VALUE WETLANDS AND ASSOCIATED HABITAT PROTECTION

Statement of environmental significance

The areas included within this overlay are considered significant because one or more of the following apply:

- The site is a wetland of regional, state, national or international significance.
- The site forms part of the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site and is listed under the Convention on Wetlands (Ramsar, Iran, 1971). These wetlands provide important habitat for migratory birds, waterfowl and endangered species and sustain significant proportions of the Australian populations of these species. They are also remnants of wetland types that were once much more extensive in the Geelong region and elsewhere in Victoria, contain a high diversity of plant and animal species and conserve the genetic diversity of particular species.
- The site is habitat for species listed under an international agreement for the conservation of plants or animals, e.g. the Japan-Australia Migratory Bird Agreement (JAMBA), the China-Australia Migratory Bird Agreement (CAMBA) and the Convention on the Conservation of Migratory Species of Wild Animals (the Bonn Convention).
- The site is part of or is nominated for inclusion in the East Asian-Australasian Shorebird Site Network.
- The site is habitat for a threatened native plant or animal species or is a threatened plant or animal community, e.g. species and communities listed in the Fauna and Flora Guarantee Act 1988.
- The site contains habitat that is an extension of, or which provides a buffer to, wetland communities identified above.

For the purposes of this schedule, and in accordance with Article 1.1 of the Ramsar Convention, wetlands are defined as:

Areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres.

In addition, Article 2.1 of the Ramsar Convention states that:

Wetlands many incorporate riparian and coastal zones adjacent to the wetlands, and islands or bodies of marine water deeper than six metres at low tide lying within the wetlands.

Environmental objective to be achieved

- To maintain the ecological character (the sum of the biological, physical and chemical components of the wetland ecosystem, and their interactions which maintain the wetland and its products, functions and attributes) of Ramsar wetlands.
- To protect natural resources and maintain ecological processes and genetic diversity.
- To protect and ensure the long-term future of terrestrial and aquatic habitat for native plants and animals, including shorebird feeding areas and roosts and species and communities listed under the Fauna and Flora Guarantee Act 1988.
- To encourage ecological restoration, regeneration and revegetation with indigenous species within the site and in adjoining areas.
To maintain the function of the wetland or habitat area as part of the broader natural system, including maintenance of natural flows and flooding regimes.

To prevent further loss of wetland habitat.

To manage the site in order to maintain and/or improve its value as a conservation site for native plants and animals.

To protect water quality and prevent water pollution in watercourses, water bodies, wetlands and groundwater.

To protect cultural (including aboriginal and non-aboriginal heritage) values.

To protect visual amenity.

**Permit requirement**

**Buildings and works**

A permit is required to:

- Construct a fence over 1.2m metres high.

A permit is not required for:

- Buildings or works approved under the Coastal Management Act 1995 or carried out as part of a management plan approved by the Department of Environment, Land, Water and Planning.

- Buildings or works carried out by or on behalf of Parks Victoria or the agency that is the public land manager under the Local Government Act 1989, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forests Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Act 1988, the Port of Melbourne Authority Act 1958, the Crown Land (Reserves) Act 1978 or the Parks Victoria Act 1998, where these are intended to maintain the ecological character of the area or improve the area as a conservation site for native plants or animals.

**Removal, destruction or lopping of vegetation**

A permit is not required to remove, destroy or lop an exotic species of vegetation, unless this vegetation is deemed to be of importance to:

- Maintain the ecological character of the site.

- A species listed under JAMBA, CAMBA or the Bonn Convention.


- A species listed as a threatened species in Victoria by the Department of Environment, Land, Water and Planning.

**Application Requirements**

Any permit application should be referred for advice to the Department of Environment, Land, Water and Planning.

**Decision guidelines**

Before deciding on an application the responsible authority must consider as appropriate:

- The impact on the natural environment including any important landscape or conservation characteristics of the area and the suitability of the proposed development.

- Potential threats to the quality, life cycle processes or functioning of aquatic and terrestrial ecosystems or native plant and animal species.

- The function of the wetland, watercourse or habitat area as part of a broader natural system.
The need to maintain the seasonality, quantity and quality of water flows through the area and through other areas with a common system of drainage.

Any comments by the Department of Environment, Land, Water and Planning or Council’s Natural Resources and Environment Unit.

The Victorian Ramsar Sites Strategic Directions Statement (Parks Victoria, when published).

The Strategic Management Plan for the Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site (Parks Victoria, when published).

Any management plan approved by the Department of Environment, Land, Water and Planning.

Any species recovery plan, Action Statement for endangered species, communities or threatening processes, or management plan approved under the *Flora and Fauna Guarantee Act 1998*.

The availability of alternative land suitable for the proposed development outside the overlay area.

The need to minimise pollution through the establishment of best practice performance standards and monitoring regimes.

The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.

Control of noxious and environmental weeds and pest animals, including the need to minimise the spread of weeds and soil pathogens.

Control of domestic animals, eg. livestock, dogs, cats, by fencing and other means.

The need to prevent and control soil erosion and sedimentation during construction works and/or associated with the proposed use.

Fire prevention measures.

Revegetation of degraded areas with indigenous plant species.

The need for conditions on the permit to prevent the detrimental impact of the development on the hydrological regime, water quality, native plant or animal habitat, or scenic, cultural heritage or recreational values.


The impact of the siting, shape, size and height of any proposed buildings, extensions or works on the visual amenity of the area.

The extent to which the materials, colours and external finishes of buildings conform in appearance and character with the natural features of the area (for example, the use of non-reflective roofing surfaces, muted tones and natural materials) and with any adjacent buildings.
SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

WESTERN GRASSLAND RESERVES

Statement of environmental significance

These areas have been identified for protection through the creation of grassland reserves. The establishment of the reserves will create large consolidated areas of permanently protected native grassland outside the Urban Growth Boundary in Melbourne’s west. These areas are to be managed to improve their quality and offset losses from clearing associated with urban development and transport infrastructure associated with changes to the Urban Growth Boundary and the implementation of the Delivering Melbourne’s Newest Sustainable Communities Program.

The Western Grassland Reserves will contain the largest consolidated area of Natural Temperate Grassland remaining on the Victorian Volcanic Plain, and support several nationally threatened plant and animal species and provide potential habitat for a range of other nationally threatened species. They also include a range of other habitat types including wetlands, riparian habitats and scattered open grassy woodlands. Parts of these reserves will be made available as offsets for clearing of grasslands within the Urban Growth Boundary.

Conservation reserves account for only 2 per cent of the current extent of natural temperate grassland and the addition of this proposed 15,000 hectares reserve will increase the level of reservation of natural temperate grassland to 20 per cent. Approximately 19 per cent of the native grasslands within the proposed reserves are High quality (habitat score greater than 0.6) and a further 80 per cent are Medium quality (habitat score between 0.31–0.6). The grassland reserves will secure at least 5290 habitat hectares of existing grasslands.

The proposed grassland reserves support several nationally threatened species: Golden Sun Moth (critically endangered), Striped Legless lizard (vulnerable), Spiny Rice-flower (critically endangered), Large-headed Fireweed (vulnerable), Clover Glycine (vulnerable). They also contain Werribee Blue Box which is likely to be listed under the Environment Protection and Biodiversity Conservation Act 1999 in the near future. They include the most likely suitable habitat on the Volcanic Plains for Plains Wanderer (vulnerable) and potential habitat for a range of other specialist grassland species such as Button Wrinklewort (endangered) and the Grassland Earless-dragon (endangered).

The reserves take in a range of other habitats, including Buloke Grassy Woodlands, and a variety of wetland types including Plains Grassy Wetland of the Victorian Volcanic Plain. These wetlands provide habitat for existing populations of Growling Grass frog (vulnerable) and several migratory bird species.

The proposed grassland reserves have been designed to maximise the area of habitat available to resident plant and animal species, in particular threatened species, and to enable management activities critical to the long term survival of species and vegetation to be undertaken. As a result, not all areas within the reserves support high quality native vegetation and some areas are degraded. Management works will be targeted to these areas.

Environmental objective to be achieved

- To facilitate the establishment of a reservation for at least 15,000 hectares of grassland (nature conservation reserve or National Park) outside the Urban Growth Boundary in Melbourne’s west.
- To provide interim management of the western grassland reserves before they are acquired, achieved by assisting landholders to manage threats and strengthening regulation to prevent degradation.
- To introduce a management regime to ensure that the grassland areas are not degraded in the period prior to acquisition of the land for the grassland reserves.
To manage the areas as a conservation reserve or National Park for a range of particular vegetation and species requirements.

To protect and enhance significant landscape and habitat areas of threatened species.

To ensure that any development does not impact on the environmental significance of the land or the ability of the land to be managed as a contiguous conservation reserve or National Park in the future.

To ensure that any use, development or management of land within and adjacent to areas of environmental significance are compatible with their long-term maintenance, conservation and management (e.g. ecological burning) and will not have detrimental impacts on biodiversity values.

To prevent degradation of sites of environmental significance.

To protect and improve the viability of habitats, ecological communities, flora and fauna and genetic diversity in areas of environmental significance in the long term.

To maintain and enhance the integrity of sites of environmental significance.

To maintain and enhance habitat connectivity for National and State listed threatened species.

To encourage ecological restoration, regeneration and revegetation of areas of degraded habitat and areas which currently have no habitat value due to historical or current land management practices.

To manage buffer areas to reduce the impact of land uses adjoining the Western Grassland Reserves and to ensure appropriate management of the reserve does not adversely impact on surrounding land uses.

To provide for the long term preservation of the flora and fauna of environmentally significant areas.

### Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) in accordance with an agreement under Section 69 of the Conservation, Forests and Lands Act 1987.

- Construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) by or on behalf of a public authority or public land manager involving revegetation, or preparatory works associated with revegetation.

### Application requirements

An application must be accompanied by, as appropriate:

- A flora and fauna assessment of the land prepared by a suitably qualified and experienced person to the satisfaction of the responsible authority. The assessment must include:
  - A flora and fauna survey.
  - A habitat hectare assessment.
  - Identification of the vegetation and habitat significance of the property.
  - The total extent of vegetation on the property and the extent of native vegetation proposed to be removed, lopped or destroyed.
  - A description of any proposed disturbance or surface soil or rocks, associated with the proposed development.
- A description of the steps that have been taken to avoid and minimise the removal of native vegetation including the practicality of alternative options which do not require removal of the native vegetation.

- The effect of the proposed removal of native vegetation on the habitat value and long term viability of remnant grasslands in the vicinity.

- A land and environmental management plan prepared by a suitably qualified person identifying:
  - Any proposals for revegetation, including proposed species, and ground stabilisation.
  - How any vegetation removal will be offset (an offset plan), in accordance with Victoria’s Native Vegetation Management: A Framework For Action (Department of Natural Resources and Environment, 2002).
  - Weed management, including species to be targeted and proposed management techniques.
  - Pest animal management, including species to be targeted and proposed management techniques.

\section{Referral of applications}

In accordance with Section 55 of the Act, an application must be referred to the relevant referral authority specified in the schedule to Clause 66.04.

\section{Decision guidelines}

Before deciding on an application, the responsible authority must consider, as appropriate:

- The conservation significance of any vegetation to be removed and its habitat value for native fauna.

- The effect of any proposed building or works on the environmental values of the land and the integrity of the future reserve.

- The reason for removing any vegetation and the practicality of any alternative options.

- The importance of the natural environment including any important landscape or conservation characteristics of the area and the suitability of the proposed development.

- The control of noxious and environmental weeds and pest animals, including the need to minimise the spread of weeds and soil pathogens.

- The impact on the integrity of the site from the proposed development, disturbance and removal of rock, indiscriminate weed control, habitat fragmentation and isolation and disturbance and destruction of habitat of threatened species.

- The proposed management practices for the land including:
  - The linking and enlarging of areas of significant flora and fauna habitats.
  - Effective and targeted weed control.
  - Programs to control or eliminate introduced predatory and pest animal species, in particular foxes, rabbits and hares.
  - Rehabilitation of degraded areas through fencing, revegetation with appropriate native species and ongoing management.
  - Collection of seed and other plant propagules for rehabilitation projects on and off site.

- The results of any flora and fauna survey and assessment of the land.

- Any Growth Area Framework Plans, Biodiversity Conservation Strategies, Sub-Regional Species Strategies, Native Vegetation Precinct Plan, Conservation Management Plan, Precinct Structure Plan or other management plan approved for the area by the Minister for Planning or Minister for Environment and Climate Change.

- Any relevant park management plan or interim management plan.

- Any action statement prepared under the Flora and Fauna Guarantee Act 1988 and any significant impact guidelines or prescriptions prepared under the Environmental Protection and Biodiversity Conservation Act 1999 (Cth) for species or habitat listed under either of these Acts that occur or are likely to occur on the land.

7.0

06/08/2010

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Reference

- Delivering Melbourne’s Newest Sustainable Communities: Report for Public Consultation, Urban Growth Boundary Review (Department of Planning and Community Development June 2009)

- Delivering Melbourne’s Newest Sustainable Communities: Strategic Impact Assessment Report for the Environment Protection and Biodiversity Conservation Act 1999 (Department of Sustainability and Environment June 2009)

- Delivering Melbourne’s Newest Sustainable Communities: Background Technical Report 2a: Biodiversity Assessment of Melbourne's Western Investigation Area (Biosis Research June 2009)
SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO4.

GRASSLANDS WITHIN THE WERRIBEE PLAINS HINTERLAND

Statement of environmental significance

The areas included within this overlay form part of the Victorian Volcanic Plain Bioregion. The native vegetation of the Victorian Volcanic Plain bioregion is one of the most depleted in the State. Only 4.5 per cent of the State still has a cover of native vegetation, and less than 1.2 per cent is in formal reserves.

The Werribee Plains hinterland consists of undulating volcanic plains, a scoria cone and steep gorges formed by the Little and Werribee Rivers. Many elements of the flora reflect the low rainfall of this area, which formerly supported extensive areas of Plains Grassland. Although the native vegetation has been extensively cleared and altered for agricultural, urban and industrial use, there are some large areas of predominantly native vegetation as well as some high quality wetlands, which are important for many threatened fauna species. There are a number of communities and species in this area that do not occur elsewhere in the bioregion. Important species in this area include, for flora, the Button Wrinklewort, Large-fruit Fireweed, Small Golden Moths, Small Milkwort, Small Scurf-pea, Spiny Rice-flower, and the only remaining wild population of Sunshine Diuris; and, for fauna, the Grassland Earless Dragon, Orange-bellied Parrot, Plains-wanderer, Red-chested Button-quail, Striped Legless Lizard and Swift Parrot.

The landscape consists of undulating volcanic plains with red duplex soils. The Werribee and Little Rivers have incised steep and sometimes spectacular gorges into the basalt plain. The scoria cone of Mount Anakie is a significant landscape feature. A band of Tertiary sediments is located along the western edge of this area.

It has a unique and relatively early history of European settlement due partly to the ease of access of the open grassland plains. Because of this the landscape has been radically altered. The dry plains of the Werribee plains hinterland formerly supported extensive areas of Plains Grassland. These grasslands integrated with Riverina Plains Grassy Woodland (dominated by Grey Box, Buloke and Drooping Sheoak) to the west and south of Melton, and Plains Grassy Woodland in and around the You Yangs and east of the Brisbane Ranges. Riparian areas supported Floodplain Riparian Woodland and Creekline Grassy Woodland with Escarpment Shrubland on steeper escarpments. A variety of wetland communities formerly occurred throughout including Plains Grassy Wetland, Plains Sedgy Wetland, Canegrow Wetland, Lignum Wetland and Aquatic Herbfield. Scoria Cone Woodland was associated with Mount Anakie and other volcanoes. Areas of Coastal Saltmarsh were found along the shores of Port Phillip Bay. Many elements of the flora reflect the low rainfall including White Cypress-pine and Fragrant Saltbush found along the steep escarpments of the Werribee River, and Woolly Buttons at Little River. The native vegetation has been extensively cleared and altered for agriculture and (increasingly) for urban and industrial use. However, there are large areas of predominantly native vegetation including woodlands, wetlands and grasslands.

The major issue for biodiversity conservation in the Werribee plains hinterland is loss of native vegetation and habitat through clearing for urban development, cropping and infrastructure. The compounding effects of such clearing are the loss of floristic and habitat diversity and increasing fragmentation of habitats and isolation of remnants. Similarly, changes to management of remnant vegetation and increased urbanisation contribute to the proliferation of weeds and feral animals. Degradation of drainage lines and riparian vegetation through erosion, pollution and uncontrolled grazing, depletion of wetlands and changes to the hydrology of wetlands and streams are also serious threats to biodiversity in the region. However, a range of conservation assets are present and significant opportunities do exist to establish relatively large areas and networks of areas that
are managed sympathetically for conservation. Such networks could include a range of vegetation types and land tenures and relatively large and intact areas of open grassland, grassy woodland and wetland communities.

**2.0 Environmental objective to be achieved**

- To prevent a decline in the extent and quality of native vegetation and native fauna habitat of the Victorian Volcanic Plain.
- To enhance the environmental and landscape values of the area.
- To avoid the fragmentation of contiguous areas of native vegetation or native fauna habitat.
- To ensure that any use, development or management of the land is compatible with the long-term conservation, maintenance and enhancement of the grasslands.
- To avoid the destruction of habitat for native fauna resulting from the modification of land form and disturbance of surface soils and rocks.
- To enable areas of environmental significance, due to their native vegetation or habitat values, to be identified.

**3.0 Permit requirement**

A permit is not required to:

- Construct a building or construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) in accordance with an agreement under Section 69 of the Conservation, Forests and Lands Act 1987.
- Construct or carry out works or to remove, destroy or lop vegetation (including dead vegetation) by or on behalf of a public authority or public land manager involving revegetation, or preparatory works associated with revegetation.
- Construct a building or construct or carry out works for an extension or alteration of an existing dwelling (other than the erection of an outbuilding normal to a dwelling) provided that the gross floor area of that extension or alteration does not exceed 50 square metres and the extension or alteration is more than 5 metres from any existing native vegetation.
- Construct a building or construct or carry out works within an Industrial 1 Zone, Industrial 2 Zone or Low Density Residential Zone.
- Construct a building or construct or carry out works within the Special Use Zone, Schedule 11 (Avalon Airport) and Special Use Zone 12 (Lara Energetic Materials Manufacturing Plant).
- Remove, destroy or lop any vegetation, including dead vegetation:
  - Where the vegetation is non native.
  - Where the vegetation is a plant proclaimed as a weed under the Catchment and Land Protection Act 1994.
  - In order to enable the use and maintenance of a building constructed or approved by a planning permit granted under this planning scheme or by a building permit granted under the Building Act 1993, before 6 August 2010. This exemption does not apply to vegetation located more than 10 metres from a building.
  - Where the vegetation has been planted or grown for aesthetic or amenity purposes, including agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), shelter belts, woodlots, street trees, gardens or the like. This exemption does not apply if public funding was provided to assist in planting or managing the vegetation for conservation purposes and the terms of the funding did not anticipate removal or harvesting of the vegetation.
Application requirements

An application must be accompanied by:

- A description of any proposed disturbance of surface soil or rocks associated with the proposal.
- The total extent of vegetation on the property and the extent of native vegetation proposed to be removed, lopped or destroyed.
- A description of the steps that have been taken to avoid and minimise the removal of native vegetation including the practicality of alternative options which do not require removal of the native vegetation.

An application must also be accompanied by, as appropriate:

- A flora and fauna assessment of the land prepared by a suitably qualified and experienced person to the satisfaction of the responsible authority. The assessment must include:
  - A flora and fauna survey.
  - A habitat hectare assessment.
  - Identification of the vegetation and habitat significance of the property.
  - A description of the effect of the proposed development in relation to other areas of native vegetation or native fauna habitat, including any proposed conservation reserves, streams and waterways.

- A land and environmental management plan prepared by a suitably qualified person identifying, as appropriate:
  - Any proposals for revegetation, including proposed species, and ground stabilisation.
  - How any vegetation removal will be offset (an offset plan), in accordance with Victoria’s Native Vegetation Management: A Framework For Action (Department of Natural Resources and Environment 2002).
  - Weed management, including species to be targeted and proposed management techniques.
  - Pest animal management, including species to be targeted and proposed management techniques.

If in the opinion of the responsible authority a flora and fauna assessment of the land or a land and environmental management plan is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Referral of applications

In accordance with Section 55 of the Act, an application must be referred to the relevant referral authority specified in the schedule to Clause 66.04.

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:
• The conservation significance of any vegetation to be removed and its habitat value for native fauna.

• Measures to protect and enhance native vegetation and native fauna habitat of the Victorian Volcanic Plain, including the retention of land form, surface soils and rocks.

• Measures to maintain contiguous areas of native vegetation or native fauna habitat.

• Any relevant strategic grasslands management plan, particularly the potential impact of management activities, such as burning, on any proposed new use or development.

• The impact of any use, development or management of land on the grasslands including the potential impacts of nutrient and water run-off, increased weed and pest invasion or recreational impacts.

• Measures to encourage ecological restoration, regeneration and revegetation with indigenous species.

• The need to adopt a precautionary approach in the absence of scientific certainty.

• The reason for removing any vegetation and the practicality of any alternative options.

• The impact on the integrity of the site from the proposed development, disturbance and removal of rock, indiscriminate weed control, habitat fragmentation and isolation and disturbance and destruction of habitat of threatened species.

• The proposed management practices for the land including:
  - The linking and enlarging of areas of significant flora and fauna habitats.
  - Effective and targeted weed control.
  - Programs to control or eliminate introduced predatory and pest animal species, in particular foxes, rabbits and hares.
  - Rehabilitation of degraded areas through fencing, revegetation with appropriate native species and ongoing management.
  - Collection of seed and other plant propagules for rehabilitation projects on and off site.

• The results of any flora and fauna survey and assessment of the land.

• Any Native Vegetation Precinct Plan, Conservation Management Plan, Precinct Structure Plan or other management plan approved for the area by the Minister for Planning or Minister for Environment and Climate Change.

• Any action statement, significant impact guidelines or prescriptions for listed species or habitat of listed species occurring or likely to occur on the land.

7.0 Reference

• Delivering Melbourne’s Newest Sustainable Communities: Strategic Impact Assessment Report for the Environment Protection and Biodiversity Conservation Act 1999 (Department of Sustainability and Environment 2009)

• Delivering Melbourne’s Newest Sustainable Communities: Report for Public Consultation, Urban Growth Boundary Review (Department of Planning and Community Development 2009)

• Delivering Melbourne’s Newest Sustainable Communities: Background Technical Report 2a: Biodiversity Assessment of Melbourne’s Western Investigation Area (Biosis Research 2009)
SCHEDULE 5 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO5.

PORT OF GEELONG ENVIRONS

1.0

Statement of environmental significance

The overlay manages potential conflicts between land in the port environs and the adjoining Port of Geelong. Land within this overlay should not be developed for any purpose that might compromise the long term protection and expansion of port operations, infrastructure and associated storage facilities.

2.0

Environmental objective to be achieved

- Minimise the potential for future land use conflicts between the port and port environs.
- Ensure that any use and intensity of development in the overlay area does not constrain the ongoing operation and development of the commercial port.

3.0

Permit requirement

A permit is not required to:

- Construct a building or construct or carry out works, unless the building or works is associated with the following uses:
  - Accommodation
  - Child care centre
  - Education centre
  - Place of Assembly
  - Office
- Subdivide land.
- Remove, destroy or lop any vegetation, including dead vegetation.

4.0

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the proposed use or development is appropriate to the site by virtue of the proximity to the port.
- Whether the proposed use or development might impede the long term development and operation of the port.
- Whether the proposed use or development has the potential to expose people unnecessarily to any off-site impacts associated with the 24-hour, 7 day a week operation of the port.
- Whether the siting and design of the proposed use or development includes appropriate measures to ensure that the amenity of the proposed use will not be impacted by off-site impacts associated with the 24-hour, 7 day a week operation of the port.
- Whether the proposal is compatible with the present and future operation of the commercial trading port as detailed in a port development strategy approved under the Port Services Act 1995.
- Whether the proposal will result in an increase in the number of people affected by noise or road or rail traffic arising from port operations.
- Whether the proposal will result in an increase in the number of people affected by exposure to risk to health or life arising from port operations.

**Reference**

*Port of Geelong – Port Land Use Strategy (GeelongPort and Department of Transport 2009).*
SCHEDULE 6 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO6.

WARRENBEEEN COURT RESIDENTIAL AREA AND LAND NORTH OF TAITS ROAD, BARWON HEADS

1.0

Statement of environmental significance

This area contains indigenous vegetation of the Ecological Vegetation Class - Coastal Alkaline Scrub (EVC 858) identified as Coastal Moonah Woodland (*Melaleuca lanceolata subsp. lanceolata*). Coastal Moonah Woodland is listed as threatened under the Flora and Fauna Guarantee Act 1988 and is the subject of Action Statement No.141 under that Act. The Coastal Moonah Woodland in this area ranges from poor condition to good condition and needs to be protected and enhanced to prevent further incremental decrease in the extent and condition of the community. The presence of poor condition, or relatively poor condition Coastal Moonah Woodland is the result of poor management of the understorey which presents as a Moonah or indigenous canopy over a modified understorey.

Threats to ecological values within this area include the removal of vegetation particularly understorey species, thick mulching preventing the recruitment of indigenous plants and the general residential use of the sites resulting in trampling by humans and/or dogs, weed invasion, mowing etc.

Species found in the Coastal Moonah Woodland in this area include:

Overstorey: Moonah, with occasional Drooping Sheoak *Allocasuarina verticillata*.


Scramblers/climbers: Small-leaved Clematis *microphylla var. microphylla* and Bower Spinach *Tetragonia tetragonioides*.


2.0

Environmental objective to be achieved

To protect and enhance the long term future of the Coastal Moonah Woodland vegetation community; and to minimise the impact of residential use and development on the Coastal Moonah Woodland vegetation community.

3.0

Permit requirement

Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous to Victoria,
- Listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- Pruned to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- An immediate risk of personal injury or damage to property, if only that part of vegetation which presents the immediate risk is removed, destroyed or lopped.
- Dead, to the satisfaction of the responsible authority.
- Maintaining public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like to the minimum extent necessary by the relevant authority.

**Buildings and works**

A permit is not required to carry out alterations or maintenance to an existing building within the existing building footprint.

A permit is required to construct a fence.

### 4.0 Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate:
  - The location of existing and proposed building(s) on the site and on surrounding properties.
  - The total extent of indigenous vegetation on the subject land.
  - The total extent of proposed removal, destruction or lopping and/or proposed buildings and works.

- Outline the reason for removing any Coastal Moonah Woodland and the alternative options considered which do not require removal of Coastal Moonah Woodland.

- Demonstrate that the extent of removal, destruction or lopping of Coastal Moonah Woodland has been reduced as much as is reasonable and practicable, and detail means of protecting vegetation during construction of buildings and works.

- Specify the ongoing management requirements of vegetation post construction, including species from the Coastal Moonah Woodland community proposed for revegetation following disturbance.

- Include a landscaping plan prepared by a suitably qualified person which incorporates species from the Coastal Moonah Woodland community and restricts the use of mulching within areas of remnant vegetation.

### 5.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The location of Coastal Moonah Woodland as identified in:
  - *Significant Residential Tree Assessment*: Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016) or


- The need to avoid removal, lopping and/or destruction of Coastal Moonah Woodland community.

- Whether there is a valid reason for removing the vegetation and alternative options to removal have been fully explored such as changing the building footprint.
- The need to minimise human disturbance on the root system, canopy and overall health and appearance of the Coastal Moonah Woodland community from constructing a building or constructing or carrying out works. This may include mulching, trampling, introduction of pest plants and cut and/or fill, as well as measures to protect vegetation during construction.

- The need to limit buildings and hard surfaces such as dwellings, outbuildings, driveways and hard landscaping to parts of sites that does not contain the Coastal Moonah Woodland community.

- The need to improve the condition and diversity of understory vegetation in the Coastal Moonah Woodland community through natural regeneration and re-establishment of Coastal Moonah Woodland community.
VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To protect areas of significant vegetation.
To ensure that development minimises loss of vegetation.
To preserve existing trees and other vegetation.
To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
To maintain and enhance habitat and habitat corridors for indigenous fauna.
To encourage the regeneration of native vegetation.

Vegetation significance and objectives

A schedule to this overlay must contain:

- A statement of the nature and significance of the vegetation to be protected.
- The vegetation protection objectives to be achieved.

Permit requirement

A permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:

- If the table to Clause 42.02-3 specifically states that a permit is not required.
- To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
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<tr>
<td>Remove, destroy or lop one tree.</td>
<td>Clause 59.06</td>
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</table>

Table of exemptions

The requirement to obtain a permit does not apply to:

Emergency works

Vegetation that is to be removed, destroyed or lopped:
- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or
- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.

Extractive industry

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority granted under that Act.
The requirement to obtain a permit does not apply to:

### Fire protection

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:

- fire fighting;
- planned burning;
- making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;
- making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);
- is ground fuel within 30 metres of a building and is vegetation other than native vegetation;
- in accordance with a fire prevention notice issued under either:
  - Section 65 of the Forests Act 1958; or
  - Section 41 of the Country Fire Authority Act 1958.
- keeping vegetation clear of, or minimising risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;
- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by, or on behalf of that authority in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the Road Management Act 2004.

Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.

### Geothermal energy exploration and extraction

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005.

### Greenhouse gas sequestration and exploration

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Greenhouse Gas Geological Sequestration Act 2008.

### Land management and directions notice

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the Catchment and Land Protection Act 1994.

### Land use conditions

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the Catchment and Land Protection Act 1994.

### Mineral exploration and extraction

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the Mineral Resources (Sustainable Development) Act 1990:

- that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or
- in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.

Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.

### Noxious weeds

Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (Cuscuta australis).

### Pest animal burrows

Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.
### The requirement to obtain a permit does not apply to:

In the case of native vegetation, the written agreement of an officer of the department responsible for administering the *Flora and Fauna Guarantee Act 1988* is required before the vegetation can be removed, destroyed or lopped.

<table>
<thead>
<tr>
<th>Plantation vegetation</th>
<th>Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Railways</td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>).</td>
</tr>
</tbody>
</table>
| Regrowth              | Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is:  
  - bracken (*Pteridium esculentum*); or  
  - within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.  
  This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster. |
| Road safety           | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |
| Stone exploration     | Vegetation is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.  
  The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:  
  - 1 hectare of vegetation which does not include a tree.  
  - 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.  
  - 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.  
  This exemption does not apply to costeanning and bulk sampling activities. |
| Surveying             | Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the *Surveying Act 2004*) using hand-held tools to establish a sightline for the measurement of land. |
| Traditional owners    | Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:  
  - a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or  
  - an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017). |

### Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- The statement of the nature and significance of the vegetation to be protected and the vegetation protection objective contained in a schedule to this overlay.
- The effect of the proposed use, building, works or subdivision on the nature and type of vegetation to be protected.
- The role of native vegetation in conserving flora and fauna.
- The need to retain native or other vegetation if it is rare, supports rare species of flora or fauna or forms part of a wildlife corridor.
- The need to retain vegetation which prevents or limits adverse effects on ground water recharge.
- The need to retain vegetation:
  - Where ground slopes exceed 20 percent.
  - Within 30 metres of a waterway or wetland.
  - On land where the soil or subsoil may become unstable if cleared.
  - On land subject to or which may contribute to soil erosion, slippage or salinisation.
  - In areas where the removal, destruction or lopping of vegetation could adversely affect the integrity or long term preservation of an identified site of scientific, nature conservation or cultural significance.
  - Which is of heritage or cultural significance.
- The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.
- Any relevant permit to remove, destroy or lop vegetation in accordance with a land management plan or works program.
- Whether the application includes a land management plan or works program.
- Whether provision is made or is to be made to establish and maintain vegetation elsewhere on the land.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO THE VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO1

SIGNIFICANT ROADSIDES AND LINEAR RESERVES

1.0

19/01/2006
VC37

Statement of nature and significance of vegetation to be protected

The vegetation subject to this schedule is:

- Remnant grassland or other significant vegetation which is classified as depleted, rare or threatened at a Statewide level.
- Habitat of Victorian rare or threatened (VROT) flora or fauna species or communities as identified in the *Flora and Fauna Guarantee Act 1988*.
- Vegetation connecting significant remnant habitat.
- Identified in the Roadside Management Manual for the former Bellarine District of the City of Greater Geelong 1994; Roadside Management Manual for the former South Barwon District of the City of Greater Geelong 1995; Remnant Vegetation Assessment of the former Corio District of the City of Greater Geelong 1993 and The Indigenous Vegetation of the South Geelong to Drysdale Railway Reservation 1995 as having high conservation value or vegetation forming significant wildlife corridors.

2.0

19/01/2006
VC37

Vegetation protection objective to be achieved

- To protect areas of significant indigenous vegetation.
- To maintain habitat corridors for indigenous flora and fauna.
- To ensure that all development and works minimise the loss of indigenous vegetation.

3.0

28/01/2010
C129(Part 1)

Permit requirement

A permit is required to remove, destroy or lop any vegetation except where:

- The removal of vegetation is carried out in conjunction with an approved development in accordance with an endorsed plan.
- The removal of vegetation is to enable the formation of a single crossing and access driveway with a maximum width of 4.2 metres. Consultation is still required with the responsible authority to minimise the loss of significant indigenous vegetation.
- The vegetation presents an immediate risk of personal injury or damage to property including the culling of single trees within 3 metres of a dwelling or outbuilding.
- Any tree or branch of a tree impairs the access of motor vehicles along any existing or approved access track, provided that such access track has a width no greater than 4 metres.
- It is not native vegetation or listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.

An application for permit must:

- Specify the purpose for the removal of the vegetation.
- Demonstrate that the need for removal, destruction or lopping of remnant native vegetation has been reduced to the maximum extent that is reasonable and practicable.
- Be accompanied by a vegetation management plan which clearly indicates all existing vegetation on the site, the extent of vegetation removal and the species and location of flora to be removed.
Specify proposals for revegetation following disturbance or restoration of an alternate site, including proposed species and ground stabilisation.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- The vegetation protection objectives of this schedule.
- The value of the flora to be removed in terms of its habitat, landscape and environmental values, age, physical condition, rarity or variety.
- The likely effect of removal or lopping of vegetation on resident or migratory fauna.
- The need to retain trees, both live and dead, with hollows for habitat value.
- The need to retain the connectivity in a local or regional context of linear remnants.
- The purpose of removing or lopping the native vegetation and whether there are alternative options on less significant road reserves.
- Appropriate measures to prevent invasion after the development or works by environmental weeds.
- The future use of the land and whether it is appropriate to include conditions requiring planting, replanting or other treatment of the land.
SCHEDULE 2 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

Shown on the planning scheme map as VPO2.

THACKER STREET, OCEAN GROVE – VEGETATION PROTECTION AREA

1.0

Statement of nature and significance of vegetation to be protected

The Thacker Street Vegetation Protection Area is significant because:

- It comprises remnant Bellarine Yellow Gum – Coast Manna Gum Grassy Woodland which is of national significance.
- It has high conservation significance containing a diverse range of State and regionally significant plant species.
- The vegetation forms a link with the Ocean Grove Nature Reserve and remnant vegetation in surrounding residential areas.

References:

- “Comments on Vegetation Significance and Management, Reilly’s Property, Ocean Grove”, Ecology Australia, September 1997
- “Reilly’s Ocean Grove Property Vegetation Assessment”, Ecology Australia, February 1999

2.0

Vegetation protection objective to be achieved

To protect and ensure the long-term future of the significant remnant vegetation.

To ensure development and use do not impact on the significant remnant vegetation.

To ensure siting of design of development and works maintains the physical and biological integrity of remnant vegetation community.

To encourage regeneration of the significant remnant vegetation.

To promote the use of locally indigenous plants for regeneration and revegetation.

3.0

Permit requirement

A permit is required to remove, destroy or lop native vegetation, except where:

- The native vegetation falls within a building envelope on an approved Plan of Subdivision or Concept Plan.
- It is listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- The native vegetation is dead and is less than 5 metres in height.

An application to remove vegetation must:

- Be accompanied by a plan that indicates the total extent of native vegetation on the land and the extent of proposed clearing, destruction or lopping.
- Specify the purpose of the proposed clearing.
- Demonstrate that the extent of removal, destruction or lopping of native vegetation has been reduced as much as is reasonable and practicable.
- Be accompanied by a landscape plan that shows the extent of revegetation works proposed to be undertaken on the site.
An application must be referred for advice to the Department of Environment, Land, Water and Planning.

### Decision guidelines

Before deciding on an application for a permit, in addition to the decision guidelines in Clause 42.02-3, the responsible authority must consider as appropriate:


- The views of the Department of Environment, Land, Water and Planning.

- The need to retain remnant vegetation in terms of physical and biological condition, rarity, variety and habitat quality.

- The likely effect of removal, destruction or lopping of native vegetation on resident or migratory fauna and the need to retain trees (live and dead) with hollows, understorey vegetation, native grasses and ground litter for habitat value.

- The reasons for removing the vegetation and the practicality of alternative options which do not require the removal of the native vegetation.

- The need to replace cleared vegetation.

- The importance of using indigenous species of local provenance for revegetation.

- The need to provide for fire protection while minimising the impact on vegetation, particularly a the rear of allotments adjoining the Ocean Grove Nature Reserve.
SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

**Landscape character and objectives**

A schedule to this overlay must contain:

- A statement of the nature and key elements of the landscape.
- The landscape character objectives to be achieved.

**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the conduct of agricultural activities including ploughing and fencing (but not the construction of dams) unless a specific requirement for that activity is specified in a schedule to this overlay.
- Construct a fence if specified in the schedule to this overlay.
- Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:
  - If the table to Clause 42.03-3 specifically states that a permit is not required.
  - To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Remove, destroy or lop one tree.</td>
<td>Clause 59.06</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>A rainwater tank.</td>
<td></td>
</tr>
<tr>
<td>The buildings and works must be associated with a dwelling.</td>
<td></td>
</tr>
</tbody>
</table>
### Table of exemptions

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Emergency works</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped:</td>
</tr>
<tr>
<td></td>
<td>- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access or to enable emergency works; or</td>
</tr>
<tr>
<td></td>
<td>- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.</td>
</tr>
<tr>
<td><strong>Extractive industry</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the <em>Mineral Resources (Sustainable Development) Act 1990</em> and authorised by a work authority granted under that Act.</td>
</tr>
<tr>
<td><strong>Fire protection</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of any of the following fire protection activities:</td>
</tr>
<tr>
<td></td>
<td>- fire fighting;</td>
</tr>
<tr>
<td></td>
<td>- planned burning;</td>
</tr>
<tr>
<td></td>
<td>- making or maintaining of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;</td>
</tr>
<tr>
<td></td>
<td>- making of strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>);</td>
</tr>
<tr>
<td></td>
<td>- is ground fuel within 30 metres of a building and is vegetation other than native vegetation;</td>
</tr>
<tr>
<td></td>
<td>- in accordance with a fire prevention notice issued under either:</td>
</tr>
<tr>
<td></td>
<td>- Section 65 of the <em>Forests Act 1958</em>; or</td>
</tr>
<tr>
<td></td>
<td>- Section 41 of the <em>Country Fire Authority Act 1958</em>.</td>
</tr>
<tr>
<td></td>
<td>- keeping vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the <em>Electricity Safety Act 1998</em>;</td>
</tr>
<tr>
<td></td>
<td>- minimising the risk to life and property from bushfire of a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the <em>Road Management Act 2004</em>.</td>
</tr>
<tr>
<td><strong>Geothermal energy exploration and extraction</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with operation plan approved under the <em>Geothermal Energy Resources Act 2005</em>.</td>
</tr>
<tr>
<td><strong>Greenhouse gas sequestration and exploration</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
</tr>
<tr>
<td><strong>Land management or directions notice</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td><strong>Land use conditions</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the <em>Catchment and Land Protection Act 1994</em>.</td>
</tr>
<tr>
<td><strong>Mineral exploration and extraction</strong></td>
<td>Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention licence issued under the <em>Mineral Resources (Sustainable Development) Act 1990</em>:</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- that is low impact exploration within the meaning of Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990; or
- in accordance with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.

Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.

### Noxious weeds
Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1994. This exemption does not apply to Australian Dodder (Cuscuta australis).

### Pest animal burrows
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows.

In the case of native vegetation the written agreement of an officer of the department responsible for administering the Flora and Fauna Guarantee Act 1988 is required before the vegetation can be removed, destroyed or lopped.

### Planted vegetation
Vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.

### Railways
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

### Regrowth
Vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established vegetation, and is

- bracken (Pteridium esculentum); or
- within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation.

This exemption does not apply to land on which vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.

### Road safety
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing public road in accordance with written agreement of the Secretary of the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

### Stone exploration
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.

The maximum extent of vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of vegetation which does not include a tree.
- 15 trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 5 trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

This exemption does not apply to costeasing and bulk sampling activities.

### Surveying
Vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the Surveying Act 2004) using hand-held tools to establish a sightline for the measurement of land.

### Traditional owners
Vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:
The requirement to obtain a permit does not apply to:

- a natural resources agreement under Part 6 of the *Traditional Owners Settlement Act 2010*; or
- an authorisation order made under sections 82 or 84 of the *Traditional Owner Settlement Act 2010* as those sections were in force immediately before the commencement of section 24 of the *Traditional owners Settlement Amendment Act* in 2016 (1 May 2017).

### Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

### Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO1

FOOTHILLS OF THE YOU YANGS

1.0

Statement of nature and key elements of landscape

This area is comprised of treeless foothills and plains at the base of the You Yangs. The You Yangs are the most prominent landscape feature in the northern area of the municipality, providing panoramic views of Geelong. The surrounding foothills and plains create an open view path to the You Yangs, visually exposing them when viewed from the surrounding basalt plains.

The key element of the landscape is its open character and contrast with the You Yangs.

2.0

Landscape character objective to be achieved

- To protect and enhance the open character, contrast and scenic quality of the landscape.
- To maintain an open view path to the regionally significant You Yangs.
- To protect the landscape from visual intrusion by inappropriate buildings and works and their siting, design or materials.
- To encourage the siting, design and landscaping of buildings and works to be responsive to the landscape values of the area.
- To facilitate the rehabilitation of extractive industries when they reach the end of their economic life.

3.0

Permit requirement

A permit is not required for routine or preventative maintenance to existing lawfully established structures.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.

4.0

Decision guidelines

Before deciding upon an application, the responsible authority must consider, as appropriate:

- The landscape values of the edges of the foothills of the You Yangs.
- The protection and appropriate enhancement of the landscape, having regard to:
  - Protecting landscape areas and vantage points of high quality.
  - The conservation of significant areas of natural vegetation and significant stands of trees.
  - The necessity of retaining a buffer strip of vegetation in the vicinity of watercourses, roads and property boundaries, in particular any remnant indigenous vegetation species.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the foothills of the You Yangs.
Whether approval of the proposed buildings and works is compatible with maintaining the visual and natural significance of the landscape.

The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.

The benefit of conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.

Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.

The containment of extractive industries to ensure that development and subsequent reclamation are carried out without significant detriment to the recreational and scenic value of the surrounding area.
SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO2

NORTHERN BANK OF THE BARWON RIVER, NEWTOWN

1.0

19/01/2006

VC37

Statement of nature and key elements of landscape

Land adjoining the northern bank of the Barwon River as it passes through Newtown is located within a mixed use environment. It is characterised by an escarpment on the northern bank that ‘overlooks’ the Barwon River. This is of particular visual significance from both the river banks and the higher lands on the south bank. The river banks of the Barwon River have been progressively acquired and developed for a significant open space spine over many years and the enjoyment of this space should not be compromised by inappropriate or imposing development.

2.0

19/01/2006

VC37

Landscape character objective to be achieved

- To protect the visual significance of the escarpment area from intrusions resulting from inappropriate siting, design and materials of buildings and works.
- To minimise the visual impact of any buildings, structures and works on views to the area from the River bank and the higher lands on the south bank of the River.
- To encourage siting, design and landscaping of buildings and works that is responsive to the landscape values of the area.

3.0

28/01/2010

C129(Part 1)

Permit requirement

A permit is not required for routine or preventative maintenance to existing lawfully established structures.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.

4.0

19/01/2006

VC37

Decision guidelines

Before deciding upon an application, the responsible authority must consider, as appropriate:

- The landscape values of the overlay area.
- The protection and appropriate enhancement of the landscape and vantage points of high quality.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the overlay area.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual significance of the landscape.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the landscape.
- The benefit of the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.
SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Showed on the planning scheme map as SLO3.

WAURN PONDS VALLEY

1.0

Statement of nature and key elements of landscape

The Waurn Ponds Valley is comprised of smoothly rounded hills sloping steeply to a flat-bottomed, meandering river valley. The area is mainly used for rural pursuits. It is a strategic location at the westerly entrance to Geelong via the Princes Highway.

The landscape of the area is visually prominent and exposed when viewed from the Highway, especially on its northern side. Further, the scenic qualities of the area are enhanced by the contrast of the hills and valley and the Waurn Ponds Creek. The lack of natural vegetation affects the capacity of the slopes of the hills to readily absorb development and therefore appropriate siting and design of buildings is critical.

2.0

Landscape character objective to be achieved

- To ensure that the scenic values of the Princes Highway through the Waurn Ponds Valley are not compromised by inappropriate development.
- To protect and enhance the Waurn Ponds Valley as an entrance feature to Geelong.
- To protect the landscape from visual intrusion by inappropriate buildings and works and their siting, design or materials.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To encourage the siting, design and landscaping of buildings and works responsive to the landscape values of the area.

3.0

Permit requirement

A permit is not required for works undertaken by or on behalf of VicRoads for the construction of the Geelong Bypass – Section 3 and associated works and on land within a Road Zone, Category 1 or covered by a Public Acquisition Overlay (PAO3) for that purpose.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.
- Any native vegetation including trees, shrubs, herbs and grasses to the minimum extent necessary for works undertaken by or on behalf of VicRoads in the construction of the Geelong Bypass – Section 3 and associated works.

4.0

Decision guidelines

Before deciding upon an application the responsible authority must consider, as appropriate:

- The landscape values of the Waurn Ponds Valley.
- The protection and appropriate enhancement of the landscape and vantage points of high quality.
• Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the Waurn Ponds Valley.

• Whether approval of the proposed buildings and works is compatible with maintaining the visual significance of the landscape.

• The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.

• The benefit of the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.

• Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.

• The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries, in particular any remnant indigenous species.

• The need to control the discharge of any stormwater into Waurn Ponds Creek so as to minimise the impact on water quality, aquatic flora and fauna and disturbance to the riparian zone.
SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO4.

MT BRANDON PENINSULA

1.0

Statement of nature and key elements of landscape

The Mount Brandon Peninsula forms the centre of a U-shaped bend in the Barwon River at Fyansford, upstream of Buckley Falls. It is a very prominent area of land within the river corridor and Buckley Falls Park which is being developed as one of the City’s major parkland attractions.

The area has a high visual integrity and prominence which is integral to the enjoyment and experience of the Buckley Falls area by the community and visitors. The site is of particular significance as viewed from the Buckley Falls Park and the river banks along both sides of the River.

2.0

Landscape character objective to be achieved

- To protect the visual values of the area.
- To safeguard the distinctive landscape values of the Barwon River environs in the vicinity of Buckley Falls Park.
- To limit the extent of buildings and works on the Mt Brandon Peninsula and minimise their intrusion.
- To protect the land and river corridor from the encroachment of urban development.
- To ensure the retention and further development of an indigenous flora corridor through the Mt Brandon Peninsula.

3.0

Permit requirement

A permit is not required for routine or preventative maintenance to existing lawfully established structures.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.

Landscaping plans are to be submitted with permit applications for buildings and works and should incorporate the use of local indigenous species.

4.0

Decision guidelines

Before deciding upon an application the responsible authority must consider, as appropriate:

- The landscape values of the Mt Brandon Peninsula and its impact when viewed from Buckley Falls Park.
- The protection and appropriate enhancement of the landscape and vantage points of high quality.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the Mt Brandon Peninsula.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual significance of the landscape.
The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.

The benefit of the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.

Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.

The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries, in particular any remnant indigenous species.

The need to control the discharge of any stormwater into the Barwon River so as to minimise the impact on water quality, aquatic flora and fauna and disturbance to the riparian zone.

The Responsible Authority must be satisfied that the materials and colours are compatible with the natural surroundings as well as conform in appearance and character with any adjacent buildings so as to minimise the visual impact of structures when viewed from beyond the site and within the Buckley Falls Park. Once approved the materials and colours should not be altered without the further consent of the responsible authority.
SCHEDULE 5 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO5.

EDGES OF THE BRISBANE RANGES AND ANAKIE

1.0 19/01/2006 VC37

Statement of nature and key elements of landscape

The eastern edges of the Brisbane Ranges, including the Rowsley Scarp and its foothills, and the granitic and scoria Anakie Hills are visually prominent landscape features affording views of the plains to the east. These locations contain a mix of cleared land contrasted with substantial vegetation cover. The area has a high scenic quality and its visual exposure makes it susceptible to visual intrusion from inappropriate development.

2.0 19/01/2006 VC37

Landscape character objective to be achieved

- To protect and enhance the visual and natural landscape values of the area.
- To maintain vegetation as an important element of the landscape.
- To protect the landscape from visual intrusion from inappropriate buildings and works and their siting, design and/or materials.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To encourage the siting, design and landscaping of buildings and works responsive to the landscape values of the area.

3.0 28/01/2010 C129(Part 1)

Permit requirement

A permit is not required for buildings or works for:

- A trough, water pump, pump shed or windmill.
- A fence less than 1.2 metres high.
- Gate or stock grid.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.

4.0 19/01/2006 VC37

Decision guidelines

Before deciding upon an application the responsible authority must consider, as appropriate:

- The landscape values of the edges of the Brisbane Ranges and Anakie Hills.
- The protection and appropriate enhancement of the landscape, having regard to:
  - Protecting landscape areas and vantage points of high quality.
  - The conservation of significant areas of natural vegetation and significant stands of trees.
  - The control of the density of buildings and subdivision in areas of scenic value.
  - Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the Brisbane Ranges and Anakie Hills.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual and natural significance of the landscape.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.
- The benefit of the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- The containment of extractive industries to ensure that development and subsequent reclamation are carried out without significant detriment to the recreational and scenic value of the surrounding area.
- Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.
SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO6.

WALLINGTON ROAD, OCEAN GROVE

1.0

Statement of nature and key elements of landscape

This overlay applies to land situated on the north east corner of Wallington Road and Thacker Street, Ocean Grove which falls within a Rural Living Zone. It is a very prominent site at the entrance to Ocean Grove and rises steeply from its Wallington Road frontage.

This land provides both an attractive rural entrance to the town and a natural setting for the Connewarre wetlands extending from the west side of Wallington Road. The site contains significant native vegetation and scenic landscape qualities as it rises from the Barwon Valley floodplain.

2.0

Landscape character objective to be achieved

- To protect the visual values of the area.
- To limit the impact of buildings and minimise their intrusion within the landscape.
- To provide an attractive rural entrance to the Ocean Grove township.
- To provide a natural setting for the Lake Connewarre wetland system.

3.0

Permit requirement

A permit is not required for routine or preventative maintenance to existing lawfully established structures.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- Exotic vegetation; and
- Any vegetation which is dead.

4.0

Decision guidelines

Before deciding upon an application, the responsible authority must consider, as appropriate:

- The landscape value of the site and its impact when viewed from Wallington Road and the Lake Connewarre wetlands.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual impact on the landscape.
- The protection and enhancement of the landscape and whether proposed buildings are compatible with maintaining the visual significance of the site.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.
- The benefit of conditions requiring the landscaping of buildings and works to enhance the scenic value of the site.
SCHEDULE 7 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO7.

OCEAN GROVE HILLSIDE AREA

1.0

Statement of nature and key elements of landscape

Ocean Grove is a growing coastal township located on a hillside extending to a popular ocean surf beach. Areas of public and private land within established Ocean Grove support a mix of remnant coastal and grassy woodland vegetation, indigenous and planted Australian natives which contribute to the unique coastal and vegetated character of the area, including providing a balance between roof tops and vegetation in long distance views of the township.

The area generally south of Orton Street on the dunes includes examples of remnant vegetation representing a mix of coastal dune and alkaline scrub vegetation classes, potentially supporting remnants of the Coastal Moonah Woodland vegetation community, with species such as Moonah (*Melaleuca lanceolata* subsp. *lanceolata*) and Coastal Tea-tree (*Leptospermum laevigatum*) along with planted Australian natives.

The area generally north of Orton Street on the hillside includes examples of remnant vegetation from the grassy woodland vegetation class which includes the threatened Bellarine Yellow-gum (*Eucalyptus leucoxylon* subsp. *bellarinensis*) which is endemic to the Bellarine Peninsula and Surf Coast. The retention of these trees is important for the ongoing survival of the species.

The incremental loss of trees and the provision of inadequate space for the re-establishment of trees around buildings are having a major impact on the landscape character of the area.

The preferred character for this area includes achieving vegetated streetscapes, and a balance between landscape and built form where buildings sit within a landscaped setting. Vegetation, in particular, trees, is required to soften the impact of buildings and hard surfaces in the environment. There are examples of development where this balance has not been achieved and buildings dominate the site and streetscape. While these developments form part of the character of the area, they do not represent the preferred character.

The retention of and ability to plant screening vegetation along boundaries and fronting the street and building height and bulk that do not dominate the streetscape, neighbouring properties and long distance views are all important landscape elements.

The hillside topography has encouraged development that seeks to maximise views. Part of the landscape character of Ocean Grove that is valued by the local community is the ability to view the ocean and/or the Barwon River from numerous points in public areas and from private dwellings. Respect for the sharing of views, rather than necessarily the retention of all existing views, is therefore an important characteristic of this coastal town.

For the purposes of this Schedule, a significant tree is any Australian native tree 3 or more metres in height.

2.0

Landscape character objective to be achieved

To enhance the coastal character and environmental qualities of the area including the balance between buildings, vegetation and sea views by minimising the loss of Australian native vegetation and ensuring developments sit within a landscaped setting, with a focus on Australian native trees which will soften the visual impact of buildings and hard surfaces so that they do not dominate views from adjoining properties, the streetscape or long distance views.

3.0

Permit requirement

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:
The height of any part of the building, excluding any television antenna, chimney or flue, is less than 7.5 metres above natural ground level.

- No more than 70% of the site is covered by buildings and impervious/hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.

- At least 30 per cent of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).

- Proposed buildings are set back a minimum of 2 metres from one side boundary.

- There is only one dwelling on the lot.

A permit is required to remove, destroy or lop a tree. This does not apply to:

- Australian native trees less than 3 metres in height.

- Exotic trees.

- A tree listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008, except Coastal Tea-tree Leptospermum laevigatum, which contributes to the coastal character of this area.

- Pruning a tree to improve its health or appearance, provided its normal growth habit is not retarded.

- A tree that presents an immediate risk of personal injury or damage to property, if only that part of the tree which presents the immediate risk is removed, destroyed or lopped.

- Pruning a tree to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.

- A tree that is dead.

- Maintaining a Minor Utility Installation to the minimum extent necessary by the relevant authority.

- Works carried out in accordance with the Geelong Street Tree Policy by or on behalf of the responsible authority.

### Transitional arrangement

The requirements of this overlay do not apply to any planning permit application received by the responsible authority before the approval date of the amendment that introduced this revised Schedule to Clause 42.03 into the scheme.

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The siting and design of buildings to achieve a reasonable sharing of views between properties to significant landscape features having particular regard to the following:
  - The impact of the proposed buildings and works on the view from another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
  - Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.
  - The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
Whether a view impact analysis has been submitted for any proposed development over 7.5 metres in height that is likely to impact on views to significant landscape features, and whether that view impact analysis has demonstrated how a reasonable sharing of views has been achieved, having regard to topography, siting, height and visual bulk.

Whether a design response plan has been submitted with the permit that shows:

- The levels of the site and the difference in levels between the site, finished floor levels and surrounding properties.
- Location of the proposed building(s) on the site and on surrounding properties.
- The use of surrounding buildings.
- Location of significant trees existing on the site and any significant trees removed.
- Details of significant trees within 3 metres of the subject site boundary on any adjoining property.
- Location and canopy size of street trees adjacent to the site.
- Views to and from the site.
- Any other notable features or characteristics of the site.

Whether a schedule of construction materials, external finishes and colours (incorporating samples) has been submitted with any application for buildings and works.

Whether a vegetated setting is reinforced or reinstated as part of the development.

Whether the siting and footprint of buildings and availability of areas not covered by impervious surfaces enables the retention of adequate vegetation and space for new canopy trees.

Whether hard surfaces like driveways have been minimised.

Whether setbacks can be varied to minimise the removal of native/indigenous trees.

Whether a landscaping plan has been submitted with any application for buildings and works, or to remove, destroy or lop a tree, that incorporates at least 2 canopy trees per site (parent lot) and the use of local indigenous or other Australian native species.

Whether a report from a suitably qualified arborist has been submitted with any application for buildings and works within the drip line of a significant tree on the subject or adjoining land that shows how the tree will be managed during construction.

Whether a report from a suitably qualified arborist has been submitted with any application to remove, destroy or lop a significant tree that:

- Includes a site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing vegetation and the tree(s) to be removed.
- Includes details of trees within 3 metres of the subject site boundary on any adjoining property.
- Describes the tree(s) to be removed, including the genus, species, extent, number, height, health and quality of the tree(s) to be removed.
- Specifies the purpose of the proposed removal, destruction or lopping of the tree(s).
- Justifies removal and demonstrates that the extent of removal, destruction or lopping has been reduced as much as is reasonable and practicable.
- Nominates tree protection zones where proposed development could impact on the tree root systems, canopy and overall health and appearance of trees.
- Provides a vegetation management plan for the construction period.

Whether the removal, lopping, and/or destruction of tree(s) that contribute to the screening of development from property boundaries and the street has been avoided.
• The size, species, age and health of existing tree(s) proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement tree(s).

• Whether there is a valid reason for removing the tree(s) and alternative options to removal have been fully explored such as changing the building footprint and/or lopping or trimming tree(s).

• The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall health and appearance of any trees.

• Whether any street trees will need to be removed or detrimentally affected.
SCHEDULE 8 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO8

BARWON HEADS SEMI-BUSH SIGNIFICANT LANDSCAPE AREA

Statement of nature and key elements of landscape

The importance of vegetation and the relationship between buildings and the landscape is recognised as contributing to the character of Stephens Parade. The area covered by this Schedule has a coastal dune scrub character that is dominated by tea-tree, indigenous shrubs and coastal grassland understorey. Dwellings are set within the vegetation cover and are sited to minimise disruption to the landform and vegetation. Buildings maintain the patterns of orientation and setbacks of adjoining properties and are sometimes not visible from the street. There is usually little or no delineation of front property boundaries.

The Greater Geelong Outer Areas Heritage Study 2000 identifies this section of Stephens Parade as part of the original 1920 Golf Links subdivision (which includes the golf course and all the allotments fronting Stephens Parade).

The area has become distinctive because of the way buildings in Stephens Parade are located in a dense band of vegetation situated between the golf course and the coast. Maintenance of the density of the vegetation is important to minimise the visual impact of buildings from Stephens Parade and from the golf course.

The key elements of this landscape are:

- the visual dominance of the dense coastal scrub vegetation
- buildings nestled within the landscape with minimal excavation
- dwellings with colours that blend with the landscape

Landscape character objective to be achieved

- To retain the dominance of vegetation cover in keeping with the coastal character.
- To ensure that development is compatible with the scale, setbacks and character of existing development.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation.
- To ensure that the health of existing vegetation is not jeopardised by new development.

Permit requirement

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building excluding any television antenna, chimney or flue is less than 7.5 metres above natural ground level.
- At least 50 per cent of the site is not covered by buildings or impervious surfaces including driveways, paving, swimming pools or tennis courts.

A permit is required to remove, destroy or lop vegetation except where one of the following requirements are met:

- The vegetation is listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- The vegetation is dead.
The vegetation is less than 3 metres in height and is not shown on an approved landscape plan or site plan specifying its retention or the vegetation has a single trunk circumference of less than 0.5 metres measured 1 metre above the ground and is not shown on an approved landscape plan or site plan specifying its retention.

A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation and should incorporate the use of local indigenous species.

**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The Greater Geelong Outer Areas Heritage Study 2000 Volumes 1, 2 & 4.
- Whether the proposal retains existing high canopy trees and keeps buildings below the predominant tree canopy height.
- Whether the proposed development minimises excavation.
- The extent to which the proposal maintains the vegetation dominated streetscape and vistas.
- To ensure the impact of new development as viewed from the golf course is minimised by maintaining the landscape screen on private allotments between the buildings and the golf course.
- The need to ensure new buildings and works including driveways that respond to the landscape and topography of the land.
SCHEDULE 9 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO9.

BARWON RIVER ENVIRONS, BARWON HEADS

1.0

Statement of nature and key elements of landscape

The river environs in Barwon Heads hold significant environmental and recreational values. In some parts, the residential interface is unique within the municipality where the properties have direct frontage to the estuary. In these circumstances vehicle access is from abutting streets to the rear (northern most section of Flinders Parade, Carr Street, Riverside Terrace and Riverside Lane), with some properties having right of carriageway over abutting properties and/or laneways. In the northern section, along River Parade, the character is also unique, with a strong sense of connection to the river and significant vegetation coverage, both on public and private land. Elements of this vegetation coverage also reach south, south west towards the Village Park.

Biodiversity mapping prepared by the Department of Sustainability and Environment indicates that some vegetation in the upper north and north-west residential area of town has a Conservation Status of Endangered or Vulnerable. Both Council’s Biodiversity Strategy and the Barwon River Land Use and Open Space Corridor Plan advocate the retention of vegetation in this area, given its vulnerable/endangered status and its role in biodiversity enhancement for the wider area. The Open Space Plan notes that there are extensive stands of mangroves and salt marsh vegetation on the south-western shore, along with some older stands of Moonah in the vicinity of Sheepwash Road which provide important habitat values and require ongoing protection.

They key elements of this landscape are:

- The visual dominance of the riparian and surrounding vegetation.
- Dwellings which are nestled in and do not dominate the landscape.
- Sufficient space between buildings to plant and retain vegetation.
- Respect for the sharing of views from within the area and maintenance of non-intrusive building forms as viewed from outside the area.

2.0

Landscape character objectives to be achieved

- To protect the open landscaped character and recreational values of the river frontage.
- To encourage building forms that complement the riverfront setting and provide for the reasonable sharing of views to the river.
- To provide opportunities for vegetation retention and enhancement.
- To ensure that new development and extensions to existing buildings are compatible with the existing scale and bulk of buildings in the surrounding streetscape and river/coastal setting.
- To ensure the new development reflects the rhythm of existing building spacing and provides for visual permeability when viewed from the riverfront and from the street.

3.0

Permit requirement (2)

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building to be constructed or extension to an existing building, excluding any television antenna, chimney or flue, is less than 7.5 metres in height above natural ground level.
- The buildings and works are setback at least 5 metres from the property boundary adjacent to the river.
A permit is required to remove, destroy or lop vegetation except where any of the following requirements are met:

- The vegetation is listed as an environmental weed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.

- The vegetation is dead.

- The vegetation is less than 3 metres in height and is not shown on an approved landscape plan or site plan specifying its retention. This exemption does not apply to Moonah (*Melaleuca lanceolata*) and Coast Beard-heath (*Leucopogon parviflorus*).

- The vegetation has single trunk circumference of less than 0.5 metres measured 1 metre above the ground and is not shown on an approved landscape plan or site plan specifying its retention. This exemption does not apply to Moonah (*Melaleuca lanceolata*) and Coast Beard-heath (*Leucopogon parviflorus*).

**Application requirements (2)**

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan incorporating the use of local indigenous species.

**Decision guidelines (2)**

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will not dominate the riverfront and the streetscape, and will not impact on long distance views. Dwellings which are proposed to exceed over 7.5 metres must respond to the flat topography and naturally occurring low vegetation types that contribute to broad and expansive view sheds.

- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will allow for the reasonable sharing of views having regard to the extent of available views and the significance of the views from the properties affected.

- The impact of the riverfront, streetscape and vegetation character and whether sufficient use has been made of indigenous planting to break up the views of the built form.

- Whether proposed building setbacks from a property line that directly adjoins the waterway corridor allows for substantial landscaping between buildings and the waterway corridor to soften the urban character. Buildings and works should be set back to maintain the open landscape along the waterway.
SCHEDULE 10 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO10.

LAKE CONNEWARRE ESCARPMENT

1.0

Statement of nature and key elements of landscape

This landscape contains the prominent escarpment that wraps around the northern and eastern edges of Lake Connewarre and the lower reaches of the Barwon River Estuary. This escarpment is part of the largest area of remnant indigenous vegetation on the Bellarine Peninsula. It provides an attractive entrance to the township of Ocean Grove and is of regional visual significance.

The landscape is valued by the local community for its scenic qualities and views over the wetlands, and as a natural landscape that provides a habitat for flora and fauna. The adjacent wetlands system has been recognised internationally as a Ramsar site and is listed on the Register of the National Estate as an important wetlands system with significant tertiary fossils. The area is also recognised for its role in contributing to the ecological and aesthetic diversity of the region.

2.0

Landscape character objective to be achieved

- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across waterbodies from main roads and settlements.
- To ensure that the prominent slopes above Lake Connewarre retain a largely unbuilt and partially vegetated character, free from intrusive built development.
- To improve the appearance of rural living development within the landscape.
- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To maintain and improve indigenous vegetation throughout the landscape, particularly at roadsides, in riparian strips and on lake escarpments.
- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.
- To recognise and protect the continuation of the land as a working farmed landscape.

3.0

Permit requirement

A permit is not required for:

- An alteration or extension to an existing dwelling or building used for agriculture where all of the following are met:
  - The alteration or extension is no more than 7.5 metres in height above natural ground level; and
  - The building footprint of the alteration or extension is no more than 100 square metres; and
  - The alteration or extension is in muted, non-reflective tones.
- The construction of a new building used for agriculture where all of the following are met:
  - The construction is no more than 5 metres in height above natural ground level; and
  - The building footprint of the construction is no more than 100 square metres; and
  - The construction is in muted, non-reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.
A permit is required to remove, destroy or lop vegetation. This does not apply in the following circumstances:

- The removal or destruction of vegetation less than 5 metres in height, or to remove, destroy or lop vegetation of any height listed in the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.
- The lopping of vegetation to the minimum extent necessary.
- The removal, destruction or lopping of senescent exotic tree rows.
- The removal, destruction or lopping of vegetation that is dead.
- Regrowth up to 10 years old in areas that were legally cleared.
- The removal or destruction of vegetation within 10 metres of an existing building used for accommodation in the Farming Zone.

A permit is required to construct a fence. This does not apply in the following circumstances:

- Trellising and stockyards associated with agriculture.
- Open post and rail forms of fencing to a maximum height of 1.8 metres.
- Solid fences with a height of 1.2 metres or less.

### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Where a proposal is visible across Lake Connewarre, that it:
  - Avoids substantial ground disturbance.
  - Is set back a sufficient distance to allow for the protection of riparian vegetation.
  - Is constructed of suitable materials and colours that minimise distant visibility.

- In rural living areas, the need to ensure the proposal:
  - Uses permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
  - Retains trees that form part of a continuous canopy beyond the property, and plants new trees in a position where they will add to such a continuous canopy.
  - Utilises vegetation for screening and to delineate property boundaries, instead of fencing.

- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors and publicly accessible land at or near the lakes edge.

- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.

- The need to ensure the proposal minimises the impact of development by grouping buildings in the landscape.

- The retention of existing indigenous trees and understorey, and the planting of new indigenous vegetation to ensure the proposal is integrated with the landscape.

- The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

### Reference documents

SCHEDULE 11 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO11.

LAKE VICTORIA AND YARRAM CREEK

1.0

Statement of nature and key elements of landscape

The landscape of Lake Victoria to Yarram Creek is regionally significant. It includes a visually important escarpment and landscape edge that also forms a rural backdrop to the settlements of Ocean Grove, Point Lonsdale and Queenscliffe. It also includes lakes that form part of an important wetland coastal environment, and the attractive enclosed valley of the Yarram Creek. The significant landscape extends from the western township edge of Ocean Grove, across Lake Victoria, incorporating a shallow ridge to the north and the Bellarine Railway (including rail trail), Yarram Creek Valley, and includes the slopes of the hill north of Suma Park visible to the coast. The area connects in the north-east to the Swan Bay significance area.

The landscape is visually important for a number of highly scenic views. Views are available from both the entrances to Point Lonsdale along Shell Road and the Bellarine Highway, as well as from the topographically higher areas to the west and south. There are views of picturesque rural landscapes along the Bellarine Peninsula tourist railway line and Bellarine Rail trail. Significant views inland may be observed from Point Lonsdale and Queenscliff inland to a gently rising ridge running north-east from Ocean Grove to Swan Bay, including the heritage homestead ‘Suma Park’. The Buckley Park Foreshore Reserve covers the immediate coastal strip between Ocean Grove and Point Lonsdale and provides an important backdrop of intact coastal dunes when viewed from the north.

The Lonsdale Lakes Wildlife Reserve (Lake Victoria, Freshwater Lake, Salt Lakes 2 and 3) and the ephemeral wetlands adjacent to the southern shores of Lake Victoria are identified as environmentally significant and having values that complement the Ramsar site’s (The Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site) ecological character. Lake Victoria, the largest water body in the significance area, is a scenic, shallow, sub-coastal lagoon that is separated from Bass Strait by a narrow strip of coastal dunes. Indigenous vegetation is prevalent in this area, particularly on the sand dune system and around Lake Victoria, where remnant vegetation has been retained.

2.0

Landscape character objective to be achieved

- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across waterbodies from main roads and settlements.
- To maintain a natural landscape break between settlements.
- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To strengthen the presence of indigenous vegetation throughout the area, particularly adjacent to lakes and waterbodies, at roadsides, and in settlements and riparian strips.
- To protect the landscape setting of places of cultural heritage significance.
- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.
- To recognise and protect the continuation of the land as a working farmed landscape.

3.0

Permit requirement

A permit is not required for:

- An alteration or extension to an existing dwelling or building used for agriculture where all of the following are met:
- The alteration or extension is no more than 7.5 metres in height above natural ground level; and
- The building footprint of the alteration or extension is no more than 100 square metres; and
- The alteration or extension is in muted, non-reflective tones.

- The construction of a new building used for agriculture where all of the following are met:
  - The construction is no more than 5 metres in height above natural ground level; and
  - The building footprint of the construction is no more than 100 square metres; and
  - The construction is in muted, non-reflective tones.

- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to remove, destroy or lop vegetation. This does not apply in the following circumstances:

- The removal or destruction of vegetation less than 5 metres in height, or to remove, destroy or lop vegetation of any height listed in the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.
- The lopping of vegetation to the minimum extent necessary.
- The removal, destruction or lopping of senescent exotic tree rows.
- The removal, destruction or lopping of vegetation that is dead.
- Regrowth up to 10 years old in areas that were legally cleared.
- The removal or destruction of vegetation within 10 metres of an existing building used for accommodation in the Farming Zone.

A permit is required to construct a fence. This does not apply in the following circumstances:

- Trellising and stockyards associated with agriculture.
- Open post and rail forms of fencing to a maximum height of 1.8 metres.
- Solid fences with a height of 1.2 metres or less.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:

- The need to ensure the proposal is located to minimise visibility from Shell Road and the Bellarine Highway, and uses vegetation and low-lying building forms to minimise visual intrusion into the open rural character viewed from these roads.

- Where a proposal is visible across Lake Victoria or any other waterbody, that it:
  - Avoids substantial ground disturbance.
  - Is set back a sufficient distance to allow for the protection of riparian vegetation.
  - Is constructed of suitable materials and colours that minimise distant visibility.

- The need to ensure the proposal avoids additional linear urban development along main roads and key touring routes.

- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.
- The retention of existing indigenous trees and understorey, and the planting of new indigenous vegetation wherever possible, including at the edge of Lake Victoria and other waterbodies.
- The use of open style fencing of a type traditionally used in rural areas (i.e., post and wire) where fencing is necessary.

**Reference documents**


SCHEDULE 12 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO12.

SWAN BAY AND SURROUNDS

1.0

Statement of nature and key elements of landscape

Swan Bay, its islands and the surrounding landscape, is of regional landscape significance for its many scenic vistas and as a tranquil backdrop to the historic township of Queenscliff.

The extensive shallow Bay is fringed by salt marsh and the unique Queenscliff skyline and forms a contrast with the rolling hills of the Bellarine Peninsula. The escarpment to the west of Portarlington-Queenscliff Road, which is included in the landscape unit, forms an important backdrop to Swan Bay and its surrounds. There are scenic views into Swan Bay from many points around Port Phillip Bay including from Queenscliff, Murradoc Hill, the Mornington Peninsula, and from the popular Sorrento ferry as it crosses The Heads.

Swan Bay’s landscape qualities are enhanced by its international significance as a wetland habitat for birds, recognised through the Ramsar Convention. In addition, the Bay’s mud flats, saltmarsh, seagrass communities and sand dunes form the most extensive remnants of communities that were once much more widespread in Port Phillip Bay and are listed on the Register of the National Estate.

2.0

Landscape character objective to be achieved

- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across Swan Bay from main roads and settlements.
- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To strengthen the presence of indigenous vegetation throughout the area, particularly adjacent to Swan Bay, along roadsides and in riparian strips.
- To protect existing indigenous coastal vegetation and ensure that it is the dominant feature of the landscape, when viewed from the coastal strip.
- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.
- To recognise and protect the continuation of the land as a working farmed landscape.

3.0

Permit requirement

A permit is not required for:

- An alteration or extension to an existing dwelling or building used for agriculture where all of the following are met:
  - The alteration or extension is no more than 7.5 metres in height above natural ground level; and
  - The building footprint of the alteration or extension is no more than 100 square metres; and
  - The alteration or extension is in, muted non-reflective tones.

- The construction of a new building used for agriculture where all of the following are met:
  - The construction is no more than 5 metres in height above natural ground level; and
  - The building footprint of the construction is no more than 100 square metres; and
  - The construction is in muted, non-reflective tones.

- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to remove, destroy or lop vegetation. This does not apply in the following circumstances:

- The removal or destruction of vegetation less than 5 metres in height, or to remove, destroy or lop vegetation of any height listed in the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.

- The lopping of vegetation to the minimum extent necessary.

- The removal, destruction or lopping of senescent exotic tree rows.

- The removal, destruction or lopping of vegetation that is dead.

- Regrowth up to 10 years old in areas that were legally cleared.

- The removal or destruction of vegetation within 10 metres of an existing building used for accommodation in the Farming Zone.

A permit is required to construct a fence. This does not apply in the following circumstances:

- Trellising and stockyards associated with agriculture.

- Open post and rail forms of fencing to a maximum height of 1.8 metres.

- Solid fences with a height of 1.2 metres or less.

### 4.0

#### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Where a proposal is visible across Swan Bay, that it:
  - Avoids substantial ground disturbance.
  - Is set back a sufficient distance to allow for the protection of riparian vegetation.
  - Is constructed of suitable materials and colours that minimise distant visibility.

- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors and settlements.

- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.

- The retention of existing indigenous trees and understorey, and the planting of new indigenous vegetation wherever possible.

- The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

### 5.0

#### Reference documents


SCHEDULE 13 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO13

MURRADOC HILL

1.0

Statement of nature and key elements of landscape

Murradoc Hill is the highest point on the Bellarine Peninsula and is of regional significance as a scenic and undeveloped backdrop to coastal townships and Corio and Port Phillip Bays.

This is a cleared and distinctive landscape which is largely undeveloped and unspoilt. It is characterised by planted windbreaks, vineyards, and olive groves; the hilly topography providing a contrast to the flatter Bellarine landforms to the east and west. There are commanding and potentially regionally significant views to Corio Port Phillip Bays and the Nepean Peninsula, and to local townships such as Queenscliff and Portarlington from the apex of the hill. Conversely, Murradoc Hill is the most prominent feature of views to the Bellarine Peninsula from around the Bays and from as far away as Melbourne.

2.0

Landscape character objective to be achieved

- To protect outviews and vistas, including outviews to the Bays, views across Corio Bay, and significant vistas from the higher points of Murradoc Hill.
- To ensure that the Murradoc Hill retains a largely unbuilt and partially vegetated character, free from intrusive built development.
- To minimise the visual impact of infrastructure throughout the landscape.
- To retain the dominance of the undulating, rural landscape, particularly when viewed from main roads throughout the area.
- To maintain and improve indigenous vegetation throughout the landscape.
- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.
- To recognise and protect the continuation of the land as a working farmed landscape.

3.0

Permit requirement

A permit is not required for:

- An alteration or extension to an existing dwelling or building used for agriculture where all of the following are met:
  - The alteration or extension is no more than 7.5 metres in height above natural ground level; and
  - The building footprint of the alteration or extension is no more than 100 square metres; and
  - The alteration or extension is in muted, non-reflective tones.
- The construction of a new building used for agriculture where all of the following are met:
  - The construction is no more than 5 metres in height above natural ground level; and
  - The building footprint of the construction is no more than 100 square metres; and
  - The construction is in muted, non-reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.
A permit is required to remove, destroy or lop vegetation. This does not apply in the following circumstances:

- The removal or destruction of vegetation less than 5 metres in height, or to remove, destroy or lop vegetation of any height listed in the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.
- The lopping of vegetation to the minimum extent necessary.
- The removal, destruction or lopping of senescent exotic tree rows.
- The removal, destruction or lopping of vegetation that is dead.
- Regrowth up to 10 years old in areas that were legally cleared.
- The removal or destruction of vegetation within 10 metres of an existing building used for accommodation in the Farming Zone.

A permit is required to construct a fence. This does not apply in the following circumstances:

- Trellising and stockyards associated with agriculture.
- Open post and rail forms of fencing to a maximum height of 1.8 metres.
- Solid fences with a height of 1.2 metres or less.

### Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The avoidance of development on ridge-tops, escarpments and prominent hill faces.
- In circumstances where development cannot be avoided on ridge-tops, that the proposal:
  - Is located to avoid the loss of vegetation.
  - Is constructed of lighter materials to minimise visibility against the sky.
- That buildings should be set back from the crest line of the coastal escarpment.
- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors.
- Whether the proposal minimises the impact of development by grouping buildings in the landscape.
- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.
- The need to ensure the proposal is integrated with the landscape through the use of appropriate indigenous vegetation.
- The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

### Reference documents


SCHEDULE 14 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO14.

CLIFTON SPRINGS TO PORTARLINGTON COAST

1.0

Statement of nature and key elements of landscape

The coastal hinterland area between Clifton Springs and Portarlington is characterised by a steep escarpment that is highly visible from across Corio Bay. The landscape provides an important break between the settlements of Clifton Springs and Portarlington and is of regional landscape significance.

Extensive views across Corio and Port Phillip Bays are available from the escarpment, which is dominated by a patchwork of viticultural and pastoral land uses. The escarpment gradually slopes down towards the Bay and meets with the steep, low cliffs at the coastal edge.

The Spray Farm estate on Portarlington Road is located within the landscape and is a prominent tourist site that also has access to extensive views across Corio and Port Phillip Bays. Spray Farm is listed by the National Trust and is also on the Register of the National Estate due to its importance as an historical pastoral property with buildings of architectural significance.

2.0

Landscape character objective to be achieved

- To protect outviews and vistas, including outviews to the Bays, views across Corio Bay to the coastal escarpment, and significant vistas from the higher points of slopes and rises throughout.

- To ensure that the prominent slopes between Portarlington and Clifton Springs retain a largely unbuilt and partially vegetated character, free from intrusive built development.

- To minimise the visual impact of infrastructure and signage throughout the landscape.

- To maintain and improve indigenous vegetation throughout the landscape, particularly at roadsides and in riparian strips.

- To protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape, when viewed from the coastal strip.

- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.

- To recognise and protect the continuation of the land as a working farmed landscape.

3.0

Permit requirement

A permit is not required for:

- An alteration or extension to an existing dwelling or building used for agriculture where all of the following are met:
  - The alteration or extension is no more than 7.5 metres in height above natural ground level; and
  - The building footprint of the alteration or extension is no more than 100 square metres; and
  - The alteration or extension is in muted, non-reflective tones.

- The construction of a new building used for agriculture where all of the following are met:
  - The construction is no more than 5 metres in height above natural ground level; and
  - The building footprint of the construction is no more than 100 square metres; and
  - The construction is in muted, non-reflective tones.

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Buildings and works associated with informal outdoor recreation.

Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to remove, destroy or lop vegetation. This does not apply in the following circumstances:

- The removal or destruction of vegetation less than 5 metres in height, or to remove, destroy or lop vegetation of any height listed in the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- The lopping of vegetation to the minimum extent necessary.
- The removal, destruction or lopping of senescent exotic tree rows.
- The removal, destruction or lopping of vegetation that is dead.
- Regrowth up to 10 years old in areas that were legally cleared.
- The removal or destruction of vegetation within 10 metres of an existing building used for accommodation in the Farming Zone.

A permit is required to construct a fence. This does not apply in the following circumstances:

- Trellising and stockyards associated with agriculture.
- Open post and rail forms of fencing to a maximum height of 1.8 metres.
- Solid fences with a height of 1.2 metres or less.

Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The need to ensure the proposal avoids contribution to ribbon development along the coastal edge, and along main roads and key touring routes between settlements.
- The need to ensure the proposal is sufficiently set back from the crest line of the coastal escarpment.
- In circumstances where development cannot be setback from the crest line of the coastal escarpment, that the proposal:
  - Minimises visibility and maximises the retention of coastal vegetation.
  - Minimises building footprints and heights and manages servicing so as not to adversely impact the foreshore landscape (overshadowing of the public foreshore should be avoided).
  - Uses materials and colours that compliment the coastal environment, with consideration as to how the materials will weather over time.
  - Minimises and clearly defines pedestrian and vehicular access to the facility through the coastal landscape.
- Whether the proposal minimises the impact of development by grouping buildings in the landscape.
- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors.
- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.
- The need to ensure the proposal is integrated with the landscape through the use of appropriate indigenous vegetation.
The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

Reference documents
SCHEDULE 15 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO15.

OCEAN GROVE SIGNIFICANT TREE RESIDENTIAL AREA

1.0

Statement of nature and key elements of landscape

This precinct within Ocean Grove is distinctive due to the high number of significant canopy trees (indigenous and other Australian native) located on both public and private land. These trees are a dominant feature of the neighbourhood with buildings nestled within spacious bush garden settings.

Dwellings in the area generally sit below the tree canopy and are characterised by low density and scale, detached housing surrounded by generous areas of open space capable of accommodating significant and multiple canopy trees.

Vegetation includes the threatened Bellarine Yellow-gum Eucalyptus leucoxylon subsp. bellarinensis which are endemic to the Bellarine Peninsula and Surf Coast. The residential streetscape and private gardens within the precinct support a large component of the remnant Bellarine Yellow-gum population. The retention of these trees is important for the ongoing survival of the species.

The incremental loss of significant indigenous and other Australian native canopy trees has the potential to change the character of the area over time. The retention of existing and establishment of new canopy trees by ensuring a reasonable proportion of the site is free from buildings and hard surfaces will help integrate and reduce the impact of new development on neighbourhood character.

For the purposes of this Schedule, a significant tree is any Australian native tree 3 or more metres in height.

2.0

Landscape character objective to be achieved

To enhance the spacious bush garden character of the area characterised by unobtrusive buildings and the dominance of established Australian native canopy trees by protecting significant Australian native or indigenous canopy trees, minimising the impact of development or works on these trees, and providing adequate space for replacement and new trees, particularly locally indigenous trees.

3.0

Permit requirement

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- No more than 60% of the site is covered by buildings and impervious/hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.
- At least 40% of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).
- Proposed buildings are setback a minimum of 2 metres from one side boundary.
- There is only one dwelling on the lot.
- Works are not being carried out within the drip line (outer edge of tree canopy) of a significant tree including a significant tree on an adjoining property or nature strip.

A permit is required to remove, destroy or lop a tree. This does not apply to:

- Australian native trees less than 3 metres in height.
- Exotic trees.
- A tree listed within the incorporated document, Environmental Weeds, City of Greater Geelong, September 2008.
- Pruning a tree to improve its health or appearance, provided its normal growth habit is not retarded.
- A tree that presents an immediate risk of personal injury or damage to property, if only that part of the tree which presents the immediate risk is removed, destroyed or lopped.
- Pruning or lopping a tree to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- A tree that is dead.
- Maintaining a Minor Utility Installation to the minimum extent necessary by the relevant authority.
- Works carried out in accordance with the Geelong Street Tree Policy by or on behalf of the responsible authority.

4.0
07/06/2018
C349

Transitional arrangement

The requirements of this overlay do not apply to any planning permit application received by the responsible authority before the approval date of the amendment that introduced this schedule to Clause 42.03 into the scheme.

5.0
07/06/2018
C349

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether buildings sit within a treed garden setting.
- Whether a design response plan has been submitted with any permit for buildings and works that shows:
  - Location of existing building(s) on the site and on surrounding properties.
  - The use of surrounding buildings.
  - Location of significant trees existing on the site and any significant trees removed.
  - Details of significant trees within 3 metres of the subject site boundary on any adjoining property.
  - Location and canopy size of street trees adjacent to the site.
  - Views to and from the site.
  - Any other notable features or characteristics of the site.
- Whether a report from a suitably qualified arborist has been submitted with any application for buildings and works within the drip line of a significant tree on the subject or adjoining land that shows how the tree will be managed during construction.
- Whether the siting and footprint of buildings and availability of areas not covered by impervious surfaces enables the retention of significant trees and planting of new canopy trees.
- The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall health and appearance of any trees.
- Whether any street trees will need to be removed or detrimentally affected.
- Whether a landscaping plan has been submitted with any application, that incorporates at least 2 canopy trees per site (parent lot) and the use of local indigenous or other Australian native species.
• Whether new trees are consistent with the character of existing vegetation, whether new trees have sufficient space to reach maturity and the proportion of new trees that would be semi-advanced or advanced in size at the time of planting.

• Whether a report from a suitably qualified arborist has been submitted with any application to remove, destroy or lop a significant tree that:
  - Includes a site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing vegetation and the tree(s) to be removed.
  - Includes details of trees within 3 metres of the subject site boundary on any adjoining property.
  - Describes the tree(s) to be removed, including the genus, species, extent, number, height, health and quality of the tree(s) to be removed.
  - Specifies the purpose of the proposed removal, destruction or lopping of the tree(s).
  - Justifies removal and demonstrates that the extent of removal, destruction or lopping has been reduced as much as is reasonable and practicable including investigation of alternative development options which do not require removal of the tree(s).
  - Nominates tree protection zones where proposed development could impact on the tree root systems, canopy and overall health and appearance of trees.
  - Provides a vegetation management plan for the construction period.

• The need to retain a significant tree(s) due to its/their species, age, health, growth characteristics and/or contribution to neighbourhood character.

• The size, species, age and health of existing tree(s) proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement tree(s).

• Whether there is a valid reason for removing the tree(s) and alternative options to removal have been fully explored, such as changing the building footprint and/or lopping or trimming tree(s).
HERITAGE OVERLAY

Shown on the planning scheme map as HO with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Scope

The requirements of this overlay apply to heritage places specified in the schedule to this overlay.

A heritage place includes both the listed heritage item and its associated land. Heritage places may also be shown on the planning scheme map.

Permit requirement

A permit is required to:

- Subdivide land.

- Demolish or remove a building.

- Construct a building or construct or carry out works, including:
  - Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.
  - A solar energy system attached to a building that primarily services the land on which it is situated if the services are visible from a street (other than a lane) or public park.
  - A rainwater tank if the rainwater tank is visible from a street (other than a lane) or public park.
  - A fence, if the fence is visible from a street (other than a lane) or public park.
  - Roadworks which change the appearance of a heritage place or which are not generally undertaken to the same details, specifications and materials.
  - Street furniture other than:
    - traffic signals, traffic signs, fire hydrants, parking meters, post boxes and seating.
    - speed humps, pedestrian refuges and splitter islands.
  - A domestic swimming pool or spa and associated mechanical and safety equipment, if the swimming pool or spa and associated equipment are visible from a street (other than a lane) or public park.
  - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
  - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level, if the deck is visible from a street (other than a lane) or public park
  - Non-domestic disabled access, excluding a non-domestic disabled access ramp if the ramp is not visible from a street (other than a lane) or public park.
- An electric vehicle charging station if the charging station is visible from a street (other than a lane) or public park.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay specifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.
- Carry out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials.
- Remove, destroy or lop a tree if the schedule to this overlay specifies the heritage place as one where tree controls apply. This does not apply:
  - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
  - If the tree presents an immediate risk of personal injury or damage to property.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change.</td>
<td>Clause 59.07</td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td></td>
</tr>
<tr>
<td>The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td></td>
</tr>
<tr>
<td>The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
</tbody>
</table>
# Class of application

- The construction or carrying out of the approved building or works on the land has started lawfully.
- The subdivision does not create a vacant lot.

- Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to the Heritage Overlay.
- Demolish or remove a fence unless the fence is specified in the schedule to the Heritage Overlay.
- Externally alter a non-contributory building.
- External painting.
- Construct a fence.
- Construct a carport, garage, pergola, verandah, deck, shed or similar structure.
- Construct and install domestic services normal to a dwelling.
- Construct and install a non-domestic disabled access ramp.
- Construct a vehicle cross-over.
- Construct a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construct a rainwater tank.
- Construct or display a sign.
- Lop a tree.
- Construct or install a solar energy system attached to a dwelling.
- Construct and install an electric vehicle charging station.
- Construct and install services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

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### Places in the Victorian Heritage Register

A heritage place which is included in the Victorian Heritage Register is subject to the requirements of the *Heritage Act 2017*.

#### Permit requirement

A permit is required under this overlay to subdivide a heritage place which is included in the Victorian Heritage Register. This includes the subdivision or consolidation of land including any building or airspace.

#### Referral of applications

An application to subdivide a heritage place which is included in the Victorian Heritage Register must be referred to the relevant referral authority under Section 55 of the Act in accordance with Clause 66 of this scheme.
No permit required

No permit is required under this overlay:

- For anything done in accordance with an incorporated plan specified in a schedule to this overlay.
- To internally alter a church for liturgical purposes if the responsible authority is satisfied that the alterations are required for liturgical purposes.
- For interments, burials and erection of monuments, re-use of graves, burial of cremated remains and exhumation of remains in accordance with the *Cemeteries and Crematoria Act 2003*.
- To develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.

Exemption from notice and review

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure) unless the outbuilding is specified in the schedule to this overlay.
- Demolition or removal of a fence unless the fence is specified in the schedule to this overlay.
- External alteration of a building.
- External painting.
- Construction of a fence.
- Construction of a carport, garage, pergola, verandah, deck, shed or similar structure.
- Domestic services normal to a dwelling.
- Carry out works, repairs and routine maintenance.
- Internally alter a building.
- Non-domestic disabled access ramp.
- Construction of a vehicle cross-over.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Construction of a tennis court.
- Construction of a rainwater tank.
- Construction or display of a sign.
- Lopping of a tree.
- Construction of seating, picnic tables, drinking taps, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure, bollards, telephone boxes.
- Roadworks.
- An electric vehicle charging station.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.
Statements of significance

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the Heritage Act 2017.
- A heritage place included in the schedule to this overlay on an interim basis.

Heritage design guidelines

The schedule to this overlay may specify heritage design guidelines for any heritage place included in the schedule. A heritage design guideline must not contain any mandatory requirements.

Application requirements

An application must be accompanied by any information specified in the schedule to this overlay.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.
Use of a heritage place

A permit may be granted to use a heritage place (including a heritage place which is included in the Victorian Heritage Register) for a use which would otherwise be prohibited if all of the following apply:

- The schedule to this overlay specifies the heritage place as one where prohibited uses may be permitted.
- The use will not adversely affect the significance of the heritage place.
- The benefits obtained from the use can be demonstrably applied towards the conservation of the heritage place.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the effect of the use on the amenity of the area.

Aboriginal heritage places

A heritage place specified in the schedule to this overlay as an Aboriginal heritage place is also subject to the requirements of the Aboriginal Heritage Act 2006.
## SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

### Application requirements

None specified

### Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Heritage place</th>
<th>External paint controls apply?</th>
<th>Internal alteration controls apply?</th>
<th>Tree controls apply?</th>
<th>Outbuildings or fences not exempt under Clause 43.01-4</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th>
<th>Prohibited uses permitted?</th>
<th>Aboriginal heritage place?</th>
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<tbody>
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<td>HO104</td>
<td><strong>Aberdeen Street Baptist Manse</strong>&lt;br&gt;1 Aberdeen Street, Newtown</td>
<td>Yes</td>
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<td><strong>Aberdeen Street Baptist Church (former)</strong>&lt;br&gt;3 Aberdeen Street, Newtown</td>
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<td>HO1206</td>
<td><strong>“Rosnashane”, Reception Centre</strong>&lt;br&gt;11 Aberdeen Street, Newtown</td>
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<td>Medical Clinic</td>
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<td>HO605</td>
<td>Shop</td>
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<td>Shearers Arms Hotel (former) 202 Aberdeen Street, Geelong West</td>
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<td>HO1222</td>
<td>Lookout Cnr Aberdeen St and Gaylard Ave, Newtown To the extent of all the land within 10 metres of the lookout.</td>
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<td>Residence (rear) 20 Albert Street, Geelong West To the extent of all the land and buildings within 5 metres of the rear section.</td>
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GREATER GEELONG PLANNING SCHEME
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| HO1243    | **Residence**  
2 Ardlui Drive, Newtown                           | Yes                           | No                                  | No                   | No                                                     | No                                                                | No                          | No                        |
| HO93      | **“Aringa” Residence,**  
5 Aringa Avenue, Highton                           | No                            | No                                  | Yes                  | No                                                     | No                                                                | Yes                         | No                        |
| HO289     | **“Toongabbie” Residence,**  
185 Ash Road (aka 122-160 Mollers Lane), Leopold  
The heritage place is the residence and all land setback from the footprint of the residence to a distance of 25 metres | No                            | No                                  | No                   | No                                                     | Yes                                                                | No                          | No                        |
| HO1535    | **Residence**  
Former Allens Week farm  
40 Ashgarth Avenue, Leopold                          | Yes                           | No                                  | Yes                  | No                                                     | No                                                                | No                          | No                        |
| HO619     | **Residence**  
56 Autumn Street, Geelong West                        | Yes                           | No                                  | No                   | No                                                     | No                                                                | No                          | No                        |
| HO620     | **Fire Station**  
95 Autumn Street, Geelong West                          | Yes                           | No                                  | No                   | No                                                     | Yes                                                                | No                          | No                        |
| HO621     | **Residence**                                        | Yes                           | No                                  | No                   | No                                                     | No                                                                | No                          | No                        |


House, 140 Aphrasia Street, Newtown

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<td></td>
<td>17 Balliang Street, Geelong</td>
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<td>HO861</td>
<td><strong>Residence</strong>&lt;br&gt;76 Balliang Street, Geelong</td>
<td>No</td>
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<td>HO862</td>
<td><strong>Residence</strong>&lt;br&gt;25 Balmoral Crescent, Geelong</td>
<td>Yes</td>
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<td>HO148</td>
<td><strong>Grecian’s Cottage</strong>&lt;br&gt;9 Bambra Street, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-fence</td>
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<td>HO1536</td>
<td><strong>Railway bridge over Yarrum Creek</strong>&lt;br&gt;Banks Road, Marcus Hill&lt;br&gt;To the extent of all the land within 10 metres of the bridge.</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>HO1755</td>
<td><strong>Residence</strong>&lt;br&gt;5 Barrabool Road, Belmont</td>
<td>Yes</td>
<td>No</td>
<td>Yes- 3 eucalyptus trees</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO271</td>
<td><strong>Sandstone Cottage</strong>&lt;br&gt;517 Barrabool Road, Ceres</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-fence</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO63</td>
<td><strong>Sandstone Cottage</strong>&lt;br&gt;523 Barrabool Road, Ceres</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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</table>
| HO62       | **Sandstone Cottage**  
(formerly Smithy’s Residence) 
539 Barrabool Road,  
Ceres            | Yes                           | No                                 | No                  | No                                                      | No                             | Yes                         | No                          |
| HO2008     | **Ceres Primary School**  
605 Barrabool Road,  
Ceres            | Yes – early Barrabool stone school building only | No                                 | No                  | No                                                      | No                             | No                          | No                          |
| HO68       | **“Newlands” Homestead,**  
670 Barrabool Road,  
Ceres            | Yes                           | Yes                                | No                  | No                                                      | No                             | Yes                         | No                          |
| HO1757     | **South Barwon Reserve Memorial**  
Fronting Barwon Heads Road,  
Belmont          
(To the extent of all the land within 5 metres of the memorial)       | Yes                           | No                                 | No                  | No                                                      | No                             | No                          | No                          |
| HO1537     | **Barwon Heads Bridge over Barwon River**  
Barwon Heads-Ocean Grove Road,  
Barwon Heads and Ocean Grove | -                             | -                                  | -                   | -                                                      | Yes Ref.No. H1848              | No                          | No                          |
| HO343      | **RSL Monument**        
Barwon Heads Road, Belmont  
To the extent of all the land within 5 metres of the monument. | Yes                           | No                                 | No                  | No                                                      | No                             | No                          | No                          |
<p>| HO1704     | <strong>Housen-Halle (former Connewarre Hall)</strong> | No                             | No                                 | Yes                 | No                                                      | No                             | Yes                         | No                          |</p>
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<td>HO1705</td>
<td>Residence</td>
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<td>1392 Barwon Heads Road, Connewarre</td>
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<td>HO1706</td>
<td>Geelong Aero Club (former Connewarre Presbyterian Church)</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>1411-1419 Barwon Heads Road, Connewarre</td>
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<td>HO1707</td>
<td>Diesel Engine- Asparagus Farm, former now 13th Beach Golf Club (to the extent of 5 metres around the machine)</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>1732 Barwon Heads Road, Connewarre</td>
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<td>HO56</td>
<td>Ovoid Sewer Aqueduct over Barwon River, 42 Leather Street, Breakwater and 91-97 Tannery Road, Marshall</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Yes</td>
<td>Ref.No.H895</td>
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<td>HO1844</td>
<td>Bridge over Barwon River c1926 High Street / Moorabool Street, Belmont</td>
<td>Yes</td>
<td>No</td>
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<td>HO1843</td>
<td>Macintyre Foot Bridge c1968 Over Barwon River, Belmont</td>
<td>Yes</td>
<td>No</td>
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<td>HO45</td>
<td>Bucyrus Railroad Steam Shovel Batesford Quarry, Batesford</td>
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<td>-</td>
<td>Yes Ref. No. H1918</td>
<td>No</td>
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<td>HO236</td>
<td>Stella Maris Convent 39 Bay Street, North Geelong</td>
<td>Yes</td>
<td>No</td>
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<td>HO109</td>
<td>“Bayswater” Residence, 4 Bayswater Road, Newtown</td>
<td>No</td>
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<td>HO630</td>
<td>Residence 16 Beach Parade, Geelong West</td>
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<td>HO632</td>
<td>Residence 24 Beach Parade, Geelong West</td>
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<td>Yes- fence</td>
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<td>HO1538</td>
<td>WW2 Store Belchers Road (off), Drysdale</td>
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<td>HO633</td>
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<td>Yes</td>
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<td>Residence former Moolap Inn 350 Bellarine Highway, Moolap</td>
<td>Yes</td>
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<td>HO287</td>
<td>“Springfield” Residence, 532-560 Bellarine Highway, Leopold</td>
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<td>HO288</td>
<td>St Marks on the Hill Church, 7-9 Vicarage Road, Leopold</td>
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<td>Yes</td>
<td>Yes</td>
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<td>HO1540</td>
<td>Leopold Hall 805 Bellarine Highway, Leopold</td>
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<td>HO1541</td>
<td>Marcus Hill State School (former) 1880 Bellarine Highway, Marcus Hill</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO300</td>
<td>“Carlyle” House, 2041-2119 Bellarine Highway, Marcus Hill</td>
<td>Yes</td>
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<td>HO301</td>
<td>“Suma Park” Homestead including weather board cottage and barn 2121-2259 Bellarine Highway, Marcus Hill</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
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<td>HO864</td>
<td>Belle Vue Hotel (former) 10 Bellerine Street, Geelong</td>
<td>Yes</td>
<td>No</td>
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<td>HO865</td>
<td>Lord Nelson Hotel 7-21 Bellerine Street, Geelong</td>
<td>Yes</td>
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<td>HO866</td>
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<td>HO867</td>
<td>Consulting Rooms 55 Bellerine Street, Geelong</td>
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<td>HO868</td>
<td>De Garis House (rear-Baxter House) 60 Bellerine Street, Geelong</td>
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<td>HO869</td>
<td>Residence 70 Bellerine Street, Geelong</td>
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<td>HO870</td>
<td>Shop 162 Bellerine Street, Geelong</td>
<td>Yes</td>
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<td>HO871</td>
<td>Haines Memorial Homes 169-177 Bellerine Street, Geelong</td>
<td>Yes</td>
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<td>Yes- fence</td>
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<td>HO873</td>
<td>Residence (rear) 196 Bellerine Street, Geelong</td>
<td>No</td>
<td>No</td>
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<td>Yes- fence</td>
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<td>HO875</td>
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<td>HO876</td>
<td>Residence</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes- fence</td>
<td>No</td>
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<td>HO877</td>
<td><strong>Residence</strong> 310 Bellerine Street, Geelong</td>
<td>No</td>
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<td><strong>Residence</strong> 316 Bellerine Street, Geelong</td>
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<td><strong>Residence</strong> 1 Bendigo Street, Geelong West</td>
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<td><strong>Residence</strong> 6 Bendigo Street, Geelong West</td>
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<td>HO142</td>
<td><strong>Geelong Grammar School</strong> Original 1912-13 building complex 50 Biddlecombe Road, Corio</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-outbuilding and fence (Lunan Gates)</td>
<td>No</td>
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<td>HO1709</td>
<td><strong>Sewerage Vent Stack</strong> Foreshore reserve, end Blackrock Road, Connewarre</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>HO1542</td>
<td><strong>Miller Boys Memorial</strong> Bluff Road, St Leonards To the extent of all the land within 5 metres of the memorial.</td>
<td>Yes</td>
<td>No</td>
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<td>HO879</td>
<td><strong>Residence</strong> 25 Board Place,</td>
<td>No</td>
<td>No</td>
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<td>Yes-fence</td>
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<td>HO1245</td>
<td>Newtown and Chilwell Free Kindergarten 25 Bond Street, Newtown</td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
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<td>HO638</td>
<td>Holy Spirit Church 25-31 Bostock Ave, Manifold Heights</td>
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<td>Yes</td>
<td>Ref.No.H1110</td>
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<td>HO637</td>
<td>Ashby Uniting Church (former), now Islamic Mosque 45-47 Bostock Ave, Manifold Heights</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO880</td>
<td>Eastern Park and Geelong Botanic Gardens The heritage place includes LaTrobe Plaque, and First Customs House, 1-55 Garden Street, East Geelong</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Yes</td>
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<td>HO1543</td>
<td>Residence former &quot;Black Swan&quot; Hotel 169 Boundary Road, Whittington</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td>HO639</td>
<td>Residence 5 Bowlers Ave, Geelong West</td>
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<td>Former Duck Ponds Parsonage and School 25 Branch Road, Little River.</td>
<td>Yes</td>
<td>No</td>
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<td>Ruinous Cottage</td>
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<td>(to the extent of the area to the front boundary line, 5 metres to the north and south and 10 metres to the east from the ruinous cottage) 291-295 Breamlea Road, Connewarre</td>
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<td>E.P. Robinson Wool Scourer</td>
<td>Yes</td>
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<td>Yes-outbuildings</td>
<td>No</td>
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<td>Yes (cypress tree)</td>
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<td>Geelong Christian College, Junior Campus</td>
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<td>Yes- 1 Norfolk Pine tree only</td>
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<td><strong>St. John’s Anglican Church</strong>&lt;br&gt;11 Brown Street, Portarlington</td>
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<td><strong>Masonic Hall</strong>&lt;br&gt;former Temperance Hall only&lt;br&gt;28 Brown Street, Portarlington</td>
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<td><strong>“Laurence Park”</strong>&lt;br&gt;Residence, 125 Buckingham Street, Lara&lt;br&gt;To the extent of the dwelling and outbuildings to a depth of 60 metres from the front boundary and 1500 mm either side of the outbuildings to the dwelling.</td>
<td>Yes</td>
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28 Buckland Avenue, Newtown

“Torbank” Residence, 39 Buckland Avenue, Newtown

“Kanoona” Residence, 42 Buckland Avenue, Newtown

Geelong Christian College, Middle Campus 18A & 18-32 Burdekin Drive, Highton

18A & 18-32 Burdekin Drive, Highton

19 Campbell Street, Barwon Heads

7 Candover Street, Geelong West

18 Candover Street, Geelong West

18 Candover Street, Geelong West
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<td>Residence 8 Church Street, Belmont</td>
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<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO1761</td>
<td>Residence 10 Church Street, Belmont</td>
<td>No</td>
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<td>HO650</td>
<td>Residence 59 Church Street, Geelong West</td>
<td>No</td>
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<td>HO92</td>
<td>J.F. Archibald Memorial 66-76 Church Street, Geelong West To the extent of all the land within 5 metres of the plaque.</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO651</td>
<td>Saleyards Hotel 77 Church Street, Geelong West</td>
<td>No</td>
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<td>“Clonard” Residence,</td>
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<td>&quot;Bournemouth&quot; Residence, 11 Claremont Avenue, Newtown</td>
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<td>HO652</td>
<td>Community Centre 7-9 Clarence Street, Geelong West</td>
<td>No</td>
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<td>&quot;Petriwil&quot; Residence 75 Clarkes Road, Fyansford</td>
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| HO1548     | Post Office (former)  
10-12 Clifton Springs Rd, Drysdale | Yes | No | No | No | No | Yes | No |
| HO1549     | Residence former Bakery,  
23 Clifton Springs Road, Drysdale | No | No | No | No | No | Yes | No |
| HO1550     | Drysdale State School  
52 Clifton Springs Road, Drysdale | Yes | No | No | No | No | Yes | No |
| HO2009     | Ceres Recreation Reserve (including Memorial Gates & Trees)  
20 Cochranes Road, Ceres | Yes – memorial gates only | No | Yes – mature Cypress trees | No | No | No | No |
| HO1551     | Drysdale Hotel  
8-14 Collins Street, Drysdale | Yes | No | No | No | No | Yes | No |
| HO81       | St James Anglican Church  
45-55 Collins Street, Drysdale | Yes | Yes | No | No | No | Yes | No |
| HO1552     | St. James Church Hall  
55 Collins Street, Drysdale | No | No | No | No | No | Yes | No |
| HO1553     | Residence  
former vicarage to St. James  
56 Collins Street, Drysdale | No | No | No | No | No | No | No |
<p>| HO891      | Stephens House | Yes | No | No | No | No | No | No |</p>
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<td>HO10</td>
<td>Dennys Lascelles Woolstores</td>
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<td>26 Moorabool Street, Geelong</td>
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<td>HO383</td>
<td>Geelong Wool Exchange (former)</td>
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<td>HO893</td>
<td><strong>Bush Inn Hotel</strong> 58 Corio Street, Geelong</td>
<td>Yes</td>
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<td>No</td>
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<td>HO399</td>
<td><strong>Former Scottish Chiefs Hotel</strong> 99 Corio Street, Geelong</td>
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<td>Yes</td>
<td>Ref.No.H662</td>
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<td>HO248</td>
<td><strong>Volum Brewery Malthouse</strong> (southern facade only and supporting western wall to a depth of 4.5 metres) 101 Corio Street, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO126</td>
<td><strong>“Coronal” Residence</strong> 7 Coronal Avenue, Newtown</td>
<td>Yes</td>
<td>Yes</td>
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<td>HO660</td>
<td><strong>Residence/Office</strong> 4 Coronation Street, Geelong West</td>
<td>Yes</td>
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<td><strong>Terrace</strong> Residence, 6-12 Coronation Street, Geelong West</td>
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<td>HO197</td>
<td>Railway Culvert</td>
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<td>To the extent of all the land within 10 metres of the culvert. Cowies Creek, North Geelong</td>
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<td>HO1554</td>
<td>Residence (former Post Office) 60 Cresswell Street, Marcus Hill</td>
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<td>Yes</td>
<td>Yes-outbuildings</td>
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<td>War Veterans Home (former) 1-19 Crimea Street, Drysdale</td>
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<td>Batesford Presbyterian Church 31-33 Cross Street, Batesford</td>
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<td>No</td>
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<td>Former Batesford Presbyterian Manse 35 Cross Street, Batesford</td>
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<td>“Innisfail” House, 45 Cross Street, Batesford</td>
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<td>HO1768</td>
<td>Alexander Miller Memorial Homes 1-12/7 Culbin Avenue, Belmont</td>
<td>Yes</td>
<td>No</td>
<td>Yes-front garden and trees</td>
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<td>Holy Trinity Church, 29 Curlletts Road, Lara</td>
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<td>To the extent of the tower and Lintel stone only.</td>
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<td>To the extent of the front fenced portion of the site, including the dwelling and attached structures, to a depth of 40 metres from the front boundary.</td>
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<td>HO1556</td>
<td>Hall (former St. Peter’s Church of England) 33 Draper Street, Ocean Grove</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO663</td>
<td>Residence 25 Drumcondra Ave, Drumcondra</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes- fence</td>
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<td>HO1557</td>
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<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO1558</td>
<td>“Claremont” Residence, 17 Drysdale Street, Portarlington</td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td>HO1783</td>
<td>Residence 9 Dudley Street, Belmont</td>
<td>No</td>
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<td>HO1559</td>
<td>St. Paul’s Anglican Church 10-12 Dudley Parade, St Leonards</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO1560</td>
<td>“Crescent” Residence, 40 Earles Road, Moolap</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>HO906</td>
<td>Walbarringa Flats (former)</td>
<td>Yes</td>
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<td>HO95</td>
<td>“Ariston” and “Jesmond” Residence, 32-34 Eastern Beach, Geelong</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes-fence</td>
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<td>HO908</td>
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<td>HO911</td>
<td>Residence 48 Eastern Beach, Geelong</td>
<td>Yes</td>
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<td>No</td>
<td>Yes-fence</td>
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<td>HO912</td>
<td>Fence 54 Eastern Beach, Geelong To the extent of all the land within 5 metres of the fence.</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-fence</td>
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<td>“Corio Villa” House, 56-58 Eastern Beach Road, Geelong</td>
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<td>Yes Ref.No.H193</td>
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<td>HO903</td>
<td>Eastern Beach Bathing Complex and Reserve</td>
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<td>31 Eastern Beach Road and 1 Ritchie Boulevard, Geelong</td>
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<td>HO1284</td>
<td>“Laburnum” Residence, 9 Elderslie Terrace, Newtown</td>
<td>No</td>
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<td>HO1285</td>
<td>Residence 21 Elderslie Terrace, Newtown</td>
<td>No</td>
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<td>HO664</td>
<td>Residence 54 Elizabeth Street, Geelong West</td>
<td>Yes</td>
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<td>Yes-outbuilding</td>
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<td>HO665</td>
<td>Shop 71 Elizabeth Street, Geelong West</td>
<td>Yes</td>
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<td>Residence 90 Elizabeth Street, Geelong West</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes- fence</td>
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<td>HO667</td>
<td>“St Elmo” Residence, 127 Elizabeth Street, Geelong West</td>
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<td>Yes Ref.No.H1180</td>
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<td>HO680</td>
<td>Residence 12 Eureka Street,</td>
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<td>HO1660</td>
<td>Bluestone Retaining Wall</td>
<td>Yes</td>
<td>No</td>
<td>Yes – bluestone wall</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO1661</td>
<td>Barwon Heads Park</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<tr>
<td>HO1662</td>
<td>Earl of Charlemont Anchor, Barwon Heads Park - to the extent of 5 metres around the anchor</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>7 Ewing Blyth Drive, Barwon Heads</td>
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<tr>
<td>HO1663</td>
<td>Barwon Heads Jetties &amp; Co-op Sheds, Barwon Heads Park</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>7 Ewing Blyth Drive, Barwon Heads</td>
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<tr>
<td>HO1664</td>
<td>Boot Room, Barwon Heads Park</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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Geelong West

Residence
17 Evans Street, Belmont

Residence
27 Evans Street, Belmont

Bluestone Retaining Wall
1 Ewing Blyth Drive, Barwon Heads

Barwon Heads Park
1 Ewing Blyth Drive, Barwon Heads

Earl of Charlemont Anchor, Barwon Heads Park - to the extent of 5 metres around the anchor
7 Ewing Blyth Drive, Barwon Heads

Barwon Heads Jetties & Co-op Sheds, Barwon Heads Park
7 Ewing Blyth Drive, Barwon Heads

Boot Room, Barwon Heads Park
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<tr>
<td>HO1665</td>
<td>Orungal Secondary Anchor, Barwon Heads Park, to the extent of 5 metres around the anchor 7 Ewing Blyth Drive, Barwon Heads</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td>HO1666</td>
<td>Lobster Pot Dance Hall former, Barwon Heads Park 7 Ewing Blyth Drive, Barwon Heads</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO33</td>
<td>“Earl of Charlemont” Memorial 7-71 Ewing Blythe Drive, Barwon Heads To the extent of all the land within 5 metres of the plaque.</td>
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<td>HO1667</td>
<td>Residence 20 Ewing Blyth Drive, Barwon Heads</td>
<td>No</td>
<td>No</td>
<td>Yes- two golden cypress trees</td>
<td>No</td>
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<td>HO914</td>
<td>Barwon Woollen Mill Co. Works - Godfrey Hirst 7-9 Factories Road, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes- fence &amp; outbuildings</td>
<td>No</td>
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<td>No</td>
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<td>HO1286</td>
<td>“Carinya” (former) Residence, 88 Fairview Avenue, Newtown</td>
<td>Yes</td>
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<td>HO915</td>
<td><strong>Gordon Technical College</strong>&lt;br&gt;6 Fenwick Street, Geelong</td>
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<td>Yes Ref.No. H1019</td>
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<td>HO917</td>
<td><strong>Reformed Presbyterian Church</strong>&lt;br&gt;10 Fenwick Street, Geelong</td>
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<td>HO920</td>
<td><strong>Baptist Church and Sunday School - Church of Christian Scientists</strong>&lt;br&gt;14 Fenwick Street, Geelong</td>
<td>Yes</td>
<td>No</td>
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<td>Yes-outbuilding (hall)</td>
<td>No</td>
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<td>HO921</td>
<td><strong>Residence</strong>&lt;br&gt;28 Fenwick Street, Geelong</td>
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<td>Yes-outbuilding</td>
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<td>HO922</td>
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<td>HO135</td>
<td>“Eudoxus” Prefabricated iron residence</td>
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<td>(Part Ref. No. H1106 Railway Tunnel)</td>
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<td>HO924</td>
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<td>HO108</td>
<td>“Barwon Grange” Residence, 25 Fernleigh Street, Newtown</td>
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<td>HO925</td>
<td>Longville House 2 Fitzroy Street, Geelong</td>
<td>Yes</td>
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</table>
| HO160 | Horse Trough  
Fitzroy Street (between Fitzroy Street and Sydney Parade)  
Geelong  
The trough is located within the street reservation, opposite 350 Ryrie Street and the extent of designation applies to all the land within 5 metres of the trough. | Yes | No | No | No | No | No | No |
| HO930 | Residence  
128 Fitzroy Street,  
Geelong | No | No | Yes | Yes- fence | No | No | No |
| HO931 | Dennys Lascelles Ltd. Woolstores (former)  
135 Fitzroy Street,  
Geelong | Yes | No | No | No | No | Yes | No |
| HO1996 | Pioneers’ Memorial Cairn  
1B Flinders Avenue, Lara  
To the extent of the surrounding curtilage bounded by the corner kerb (south west) and the footpath (north) encompassing the mulched area. | Yes | No | No | No | No | No | No |
| HO1997 | Lara Uniting Church Complex  
1B Flinders Avenue, Lara  
Incorporated Plan:  
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016 | Yes | No | No | No | No | No | No |
<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Heritage place</th>
<th>External paint controls apply?</th>
<th>Internal alteration controls apply?</th>
<th>Tree controls apply?</th>
<th>Outbuildings or fences not exempt under Clause 43.01-4</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th>
<th>Prohibited uses permitted?</th>
<th>Aboriginal heritage place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO1998</td>
<td>“The Pines” Residence, 450 Flinders Avenue, Lara To the extent of the front portion of the site, including the front garden and side driveway, Edwardian dwelling and the rear yard of the dwelling enclosed by fencing. <strong>Incorporated Plan:</strong> Anakie, Lara &amp; Lovely Banks Heritage Places Incorporated Plan, May 2016</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO1668</td>
<td>Shop 1 Flinders Parade, Barwon Heads</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td>HO382</td>
<td>Matthew Flinders Memorial Plaques Flinders Peak, You Yangs To the extent of all the land within 5 metres of the plaque.</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO1973</td>
<td>Limella Cottage 31 – 45 Forest Road South, Lara To the extent of the entire site, to all of the boundaries of the title.</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>To the peppercorn trees on the south side of the property. No</td>
<td>No</td>
<td>No</td>
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<td>HO1974</td>
<td>Cottage 51 Forest Road South, Lara To the extent of the entire site, to all of the boundaries of the title.</td>
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<td>No</td>
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<td>HO1975</td>
<td>Former Lake Bank Hotel Complex</td>
<td>Yes</td>
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<td>Yes</td>
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<td></td>
<td>110-120 Forest Road South, Lara</td>
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<td></td>
<td>To the extent of:</td>
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<td></td>
<td>• the part of the former hotel site, including the former hotel building and outbuildings, situated on lots 2 – 10 of Plan of Subdivision 708889;</td>
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<td></td>
<td>• the full length of the stone wall that extends along the Forest Road boundary, with a 1 metre curtilage on each side of the wall;</td>
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<td></td>
<td>• the gabled outbuilding in the wall, with a 1 metre curtilage;</td>
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<td></td>
<td>• the Forest Road South road reservation immediately outside of the hotel building complex; and the south-eastern portion of the road reserve of Museum Place, to the west of the building complex.</td>
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<td>HO1976</td>
<td>Clover Hill Farm</td>
<td>Yes</td>
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<td>To the extent of the surviving dwelling and land 5 metres each side and 20 metres to the rear and the land between the dwelling and the Forest Road South boundary.</td>
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<td>HO1799</td>
<td>Residence 84 Francis Street,</td>
<td>No</td>
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<td>Yes- Norfolk pine tree</td>
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<td>HO261</td>
<td>Winter's Cellars (197 Francis Street, Grovedale)</td>
<td>Yes</td>
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<td>No</td>
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<td>HO933</td>
<td>Residence (14 Frederick Street, Geelong)</td>
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<td>HO934</td>
<td>Residence (37 Fyans Street, Geelong)</td>
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<td>HO935</td>
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<td>Former Junction/Keens Hotel ruins 5-55 Fyansford-Gheringhap Road, Fyansford</td>
<td>Yes</td>
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<td>Yes</td>
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<td>&quot;Merchiston Hall&quot; Residence, 2A Garden St, Geelong</td>
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<td>Yes</td>
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<td>HO937</td>
<td>Residence (8 Garden Street, Geelong)</td>
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<td>HO938</td>
<td>Shop and Residence</td>
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<td>Cottage complex</td>
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<td>Yes Peppercom trees</td>
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<td>Moorabool Railway Viaduct</td>
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<td>Geelong-Ballarat Railway over Moorabool River, Moorabool</td>
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<td>between South Geelong and Point Lonsdale To the extent of all the land within 5 metres either side of the centre line of the railway line.</td>
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<td>“Pineville”</td>
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<td>Dalgety &amp; Co. Woolstore (fronting Western Beach)</td>
<td>Yes</td>
<td>No</td>
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<td>“Golden Age” Hotel</td>
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<td>Yes Ref.No.H1161</td>
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<td>Johnstone Park</td>
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<td><strong>Peace Memorial</strong></td>
<td>Yes</td>
<td>Yes – to peace memorial interior only</td>
<td>No</td>
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<td><strong>Court House (former)</strong></td>
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<td><strong>Former St Giles Church and Free Church School</strong></td>
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<td>Yes- fence</td>
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<td>Barwon Heads Golf Club Clubhouse Golf Links Road, Barwon Heads The heritage place includes Cypress trees</td>
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<td>Cottage, Wash house &amp; underground tank</td>
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<td>Bridge over Moorabool River Hamilton Highway, Fyansford</td>
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<td>Yes Ref.No.H1108</td>
<td>No</td>
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<td>Bicentennial Commemorative Plaque Off Hamilton Highway adjacent to Bridge, Fyansford</td>
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<td>Old Swan Inn (former) c.1842 4 Hamilton Highway, Fyansford</td>
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<td>Yes Ref.No.H267</td>
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<td>HO1533</td>
<td>“Fyansford Primary School” (former) 60-80 Hamilton H’way, Fyansford</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-outbuildings</td>
<td>No</td>
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<td>HO1738</td>
<td>“Condie” Residence 370 Hamilton Highway, Fyansford</td>
<td>Yes</td>
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<td>Yes- to the extent of 5 metres around the cypress trees</td>
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<td>HO1739</td>
<td>Tulchan Ruins 335-415 Hamilton Highway, Fyansford</td>
<td>Yes</td>
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<td>“Frogmore” 425-465 Hamilton Highway, Fyansford</td>
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<td>St. Patricks Catholic Hall 10 Harding Street, Portarlington</td>
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<td>Residence 6 Henley Street, Barwon Heads</td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td>Armytage House Stables and classrooms (former) and The Hermitage Church of England Girls Grammar School classrooms (former) 19-21 Hermitage Road, Newtown</td>
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<td>House and Dairy outbuilding 30 Hicks Street, Lara To the grouping of buildings within the south-west corner of the property.</td>
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GREATER GEELONG PLANNING SCHEME
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<td>HO957</td>
<td>Residence 14 Humble Street, Geelong</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes-outbuildings</td>
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<td>HO1740</td>
<td>Former Geelong Cement Transport System (former railway and limestone belt conveyor) 50 Hyland Street, Fyansford</td>
<td>Yes</td>
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<td>HO1742</td>
<td>Former Post Office now Fyansford Antiques and Dolls Shop 60 Hyland Street, Fyansford</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>Yes</td>
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<td>HO85</td>
<td>Balmoral Hotel (former) 66 Hyland Street,</td>
<td>Yes</td>
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| HO87       | **Fyansford Hotel**  
67 Hyland Street, Fyansford | -                             | -                                   | -                    | Yes Ref.No.H744                                          | Yes                                                           | Yes                                        | No                                         |
| HO1293     | **Residence**  
15-17 Jackman Road, Newtown | Yes                         | No                                   | Yes                  | No                                                      | No                                                           | No                                         | No                                         |
| HO710      | **Residence**  
8 John Street, Geelong West | Yes                         | No                                   | No                   | No                                                      | No                                                           | No                                         | No                                         |
| HO711      | **Residence**  
20 John Street, Geelong West | Yes                         | No                                   | No                   | No                                                      | No                                                           | No                                         | No                                         |
| HO1816     | **Residence**  
11 Kardinia Street, Belmont | Yes                         | No                                   | No                   | No                                                      | No                                                           | No                                         | No                                         |
| HO1818     | “Clare”  
44 Kardinia Street, Belmont | No                          | No                                   | Yes- rear Norfolk Pine tree | No                                                      | No                                                           | No                                         | No                                         |
| HO1819     | **Garage (on Clare property) fronting Riverview Terrace**  
44 Kardinia Street, Belmont | No                          | No                                   | No                   | No                                                      | No                                                           | No                                         | No                                         |
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<td>HO1567</td>
<td>“Kalimnar” Residence, 63 Kensington Road, Leopold</td>
<td>Yes</td>
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<td>Leopold Cemetery 69-77 Kensington Road, Leopold</td>
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<td>“Shoubra” Residence, 6A Keram Crescent, Highton</td>
<td>Yes</td>
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<td>Stable/Workshop 5 Kilgour Street, Geelong</td>
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<td>Yes-outbuilding (stable)</td>
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<td>Residence 104-106 Kilgour Street, Geelong</td>
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<td>Bell &amp; Son Baker (former) 121 Kilgour Street, Geelong</td>
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<td>Ford over Yarram Creek Knights Road, Mannerim To the extent of all the land within 20 metres of the Ford.</td>
<td>Yes</td>
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<td>462 Lake Road, Connewarre</td>
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<td>St Paul's Anglican Church</td>
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<td>Victorian Railways Institute</td>
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<td>“Culloden Castle”</td>
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<td><strong>Angarrack Flats</strong>&lt;br&gt;238 Latrobe Terrace, Geelong West</td>
<td>Yes</td>
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<td>Yes – rear garage</td>
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<td><strong>Dr Piper’s Residence</strong>&lt;br&gt;240 Latrobe Terrace, Geelong West</td>
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<td>HO1968</td>
<td><strong>Narbethong</strong>&lt;br&gt;242 Latrobe Terrace, Geelong West</td>
<td>Yes</td>
<td>No</td>
<td>Yes – front gum tree</td>
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<td>HO223</td>
<td><strong>St George’s Presbyterian Church and Manse (former)</strong>&lt;br&gt;245 Latrobe Terrace and 13 Ryrie Street, Geelong</td>
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<td>HO713</td>
<td><strong>“Currabeg House”</strong>&lt;br&gt;248 Latrobe Terrace, Geelong West</td>
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<td><strong>Residence</strong>&lt;br&gt;256 Latrobe Terrace, Newtown</td>
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<td><strong>“Tooronga”</strong>&lt;br&gt;Residence,&lt;br&gt;258 Latrobe Terrace, Newtown</td>
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<td>HO963</td>
<td><strong>“Carlyon”</strong></td>
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<td>HO174</td>
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<td>Yes Ref.No.H1174</td>
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<td>HO182</td>
<td>“Ingliston” Residence 264 Latrobe Terrace, Newtown</td>
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<td>“Sarnia” Residence, 266-268 Latrobe Terrace, Newtown</td>
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<td>“Sommerset” Residence, 270 Latrobe Terrace, Newtown</td>
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<td>“Roslyn” Residence, 272 Latrobe Terrace, Newtown</td>
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<td>Consulting Room 278 Latrobe Terrace, Newtown</td>
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<td>Boer War Memorial</td>
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<td>HO1305</td>
<td>Collins Bros. Pty Ltd (former Union Woollen Mill)</td>
<td>Yes</td>
<td>No</td>
<td>Yes- fence</td>
<td>No</td>
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<td>HO1306</td>
<td>Albion Woollen &amp; Worsted Mills (former)</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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Latrobe Terrace, north of Kilgour Street, Kardinia Park, Geelong
To the extent of all the land within 5 metres of the memorial.
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<td>&quot;Llanberis&quot; Residence, 24 Laurel Bank Parade, Newtown</td>
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NOTE: The table above outlines the heritage status of various properties in the Greater Geelong Planning Scheme. The properties are located in Newtown and include various residences. The table indicates whether each property is a heritage place, and details the specific controls and restrictions associated with each property.
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<td>HO1331</td>
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<td>Ashby Primary School 2 Lawton Avenue, Geelong West</td>
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<td>Lime Kiln Complex Limeburners Rd and Hearne Parade, Limeburners Point, East Geelong</td>
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<td>Geelong West</td>
<td>Cheetham Salt Pty Ltd 71 Little Malop Street, Geelong</td>
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<td>HO294</td>
<td>Archaeological Site (Gaz. 120.8-12-1974 p.4300), Mount Rothwell Stone Arrangement, Mt Rothwell Station 985 Little River Ripley Road, Little River</td>
<td>No</td>
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<td>HO295</td>
<td>Mt Rothwell Homestead 985-995 Little River-Ripley Road, Little River</td>
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<td>HO973</td>
<td>Wesleyan Minister’s Residence (former), now Residence</td>
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<td>Mt Zion Particular Baptist Church 10 Little Ryrie Street, Geelong</td>
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<td>Caledonian Hotel 28 Little Ryrie Street, Geelong</td>
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<td>Offices 42 Little Ryrie Street, Geelong</td>
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<td>Residence 69 Little Ryrie Street, Geelong</td>
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<td>HO1728</td>
<td>Former Corio Distillery complex (Cheetham Pty Ltd) including former workers houses</td>
<td>Yes</td>
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<td>Residence &amp; Underground Tank, Cottage Ruins, Tank &amp; Horse Works, Dairy Building, Water Tank &amp; Cemetery</td>
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<td>HO208</td>
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<td>Yes Ref.No.H743</td>
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<td>42-52 Lower Paper Mills Road (Workers Cottage) and 100 Lower Paper Mills Road (Paper Mill), Fyansford</td>
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<td>“Lunan” House,</td>
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| HO1648    | Classweave Industries (Former Federal Woollen Mills)  
13 Mackey Street, Geelong North | -                             | -                                 | -                   | Yes Ref.No.H1938                                         | Yes                                                               | Yes                      | No                        |
| HO99      | Ashby Presbytery of St Peter & St Paul   
1 Malone Street, Geelong            | -                             | -                                 | -                   | Yes Ref.No.H1112                                         | Yes                                                               | Yes                      | No                        |
| HO986     | Dalgety & Co.                            
1-7 Malop Street, Geelong            | Yes                            | No                                 | No                  | No                                                       | No                                                                | No                       | No                        |
| HO5       | A.N.Z. Bank (former)                     
2 Malop Street, Geelong              | -                             | -                                 | -                   | Yes Ref.No.H191                                         | Yes                                                               | No                       | No                        |
| HO11      | Trustees Chambers                        
8 Malop Street, Geelong               | -                             | -                                 | -                   | Yes Ref.No.H190                                         | Yes                                                               | No                       | No                        |
| HO6       | Former ES & A Bank                       
9-11 Malop Street, Geelong            | -                             | -                                 | -                   | Yes Ref.No.H189                                         | Yes                                                               | No                       | No                        |
| HO987     | Carlton Hotel                            
13-19 Malop Street, Geelong           | Yes                            | No                                 | No                  | No                                                       | No                                                                | No                       | No                        |
<p>| HO988     | Offices                                  | Yes                            | No                                 | No                  | No                                                       | No                                                                | No                       | No                        |</p>
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<td>Glenn, Boyd &amp; Broughton Store 32 Malop Street, Geelong</td>
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<td>Shop &amp; Office 47 Malop Street, Geelong</td>
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<td>HO991</td>
<td>National Bank &amp; Chambers 53 Malop Street, Geelong</td>
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<td>C.M.L. Building including Austin Clock 74 Malop Street, Geelong</td>
<td>Yes</td>
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<td>Strachan, Murray and Shannon Wool Warehouses (former) 95-97 Malop Street and Moorabool Street and Brougham Street, Geelong</td>
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### Greater Geelong Planning Scheme

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| HO2012 | “Hurley House”  
100 McCann Street, Ceres  
(to the extent of 3.5 metres north of the house) | No | No | No | No | No | No | No |
| HO239 | Protestant Orphan Asylum and Common School (former)  
150-220 McCurdy Road, Fyansford | - | - | - | - | Yes | Ref.No.H1095 | Yes | No |
| HO1724 | C1920 former Geelong Cement Chimney Pedestal ruins in Hyland Street (to the extent of 2 metres from the chimney stack base)  
200 McCurdy Road, Fyansford | Yes | No | No | No | No | No | No | No |
| HO1723 | Former Geelong Cement First Head Office  
180 McCurdy Road, Herne Hill | Yes | No | Yes | Yes- front fence | No | Yes | No |
| HO3 | “Coriyule” Homestead  
1-69 McDermott Road, Curlewis | - | - | - | - | Yes | Ref.No.H272 | Yes | No |
| HO1820 | Residence  
2 McDonald Street, Belmont | Yes | No | No | No | No | No | No | No |
| HO134 | Emu Cottage  
Residence, 19 McKillop Street, Geelong | Yes | No | No | No | No | Yes | No | No |
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<td>&quot;Hondu Villas&quot; (semi-detached villas) 41-43 McKillop Street, Geelong</td>
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<td><strong>Shop &amp; Residence</strong></td>
<td>Yes</td>
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<td>HO1032</td>
<td>Elephant &amp; Castle Hotel</td>
<td>Yes</td>
<td>No</td>
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<td>HO1037</td>
<td>St Matthew’s Anglican Church</td>
<td>Yes</td>
<td>No</td>
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<td>Belmont Primary School, 51 Mt Pleasant Road, Belmont</td>
<td>No</td>
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<td>HO1571</td>
<td>“Monmeath” Residence, 310 Melaluka Road, Leopold</td>
<td>No</td>
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<td>HO290</td>
<td>“Toorang” Homestead, 401-419 Melaluka Road, Leopold</td>
<td>Yes</td>
<td>No</td>
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<td>HO1040</td>
<td>Shops &amp; Residence 157,159,159A Melbourne Road, Geelong</td>
<td>Yes</td>
<td>No</td>
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<td>Yes-outbuilding</td>
<td>No</td>
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<td>HO1534</td>
<td>“North Geelong Primary School” (former) 209-211 Melbourne Road, North Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-outbuilding</td>
<td>No</td>
<td>Yes</td>
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<td>HO1999</td>
<td>Vietnam Veterans Avenue of Honour and Memorial Melbourne Road, Osborne Park and 241 Melbourne Road, North Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes – avenue of 146 <em>Eucalyptus sideroxylon</em> (Ironbark trees) both sides of Melbourne Road</td>
<td>No</td>
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<td>HO2000</td>
<td>Osborne Park gates Osborne Park, Melbourne Road, North Geelong</td>
<td>Yes – Osborne Park bluestone pillars and cast/wrought iron gates</td>
<td>No</td>
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<td>Yes – bluestone pillars and cast/wrought iron gates</td>
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<td>HO1722</td>
<td>Pilkington Australia Factory and No 1 Furnace 265-307 Melbourne Road, North Geelong</td>
<td>Yes</td>
<td>Yes- No 1 Furnace &amp; stairwell and stairs fronting Melbourne Road</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td>HO1717</td>
<td>Ford Motor Company Complex 365-455 Melbourne Road, Norlane</td>
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<td>Yes Ref.No.H2305</td>
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<td>HO1339</td>
<td>“Mandalay” Residence, 6A Mercer Parade, Newtown</td>
<td>No</td>
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<td>HO1940</td>
<td>Residence 8 Mercer Parade, Newtown</td>
<td>Yes</td>
<td>No</td>
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<td>HO1941</td>
<td>Residence 25 Mercer Parade, Newtown</td>
<td>No</td>
<td>No</td>
<td>Yes – front hedge</td>
<td>Yes – front fence</td>
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<td>Bay View Hotel 2-4 Mercer Street, Geelong</td>
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<td>Yes Ref.No.H1159</td>
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<td>HO1041</td>
<td>Shop &amp; Residence 15 Mercer Street, Geelong</td>
<td>Yes</td>
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<td><strong>Iron Store</strong></td>
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<td>HO1045</td>
<td><strong>Steam Coach Hotel (former)</strong></td>
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<td><strong>Church of St Peter and St Paul</strong></td>
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<td><strong>Ashby Hall (rear)</strong></td>
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<td><strong>Terminus Hotel</strong></td>
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<td><strong>Balfour's Motors</strong></td>
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<td>Bridge over Moorabool River</td>
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<td>Travellers Rest Inn (former)</td>
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<td>Western Cemetery</td>
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<td>Plaque commemorating the separation of Victoria from NSW</td>
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<td>between Moorabool Street and Yarra Street beach front, Geelong</td>
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<td>To the extent of all the land within 5 metres of the plaque.</td>
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<td>HO211</td>
<td>Plaque - Memorial to Moorabool Street Wharf</td>
<td>Yes</td>
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<td>Sailor’s Rest (former) including Electric Bulb Sign</td>
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<td>HO1049</td>
<td>Liverpool &amp; London &amp; Globe Insurance Co. 51 Moorabool Street, Geelong</td>
<td>Yes</td>
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<td>Wool Exchange Hotel 59 Moorabool Street, Geelong</td>
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<td>Solomons Building 95-113 Moorabool Street, Geelong</td>
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<td>HO1051</td>
<td>Shop 98 Moorabool Street, Geelong</td>
<td>Yes</td>
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<td>HO272</td>
<td>Bright &amp; Hitchcock Building 115-139 Moorabool Street, Geelong</td>
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<td>HO1052</td>
<td>Shop 130 Moorabool Street, Geelong</td>
<td>Yes</td>
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<td>HO1053</td>
<td>Edments Ltd (former) 144 Moorabool Street, Geelong</td>
<td>Yes</td>
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<td>A &amp; W Roberts Store 146,148,148A Moorabool Street, Geelong</td>
<td>Yes</td>
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<td>A.N.Z. Bank (former) 154A Moorabool Street, Geelong</td>
<td>Yes</td>
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<td>HO245</td>
<td>T &amp; G Building and Clock 155-161 Moorabool Street and 151 Ryrie Street, Geelong</td>
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<td>Bank of New South Wales (now Westpac) 165 Moorabool Street, Geelong</td>
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<td>White Hart Hotel 178 &amp; 178A Moorabool St, Geelong</td>
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<td>Shop &amp; McDonald &amp; Co. Store 200 Moorabool Street, Geelong</td>
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<td>Timber Shop</td>
<td>Yes</td>
<td>Yes(two storey timber section)</td>
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<td>Alsop Park (bounded by Mt Pleasant Road, Francis Street and Barwon Heads Road) 2-4 Mt Pleasant Road, Belmont</td>
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### Greater Geelong Planning Scheme

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<td>GATE (former South Barwon City Offices) 31-37 Mt Pleasant Road, Belmont</td>
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<td>No</td>
<td>Yes – Palm and Morton Bay fig trees</td>
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<td>Green Gables 65 Mt Pleasant Road, Belmont</td>
<td>Yes</td>
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<td>Yes - trees front setback</td>
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<td>Matthew Flinders High School No.8022 15 Myers Street, Geelong</td>
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<td>Dr. Kilgour House 16 Myers Street, Geelong</td>
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<td>St Marys’ Catholic College, part facing Fenwick Street former St Agnes Girls’ College 22-24 Myers Street, Geelong</td>
<td>Yes</td>
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<td>Presbyterian Residence, former now Geneva House 32 Myers Street, Geelong</td>
<td>Yes</td>
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| HO1081    | **Star Hotel, former**  
81 Myers Street, Geelong                          | Yes                            | No                                  | No                   | No                                                   | No                                                               | No                          | No                          |
| HO1082    | **Geelong Trades Hall**  
127 Myers Street, Geelong                          | Yes                            | No                                  | No                   | No                                                   | No                                                               | Yes                         | No                          |
| HO1646    | **St Mary of the Angels Presbytery**  
142 Myers Street, Geelong                          | Yes                            | Yes                                 | No                   | Yes – outbuilding and fence                         | No                                                               | Yes                         | No                          |
| HO1083    | **Residence**  
156 Myers Street, Geelong                          | Yes                            | No                                  | No                   | No                                                   | No                                                               | No                          | No                          |
| HO1084    | **St Mary’s Hall**  
162-190 Myers Street, Geelong                       | -                              | -                                   | -                    | -                                                   | Yes Ref.No.H1109                                                   | Yes                         | No                          |
| HO1647    | **St Mary’s Girls School**  
162-190 Myers Street, Geelong                        | Yes                            | No                                  | No                   | No                                                   | No                                                               | Yes                         | No                          |
| HO1085    | **Geelong Artillery Orderly Rooms**  
200 Myers Street, Geelong                           | Yes                            | No                                  | No                   | Yes-outbuildings                                     | No                                                               | Yes                         | No                          |
| HO143     | **Geelong Gaol, former**  
200-202 Myers Street, Geelong                       | -                              | -                                   | -                    | -                                                   | Yes Ref.No.H991                                                   | Yes                         | No                          |
| HO1089    | **Residence**  
186 Myers Street, Geelong                           | Yes                            | No                                  | No                   | Yes-fence                                           | No                                                               | No                          | No                          |
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<td>“Mossgeil” Boarding School, 133 Noble Street, Newtown</td>
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<td>St Andrews School (former now Geelong Grammar) (Private)</td>
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<td>Latrines Shed</td>
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| HO1694    | Boat House (former)  
20 Ozone Road, Barwon Heads | No                      | No                            | No               | No                              | No                                                   | No                        | No                       |
| HO1695    | Residence  
31 Ozone Road, Barwon Heads | No                      | No                            | No               | No                              | No                                                   | No                        | No                       |
| HO1696    | Barwon Heads Jetty  
East end of Ozone Road over Barwon River, Barwon Heads | No                      | No                            | No               | No                              | Yes                                                   | No                        | No                       |
| HO337     | Harp Inn (former)  
22 Pakington Street, Geelong West | -                       | -                             | -                | -                               | Yes                                                   | Ref.No.H585               | No                       |
| HO739     | Shop and Office  
29 Pakington Street, Geelong West  
To the extent of all perimeter walls to the Victorian building. | Yes                     | No                            | No               | No                              | No                                                   | No                        | No                       |
| HO740     | Globe Hotel (former)  
Office, 61 Pakington Street, Geelong West | Yes                     | No                            | No               | No                              | Yes                                                   | No                        | No                       |
| HO741     | Kinnears Ropeworks  
(formerly Donaghy’s Rope Walk)  
95-103 Pakington Street, Geelong West | -                       | -                             | -                | -                               | Yes                                                   | Ref.No.H1169              | Yes                      |
| HO742     | Shop  
100-100A Pakington Street, Geelong West | Yes                     | No                            | No               | No                              | No                                                   | Yes                       | No                       |
| HO744     | Pakington Village | Yes                     | No                            | No               | No                              | No                                                   | No                        | No                       |
### GREATER GEELONG PLANNING SCHEME

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<td>Geelong West City Hall 153 Pakington St, Geelong West</td>
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<td>Pakington Street Methodist Church (former), now St Phillips Uniting Church 178-180 Pakington St, Geelong West</td>
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<td>HO750</td>
<td>Beehive Building 214-216 Pakington St, Geelong West</td>
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<td>Post Office 210B Pakington St, Geelong West</td>
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<td>Shop 220 Pakington St, Geelong West</td>
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<td>Newtown Methodist Church (former), now the Reformed Church of Geelong</td>
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To the dwelling and curtilage encompassing the tree-lined east and west property boundaries, front boundary and the row of trees on the east-west axis to the rear of the dwelling.
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<th>Internal alteration controls apply?</th>
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<th>Aboriginal heritage place?</th>
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<td>HO1980</td>
<td>Tallaranie Homestead</td>
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<td>170 Peak School Road, Lara</td>
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<td>To the extent of the dwelling and the fenced-off homestead garden.</td>
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<td>No</td>
<td>No</td>
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<td>No</td>
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<td>St. Patricks School</td>
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<td>&quot;Barrabool&quot; Residence, 13 Pepperdine Way, Highton</td>
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<td>St Peter's Church, 25 Percy Street, Newtown</td>
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<td>“Bell Terrace”, 9-15 Pevensey Crescent, Geelong</td>
<td>Yes</td>
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<td>“Tooronga”, 17 Pevensey Crescent, Geelong</td>
<td>Yes</td>
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<td>Yes- fence</td>
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<td>Residence, 3 Pevensey Street, Geelong</td>
<td>Yes</td>
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<td>Yes- outbuilding</td>
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<td>HO1107</td>
<td>Residence, 4 Pevensey Street, Geelong</td>
<td>No</td>
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<td>Yes- fence</td>
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<td>HO149</td>
<td>Portable House, (formerly 22 Coronation Street, Geelong West) Deakin University Campus, Pigdons Road, Waurn Ponds To the extent of all the land within 10 metres of the portable house.</td>
<td>No</td>
<td>Yes</td>
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<td>HO1374</td>
<td>“Lemea” Residence, 19 Pleasant Street, Newtown</td>
<td>Yes</td>
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<td>HO1375</td>
<td>“Craft Cottage” shop</td>
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<td>HO1582</td>
<td>Cheetham Salt Works</td>
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<td>Yes Ref.No.H1157</td>
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The heritage place includes:

- Cheetham Salt Works
- 45-131 Point Henry Road, Moolap
- 11-129, 68 and 70-72 Portarlington Road, Newcomb
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<tr>
<th>PS map ref</th>
<th>Heritage place</th>
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<tr>
<td>AH</td>
<td>Cunningham Memorial Hall/Library 100 Portarlington Road &amp; Residence 68 Portarlington Road</td>
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<td>HO322</td>
<td>Memorial to the founding of Geelong</td>
<td>Yes</td>
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<td>Point Henry Road, (Foreshore), Point Henry</td>
<td>To the extent of all the land within 5 metres of the plaque.</td>
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<td>HO1583</td>
<td>Navigation Station (former)</td>
<td>Yes</td>
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<td>Point Henry Road, Point Henry</td>
<td>To the extent of all the land within 20 metres of the building.</td>
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<td>HO49</td>
<td>Rosedale (formerly Lincoln's Farm House)</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes-outbuildings</td>
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<td>Complex of weatherboard buildings comprising stables, outbuildings, house and cheese factory</td>
<td>1-65 Point Richards Road, Portarlington</td>
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<td>HO1586</td>
<td>“Bayview” Residence</td>
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<td>950 Portarlington Road, Curlewis</td>
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<td>HO1587</td>
<td>St. Francis Xavier Catholic Church</td>
<td>Yes</td>
<td>Yes-Former Church Building Interior Only</td>
<td>Yes</td>
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<td>1030 Portarlington Road, Leopold</td>
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<td>“Spray Farm”</td>
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<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes-fence</td>
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<td>HO757</td>
<td>Newtown Memorial Sunday School (former), now Reformed Church Hall  2 Potter Street, Geelong West</td>
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<td>Residence 13 Powell Street West, Ocean Grove</td>
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<td>HO1731</td>
<td>Hume &amp; Hovell Monument  Fronting Princes Highway, adjacent to 106 Rennie Street, Lara</td>
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<td>HO377</td>
<td>Lime-Burning Kiln  Princes Highway and 110 Lemins Road (Rear), Waurn Ponds</td>
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<td>Ref.No.H866</td>
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<td>HO374</td>
<td>Bridge (Masonry Arch)  Over Waurn Ponds Creek, Princes Highway West Waurn Ponds</td>
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<td>R.S.L. Hall</td>
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<td><strong>Woolshed (on Marathon Estate)</strong> Pringles Road, Anakie</td>
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<td>HO69</td>
<td><strong>“Prospect” Homestead, 50 Prospect Rd, Ceres</strong></td>
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<td><strong>Residence</strong> 70 Prospect Road, Newtown</td>
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<td><strong>“Kirrewur Court” Reception Centre,</strong></td>
<td>Yes</td>
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<td>Yes-fence and outbuilding</td>
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<td>“Roseberth” Residence, 79 Prospect Road, Newtown</td>
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<td>“Fairbrae” Residence, 89 Prospect Road, Newtown</td>
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<td>Residence 101 Prospect Road, Newtown</td>
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<td>Residence 103 Prospect Road, Newtown</td>
<td>Yes</td>
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<td>Canoe Tree Queen's Park</td>
<td>No</td>
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<td>Yes (side hedge)</td>
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<td>St. Stephen’s Anglican Church</td>
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<td>Sacred Heart Convent and College</td>
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<td>“Kardinia House” 1 Riverview Terrace, Belmont</td>
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## Greater Geelong Planning Scheme

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Geelong
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<td>Shops &amp; Offices</td>
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<td>Scott Hamilton &amp; Co.</td>
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<td>HO282</td>
<td>H. Thacker, Printer</td>
<td>Yes</td>
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<td>Belcher's Corner</td>
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<td>141-149 Ryrie Street and 150-154 Moorabool Street, Geelong</td>
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<td>James Strong Boot Factory (rear)</td>
<td>Yes</td>
<td>No</td>
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<td>HO155</td>
<td>James Harrison Plaque, Geelong Advertiser Building 191-195 Ryrie Street, Geelong To the extent of all the land within 5 metres of the plaque.</td>
<td>Yes</td>
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<td>HO1128</td>
<td>Geelong Picture Theatre 198-204 Ryrie Street, Geelong</td>
<td>Yes</td>
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<td>Shops (street frontage to a depth of 5 metres, and eastern wall to a depth of 5 metres) 206-216 Ryrie Street, Geelong</td>
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<td>Kitchener House (original wing) Geelong Memorial Hospital (part) 285-299 Ryrie Street, Geelong</td>
<td>Yes</td>
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<td>Alexander Miller Memorial Homes</td>
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<td>Shenton Methodist Church &amp; Timber Hall and Manse (former), now Geelong High School 379 Ryrie Street, Geelong</td>
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<td>Geelong Girls' High School 385 Ryrie Street, Geelong</td>
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<td>HO1719</td>
<td>Barwon Water Montpellier Basins &amp; Water Reserves Basins 1, 2 &amp; 3 100 Scenic Road, (east of Scenic Road) Highton</td>
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<td>HO1702</td>
<td>&quot;Moondara&quot;, former School House 57 Seaview Avenue, Barwon Heads</td>
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<td>HO1887</td>
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<td>Claremont 28 Seaview Parade, Belmont</td>
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<td>Yes- front garden and trees</td>
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<td>Radstock 89 Shackleton Street, Belmont</td>
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<td>Manifold Emporium 139-141 Shannon Ave, Geelong West</td>
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<td>Attached Dwellings 321-323 Shannon Avenue (321 Shannon Avenue now known as 117-119 Aphrasia Street, Newtown)</td>
<td>Yes (main front portions of dwellings visible from the public realm only)</td>
<td>No</td>
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<td>Yes — (front fence and gate to 321 Shannon Avenue)</td>
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<td>HO2004</td>
<td>Dwelling 325 Shannon Avenue Newtown</td>
<td>Yes — (dwelling only)</td>
<td>No</td>
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<td>“Redpath's Antiques” Shop, 327 Shannon Ave, Newtown</td>
<td>Yes</td>
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<td>“Chesterfield” Nursing Home 345 Shannon Avenue, Newtown</td>
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<td>Residence &amp; Consulting Room 346 Shannon Avenue, Newtown</td>
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<td>Residence 347 Shannon Avenue, Newtown</td>
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<td>Yes</td>
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<td>Foster Fyans Memorial (To the extent of all the land within 5 metres of the memorial.)</td>
<td>Yes</td>
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<tr>
<td>Balyang Sanctuary, Shannon Avenue, Newtown</td>
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<td>HO1456</td>
<td>“Uxbridge House”, Bakery (former) 19 Sharp Street, Newtown</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes—outbuildings</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>HO74</td>
<td>“Bonnyvale” Stables and outbuildings only excluding homestead 252-262 Shell Road, Ocean Grove</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes—outbuildings</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>HO196</td>
<td>Parker Iron Merchant Store (former) 10 Shorts Place, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>HO175</td>
<td>“The Hawthornes” (former Presbyterian Manse) 1 Skene Street, Newtown</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO176</td>
<td>House 2 Skene Street, Newtown</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO231</td>
<td>School Room (former) Rear of property, 3 Skene Street,</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes—outbuilding</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>Internal alteration controls apply?</td>
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<td>Outbuildings or fences not exempt under Clause 43.01-4</td>
<td>Included on the Victorian Heritage Register under the Heritage Act 2017?</td>
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<td>Aboriginal heritage place?</td>
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<td>HO1457</td>
<td>Residence</td>
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<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>9 Skene Street, Newtown</td>
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<td>HO132</td>
<td>“Edgcumbe”</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td></td>
<td>(now Geelong Workers’ Club)</td>
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<td>HO1458</td>
<td>Residence</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes- fence and outbuilding</td>
<td>No</td>
<td>No</td>
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<td>15 Skene Street, Newtown</td>
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<td>HO1460</td>
<td>Residence</td>
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<td>No</td>
<td>No</td>
<td>Yes- fence</td>
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<td>19 Skene Street, Newtown</td>
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<td>HO1461</td>
<td>Residence</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes- fence</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>21 Skene Street, Newtown</td>
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<td>HO136</td>
<td>“Eumeralla”</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes- outbuildings</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td></td>
<td>House,</td>
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<td>HO156</td>
<td>“Hawthorne”</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>Yes</td>
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<td>Residence,</td>
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<td>Aboriginal heritage place?</td>
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<td>39 Skene St, Newtown</td>
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<td>HO217</td>
<td>“Rannoch” House, 50B Skene St, Newtown</td>
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<td>Yes Ref.No. H1165</td>
<td>Yes</td>
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<td>HO1471</td>
<td>Residence 64 Skene Street, Newtown</td>
<td>Yes</td>
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<td>HO1472</td>
<td>Residence 66 Skene Street, Newtown</td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
<td>No</td>
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<td>HO1477</td>
<td>Residence 139 Skene Street, Newtown</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
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<td>HO1480</td>
<td>Residence 144 Skene Street, Newtown</td>
<td>No</td>
<td>No</td>
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<td>Yes- fence and outbuilding</td>
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<td>HO1482</td>
<td>Residence 146 Skene Street, Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes- fence</td>
<td>No</td>
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<td>HO1484</td>
<td>Residence 160 Skene Street, Newtown</td>
<td>Yes</td>
<td>No</td>
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<td>Outbuildings or fences not exempt under Clause 43.01-4</td>
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<td>Aboriginal heritage place?</td>
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<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes- fence and outbuilding</td>
<td>No</td>
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<td>161 Skene Street, Newtown</td>
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<td>HO1490</td>
<td>Residence</td>
<td>No</td>
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<td>Yes- fence</td>
<td>No</td>
<td>No</td>
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<td>171 Skene Street, Newtown</td>
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<td>HO1491</td>
<td>Residence</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>173 Skene Street, Newtown</td>
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<td>HO1592</td>
<td>Portarlington Cemetery</td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
<td>No</td>
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<td>32-40 Smythe Street, Portarlington</td>
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<td>HO80</td>
<td>“Soho” Homestead, 1-29 Soho Road, Drysdale</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes- front garden and trees</td>
<td>Yes- front fence</td>
<td>No</td>
<td>No</td>
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<tr>
<td>HO1892</td>
<td>Residence</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes- front fence</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td></td>
<td>1 Sommers Street, Belmont</td>
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<tr>
<td>HO1893</td>
<td>Residence</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td></td>
<td>2 South Street, Belmont</td>
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<tr>
<td>HO1894</td>
<td>Residence</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes- front garden and trees</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td></td>
<td>26 Spring Street,</td>
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<td>Aboriginal heritage place?</td>
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<td>HO764</td>
<td><strong>Residence</strong></td>
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<td>11 Spring Street, Geelong West</td>
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<td>HO765</td>
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<td>HO762</td>
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<td>5 St James Street, Geelong West</td>
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<td>HO1595</td>
<td><strong>“Edina Cottage”</strong></td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
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<td>Residence, 11 St. Leonards Street, St. Leonards</td>
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<td>HO1988</td>
<td><strong>“Kia Ora”</strong></td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td></td>
<td>Dwelling, 75 Staceys Road, Lovely Banks</td>
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<td>To the fence line approximately 15 metres north of the front wall of the dwelling;</td>
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<td></td>
<td>To a line parallel to and 8 metres to the west of the western wall of the building.</td>
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<td>To a line parallel to and 14 metres to the east of the eastern-most section of the eastern wall of the dwelling;</td>
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<td></td>
<td>To a line parallel to and 18 metres to the south of the southern-most hipped roof on the south side of the dwelling.</td>
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<td>Tree controls apply?</td>
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<td>HO1708</td>
<td>Timber Cottage</td>
<td>No</td>
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<td>No</td>
<td>Yes-outbuilding</td>
<td>No</td>
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<td>HO1992</td>
<td>“Roselea”</td>
<td>No</td>
<td>No</td>
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<td>Yes</td>
<td>No</td>
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<td>No</td>
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<td>Residence, 450</td>
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<td>Stacey’s Road,</td>
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<tr>
<td></td>
<td>Anakie</td>
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<td></td>
<td>To the extent of the “Roselea” dwelling and immediate curtilage of the homestead garden and land to the Stacey’s Road boundary, as well as the land including the rear gabled outbuilding close to the rear of the dwelling.</td>
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<td></td>
<td>Incorporated Plan:</td>
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<td></td>
<td>Anakie, Lara &amp; Lovely Banks Heritage Places Incorporated Plan, May 2016</td>
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<td>HO1596</td>
<td>Drysdale Weighbridge</td>
<td>Yes</td>
<td>No</td>
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<td>No</td>
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<td>No</td>
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<td></td>
<td>Opposite 1-12 Station Street, Drysdale</td>
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<td>To the extent of all the land within 10 metres of the weighbridge.</td>
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<td>HO1597</td>
<td>Drysdale Railway Station</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td>2-10 Station Street, Drysdale</td>
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<td>To the extent of all the land within 20 metres of the railway station building.</td>
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<td>HO24</td>
<td>“Staughton Vale”</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>Yes</td>
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Incorporated Plan:
Anakie, Lara & Lovely Banks Heritage Places
Incorporated Plan, May 2016
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<th>Tree controls apply?</th>
<th>Outbuildings or fences not exempt under Clause 43.01-4</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th>
<th>Prohibited uses permitted?</th>
<th>Aboriginal heritage place?</th>
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<td>HO1955</td>
<td><strong>Residence</strong> 11 Stinton Avenue, Newtown</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td><strong>“Barrabool” Residence</strong> 16 Stinton Avenue, Newtown</td>
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<td>HO1957</td>
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<td>HO1532</td>
<td><strong>Mannerim Primary School (former)</strong> 900 Swan Bay Road, Mannerim</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>Yes</td>
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<td>HO1152</td>
<td><strong>Residence</strong> 35 Swanston Street, Geelong</td>
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<td><strong>Residence</strong> 74 Swanston Street, Geelong</td>
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<td>No</td>
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<td>No</td>
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<td><strong>Residence</strong> 91 Swanston Street, Geelong</td>
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<td>HO1161</td>
<td><strong>Residence</strong> 94 Swanston Street, Geelong</td>
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<td>Yes</td>
<td>No</td>
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750 Staughton Vale Road, Staughton Vale

**Residence** 11 Stinton Avenue, Newtown

**“Barrabool” Residence** 16 Stinton Avenue, Newtown

**Residence** 35 Stinton Avenue, Newtown

**Mannerim Primary School (former)** 900 Swan Bay Road, Mannerim

**Residence** 35 Swanston Street, Geelong

**Residence** 74 Swanston Street, Geelong

**Residence** 89 Swanston Street, Geelong

**Residence** 91 Swanston Street, Geelong

**Residence** 94 Swanston Street, Geelong
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<td>HO1168</td>
<td>Valley Worsted Mills</td>
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<td>Victorian Woollen &amp; Cloth Co. Mills</td>
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<td>Yes- fence and outbuildings</td>
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<td>HO207</td>
<td>“Osborne House” including Stables and Courtyard</td>
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<td>Yes Ref.No.H1101</td>
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<td>51 Swinburne St, North Geelong</td>
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<td>8 Sydney Avenue, Geelong</td>
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<td>Former Anglican Vicarage</td>
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<td>Yes, to the Boat Sheds and Indented Head Boat Club and Hall Building only.</td>
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<td>Yes to the interiors of Boat Sheds 20 'Te Whare' and 22 'Dalhousie' only.</td>
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<td>Yes, Rows of Monterey Cypress trees in Batman Park Reserve (27 trees). Monterey Cypress (52 trees), Golden Cypress (19 trees), Canary Island Palm and Norfolk Island Pine</td>
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<td>Yes, the Boat Sheds. Indented Head Boat House and Hall building, former Administration Building and the amenities block (public toilets) immediately west of the former Administration Building.</td>
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<td>Matthew Flinders Memorial The Esplanade, Portarlington To the extent of all the land within 5 metres of the memorial.</td>
<td>Yes</td>
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<td>“Carrick” Residence, 30 The Esplanade, Portarlington</td>
<td>No</td>
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<td>Yes- fence</td>
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<td>Residence 35 The Esplanade, Drumcondra</td>
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<td>“Almora” Residence, 56 The Parade, Ocean Grove</td>
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<td>Uniting Church 107-109 The Parade, Ocean Grove</td>
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<td>HO1982</td>
<td><strong>Bills Trough</strong>&lt;br&gt;Corner Walker and Rennie Streets, Lara&lt;br&gt;To the extent of a 5 metre perimeter around the trough.</td>
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<td>HO1984</td>
<td><strong>Avenues of Honour, Cypresses, Memorial Gates &amp; Fencing</strong>&lt;br&gt;Walkers Road, Lara&lt;br&gt;To the extent of:&lt;br&gt;- The Avenue of Honour of <em>Pinus lambertiana</em> in Walkers Road;&lt;br&gt;- Six Golden Lambertiana adjacent to the Memorial Gates &amp; Fencing;&lt;br&gt;- Remnant Soldiers’ Avenue of Sugar Gums in the Recreation Reserve;&lt;br&gt;- Rows of <em>Pinus lambertiana</em> &amp; Cypresses forming the boundary of the Recreation Reserve; and&lt;br&gt;- The Memorial Gates &amp; Fencing. Each to include a curtilage of 2 metres from the drip line of each tree.</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>The Avenue of Honour of <em>Pinus lambertiana</em> in Walkers Road;&lt;br&gt;Six Golden Lambertiana adjacent to the Memorial Gates &amp; Fencing;&lt;br&gt;Remnant Soldiers’ Avenue of Sugar Gums in the Recreation Reserve; and&lt;br&gt;The Memorial Gates &amp; Fencing.</td>
<td>Yes</td>
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<td>Included on the Victorian Heritage Register under the Heritage Act 2017?</td>
<td>Prohibited uses permitted?</td>
<td>Aboriginal heritage place?</td>
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<td><strong>Uniting Church</strong>&lt;br&gt;376 Wallington Road, Wallington</td>
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<td><strong>Residence</strong>&lt;br&gt;580 Wallington Road, Wallington</td>
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<td>HO1611</td>
<td><strong>Wallington Hall</strong>&lt;br&gt;610 Wallington Road, Wallington</td>
<td>No</td>
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<td>No</td>
<td>Yes</td>
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<td>HO1969</td>
<td><strong>Former Ropeworks Substation &amp; Dining Hall</strong>&lt;br&gt;2 Waratah Street&lt;br&gt;Geelong West</td>
<td>No</td>
<td>No</td>
<td>Yes – electric sub-station building</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td>HO777</td>
<td><strong>The Western Grandstand</strong>&lt;br&gt;West Oval, Weddell Road, Geelong West&lt;br&gt;To the extent of all the land within 10 metres of the grandstand excluding the road reservation.</td>
<td>Yes</td>
<td>No</td>
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<td>Former Presbyterian Church</td>
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<td>Geelong Sale Yards</td>
<td>No</td>
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<td>Aboriginal heritage place?</td>
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<td><strong>Residence</strong> 30 Western Beach, Geelong</td>
<td>Yes</td>
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<td>Dennys Lascelles Ltd Woolstore</td>
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<td>“Hillside” Residence</td>
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<td><strong>St. Paul's Anglican Church</strong> 245 Wilsons Road, Whittington</td>
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<td><strong>St Albans Uniting Church</strong> 276 Wilsons Road, Whittington</td>
<td>Yes</td>
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<td><strong>St Albans Homestead Gate Lodge</strong> 305 Wilsons Road, St Albans Park</td>
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<td>Yes</td>
<td>Yes Ref.No.H1113</td>
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<td><strong>Cartret</strong> 13 Wimmera Street, Belmont</td>
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<td><strong>St. Thomas Presbytery</strong> 41 Wyndham Street, Drysdale</td>
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<td>HO384</td>
<td><strong>Royal Mail Hotel</strong> 17 Yarra Street, Geelong</td>
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<td><strong>Cressy Trading Co. Building</strong></td>
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<td>Aboriginal heritage place?</td>
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<td>Solicitor’s Row</td>
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<td>Protestant Meeting Rooms</td>
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<td>HO190</td>
<td>Lamp Post (outside Corio Hotel)</td>
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<td>69 Yarra Street, Geelong</td>
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<td></td>
<td>The lamp post is located on the road reservation and the extent of designation applies to all the land within 5 metres of the Lamp Post.</td>
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<tr>
<td>HO1190</td>
<td>Corio Hotel</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>HO286</td>
<td>Former Union Bank original 1848 building</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>Yes</td>
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<td>HO1191</td>
<td>YMCA Hall</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
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<td>78 Yarra Street, Geelong</td>
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<td>HO113</td>
<td>Residence (formerly Dr Croker’s) 83 Yarra Street, Geelong</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes-outbuilding</td>
<td>No</td>
<td>Yes</td>
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<td>HO1192</td>
<td>Residence 93 Yarra Street, Geelong</td>
<td>Yes</td>
<td>No</td>
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<td>Residence 95 Yarra Street, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
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<td>HO252</td>
<td>Wesley Church and Parsonage (former), now Wesley Uniting Church 96-100 Yarra Street, Geelong</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Yes-fence</td>
<td>No</td>
<td>Yes</td>
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<td>HO1194</td>
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<td>HO1195</td>
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<td>HO228</td>
<td>St Mary of the Angels Catholic Church 136-148 Yarra Street, Geelong</td>
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<td>Yes-Ref.No.H1026</td>
<td>Yes</td>
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<td>HO1196</td>
<td>Residence 155 Yarra Street, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Yes-fence</td>
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<td>Residence 157 Yarra Street, Geelong</td>
<td>Yes</td>
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<td>Yes Ref.No.H656</td>
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<td>HO226</td>
<td>St John’s Lutheran Church 165 Yarra Street, Geelong</td>
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<td>Yes</td>
<td>Yes Ref.No.H841</td>
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<td>Residence 168 Yarra Street, Geelong</td>
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<td>Residence 181 Yarra Street, Geelong</td>
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<td>HO1200</td>
<td>Residence 186 Yarra Street, Geelong</td>
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<td>HO1201</td>
<td>Residence 194 Yarra Street, Geelong</td>
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<td>HO1202</td>
<td>South Geelong Primary School No.2143 200 Yarra Street, Geelong</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes-outbuildings</td>
<td>No</td>
<td>Yes</td>
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<td>HO101</td>
<td>Austin Hall &amp; Terrace Complex 217A Yarra Street,</td>
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<td>Yes Ref.No.H841</td>
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<td>Yes-outbuilding</td>
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<td>Geelong</td>
<td>“Moorpanyal” House</td>
<td>No</td>
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<td>Yes</td>
<td>Yes-fence</td>
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<td>Geelong</td>
<td>Former Mineral Springs, Clifton Springs</td>
<td>-</td>
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<td>No</td>
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<td>Geelong</td>
<td>McLeods Water Holes Heritage Area</td>
<td>No</td>
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<td>Geelong</td>
<td>Rocky Point Heritage Area</td>
<td>Yes</td>
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<td>Woollen Mills Heritage Area</td>
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<td>HO1620</td>
<td><strong>Drysdale Heritage Area</strong> bounded generally by High St, Wyndham St, Clifton Springs Rd, Princess St, Murradoc St and Eversley St, Drysdale</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>No</td>
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<td>HO1622</td>
<td><strong>Latrobe Terrace Heritage Area</strong> Latrobe Terrace and Aberdeen St, Newtown</td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td>No</td>
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<td>HO1623</td>
<td><strong>Newtown Hill Heritage Area</strong> Skene St, Roebuck St, Virgina St, Laurel Bank Pde, Buckland Ave, Pakington Street and Raglan St Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td>HO1624</td>
<td><strong>Latrobe Terrace Shops Heritage Area</strong> Latrobe Terrace, Newtown</td>
<td>No</td>
<td>No</td>
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<td>HO1625</td>
<td><strong>Chilwell and Saffron Street Heritage Area</strong> Sharp St, Pincott St, Russell St, Wescott Pl, Wescott St, Marshall St and Saffron St, Newtown</td>
<td>No</td>
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<td>HO1626</td>
<td><strong>Aberdeen, George and Skene Streets Heritage Area</strong> Aberdeen St, Skene St and George St, Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>HO1627</td>
<td><strong>Aphrasia Street Heritage Area</strong></td>
<td>No</td>
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<td>HO1628</td>
<td><strong>Autumn Street Heritage Area</strong></td>
<td>No</td>
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<td></td>
<td>Autumn St, Noske St and Warwick St, Newtown</td>
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<td>HO1630</td>
<td><strong>Drumcondra and Rippleside Heritage Area</strong></td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td>No</td>
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<td></td>
<td>Drumcondra Ave, Wattletree Rd, Grandview Gve, Lunan Ave, Beach Pde and Glenleith Ave, Drumcondra and Victoria Street, Edward Street, Margaret Street, Walker Street, Balmoral Crescent, and Prospect Street, Rippleside</td>
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<td>HO1631</td>
<td><strong>The Esplanade Heritage Area</strong></td>
<td>No</td>
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<td></td>
<td>Glenleith Ave and The Esplanade, Drumcondra</td>
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<td>HO1632</td>
<td><strong>Girton Crescent Heritage Area</strong></td>
<td>No</td>
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<td></td>
<td>Girton Cres, Longview Ave and Airey Ave, Manifold Heights</td>
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<td>HO1633</td>
<td><strong>Lawton Avenue Heritage Area</strong></td>
<td>No</td>
<td>No</td>
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<td></td>
<td>Lawton Ave and Waratah St</td>
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<td>HO1634</td>
<td><strong>Pakington Street Commercial Heritage Area</strong></td>
<td>No</td>
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<td>No</td>
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<td>HO1635</td>
<td><strong>Villamanta Street Heritage Area</strong>&lt;br&gt;Villamanta Street, Geelong West</td>
<td>No</td>
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<td>HO1637</td>
<td><strong>Geelong Commercial Heritage Area</strong>&lt;br&gt;Four separate areas focussing on Hays Place, Malop Street, Ryrie Street, Moorabool Street, Yarra Street, Corio Street, Lt Malop Street and Gheringhap Street, Geelong</td>
<td>No</td>
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<td>HO1638</td>
<td><strong>Woolstores Industrial Heritage Area</strong>&lt;br&gt;Three separate areas within the broader boundaries of Western/Eastern Beach, Bellerine Street, Malop Street and Gheringhap Street, Geelong</td>
<td>No</td>
<td>No</td>
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<td>HO1639</td>
<td><strong>City Fringe Heritage Area</strong>&lt;br&gt;Generally bounded by Eastern Beach Road, Garden Street, Myers Street, Swanston Street, (including the properties fronting the western side of Swanston Street between Malop and Ryrie Streets &amp; 204 and 242 Malop Street) Malop Street and the rear of 16 to 30 Eastern Beach Road, Geelong</td>
<td>No</td>
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<tr>
<td>HO1640</td>
<td><strong>Civic Centre Heritage Area</strong>&lt;br&gt;Generally bounded by Brougham Street, Mercer Street, Gheringhap Street &amp; Lt Malop Street, Geelong</td>
<td>No</td>
<td>No</td>
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</table>
| HO1641    | **City South Residential Heritage Area**  
Several areas within the broad boundaries of Latrobe Terrace, Fyans Street, Swanston Street and Myers Street, Geelong | No                             | No                                   | No                   | No                                             | No                                                             | No                          | No                          |
| HO1642    | **Early Twentieth Century Residential Area**  
Three separate areas within the broader boundaries of Ryrie Street, Humble Street, Lomond Terrace, Verner Street and Garden Street, Geelong | No                             | No                                   | No                   | No                                             | No                                                             | No                          | No                          |
| HO1643    | **Post World War 1 Heritage Area**  
Two separate areas within the broader boundaries of Ryrie Street, Humble Street, Lomond Terrace, St Albans Road, Normanby Street, McKillop Street and Meakin Street, Geelong | No                             | No                                   | No                   | No                                             | No                                                             | No                          | No                          |
| HO1644    | **City South-East Residential Area**  
Area generally bounded by Myers Street, Garden Street, Richmond Street, Kilgour Street and Swanston Street, Geelong | No                             | No                                   | No                   | No                                             | No                                                             | No                          | No                          |
| HO1649    | **Flinders Heritage Area**  
Bounded generally by Margate St, Ozone Road, Grandview Parade, Golightly Street, Ewing Blyth Drive, Barwon Heads Park and the Barwon River. Barwon Heads | No                             | No                                   | No                   | No                                             | No                                                             | No                          | No                          |
| HO1650    | **Golf Links Heritage Area**  
Bounded generally by Stephens Parade, Ewing Blyth Drive, Golf Links Road and includes Barwon | No                             | No                                   | No                   | No                                             | No                                                             | No                          | No                          |
<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Heritage place</th>
<th>External paint controls apply?</th>
<th>Internal alteration controls apply?</th>
<th>Tree controls apply?</th>
<th>Outbuildings or fences not exempt under Clause 43.01-4</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th>
<th>Prohibited uses permitted?</th>
<th>Aboriginal heritage place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heads Golf Club, Barwon Heads</td>
<td></td>
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<tr>
<td>HO1732</td>
<td><strong>Fyans Heritage Area</strong>&lt;br&gt;Bounded generally by Deviation Road, Moorabool River, Hyland Street and Atkins Street, Fyansford</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1903</td>
<td><strong>Wimmera Heritage Area</strong>&lt;br&gt;Area generally bounded by Roslyn Road, Oxford Street, Wimmera Street, Union Street, Cambridge Street and High Street, Belmont</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1908</td>
<td><strong>Belmont Heights Heritage Area</strong>&lt;br&gt;Area generally bounded by Mt Pleasant Road, Scott Street, Shackleton Street, Amundsen Street, Regent Street, Peary Street, Thomson Street and Regent Street, Belmont</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1905</td>
<td><strong>Evans Heritage Area</strong>&lt;br&gt;Area generally bounded by Corio Street, Evans Street, Perth Street, Argyle Street and Roslyn Road, Belmont</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1906</td>
<td><strong>Kardinia Heritage Area</strong>&lt;br&gt;Area generally bounded by Kardinia Street, Seaview Avenue, Collins Street and Mt Pleasant Road,</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>No</td>
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<td></td>
<td>Belmont</td>
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<tr>
<td>HO1909</td>
<td><strong>Elderslie Estate</strong>&lt;br&gt;Area generally bounded by Mt Pleasant Road and Culbin Avenue, Belmont</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1916</td>
<td><strong>Aberdeen Street Heritage Area</strong>&lt;br&gt;Properties on the south side of Aberdeen Street, between the western boundary of number 153 Aberdeen Street and the east side of Cumberland Street, and including 40, 42, 43 and 45 George Street and 2, 4 and 6 Cumberland Street. Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1917</td>
<td><strong>Eyre Heritage Area</strong>&lt;br&gt;Bounded by Aberdeen Street, (generally between Pakington Street and Shannon Avenue), Cumberland Street (part), Skene Street (part), Manning Street (part), Pescott Street (part) and Chadwick Street (part). Newtown</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Stone Pine tree, 87 Skene Street - Gold Diggers Arms Hotel.</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1918</td>
<td><strong>Hermitage Heritage Area</strong>&lt;br&gt;Located within the area bounded by Hermitage Road to the east, Skene Street to the north, Manning Street to the west and Retreat Road to the south, Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>HO1919</td>
<td><strong>William and Margaret Heritage Area</strong></td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<tr>
<td>PS map ref</td>
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<tr>
<td>HO1920</td>
<td>Shannon Avenue Heritage Area</td>
<td></td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>All properties fronting to the eastern side of Shannon Avenue between Skene Street and Queens Road, together with 10 Queens Road, 104 – 108 and 103 – 109 Aphrasia Street and 38 – 40 William Street, Newtown</td>
<td></td>
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<tr>
<td>HO1921</td>
<td>Clarkes Hill Heritage Area</td>
<td></td>
<td>Yes – 21 Austin Street.</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Bounded by and including properties between 10 – 62 Austin Street, to the north, the western boundary of Montmorency Street, together with 5 Austin Street and the adjoining portion of Austin Street to the west, the eastern boundary of Austin Terrace to the east and, to the south, the southern boundary of Clarke Street, other than 50 Clarke Street, between Montmorency Street and Austin Terrace, to the south. Newtown</td>
<td></td>
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<tr>
<td>HO1922</td>
<td>Bareena Estate Heritage Area</td>
<td></td>
<td>No</td>
<td>No</td>
<td>Yes – Row of Canary Island palms, Noble Street, Council Reserve.</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Generally comprised of 83 – 107 (south side) Noble Street, 6 – 6A and 5-7 Huntingdon Street, 28 – 60 (north side) and 3 – 59A (south side) Fairview Ave, 7 Cairns Ave, 3 &amp; 5 (east side) and 2 – 8 (west side) Miles Street, 16 – 42 (north side) and 13 – 49 (south side) Nicholas Street, Newtown</td>
<td></td>
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<tr>
<td>HO1923</td>
<td>Mercer’s Hill Heritage Area</td>
<td></td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes –</td>
<td>No</td>
<td>No</td>
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<tr>
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<td>Aboriginal heritage place?</td>
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<tr>
<td>HO1924</td>
<td>Cairns Avenue Heritage Area&lt;br&gt;Includes all properties from 82 – 134 Noble Street (north side) generally located between Pakington Street to the east and Talbot Street to the West, Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1925</td>
<td>Fairview Heritage Area&lt;br&gt;Comprised of 10 – 42 Cairns Street (west side) and 5-39 &amp; 51 – 53 Cairns Street (east side) together with 53 Mervyn Street and 69 Percy Street, generally located between Nicholas Street to the north and West Fyans Street, to the south, Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1926</td>
<td>Bona Vista Heritage Area&lt;br&gt;Comprised of 354 – 358 (east side) Shannon Avenue, and 101 – 105 (south side) &amp; 118 – 120 (north side) Nicholas Street, generally located between Noble Street to the north and Neiley Street to the south, Newtown</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO1958</td>
<td>Ballinasloe Heritage Area</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
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<td>Tree controls apply?</td>
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</tbody>
</table>
| HO1959     | **Great Western Road Heritage Area**
Generally consisting of the area bounded by: Autumn Street to the north; Laira Street to the east; Gertrude Street to the south and, to the west; by the eastern boundaries of properties on the east side of Shannon Avenue, between Gertrude and Autumn Streets, Geelong West. | No                             | No                                 | No                   | No                                             | No                                              | No                       | No                        |
| HO1960     | **Milton Heritage Area**
Generally located south of the alignment of Mowat Street, west of Pakington Street, north of the southern boundary of the Autumn Street road reserve and east of Shannon Avenue, Geelong West. | No                             | No                                 | No                   | No                                             | No                                              | No                       | No                        |
| HO1961     | **Pineville Heritage Area**
Generally bounded by: the southern boundary of the Autumn Street road reserve, to the north; Pakington Street to the east; the northern boundary of properties abutting the north side of Aberdeen Street to the south and, to the west; by the alignment of the western boundary of the Laira Street road reserve, Geelong West. | No                             | No                                 | No                   | No                                             | No                                              | No                       | No                        |
<p>| HO1962     | <strong>Waterloo Heritage Area</strong> | No                             | No                                 | No                   | No                                             | No                                              | No                       | No                        |</p>
<table>
<thead>
<tr>
<th>PS map ref</th>
<th>Heritage place</th>
<th>External paint controls apply?</th>
<th>Internal alteration controls apply?</th>
<th>Tree controls apply?</th>
<th>Outbuildings or fences not exempt under Clause 43.01-4</th>
<th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th>
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<th>Aboriginal heritage place?</th>
</tr>
</thead>
<tbody>
<tr>
<td>HO2005</td>
<td>Upper Skene Street Heritage Area</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Generally bounded by: properties on the north side of Waterloo Street to the north; the eastern boundaries of Madden Avenue and the Ripley Street road reserve, to the east; the southern boundaries of properties abutting the south side of Hope Street, to the south; and to the west, by the rear boundary of properties on the east side of Pakington Street, Geelong West.</td>
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<tr>
<td>HO2006</td>
<td>Newtown West Heritage Area</td>
<td>Yes – 'Brooklyn' 132 Aphrasia Street and 'Newtown Brae' 15 Stephens Street</td>
<td>No</td>
<td>Yes – 112, 114, 126 Aphrasia Street</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Generally bounded by: the northern boundary of properties on the south side of Nantes Street, the southern boundary of properties on the north side of Aphrasia Street between Shannon Avenue and Ruthven Street, Newtown</td>
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</tr>
<tr>
<td>HO2007</td>
<td>West Melbourne Road Heritage Area</td>
<td>Yes – 303 &amp; 311 Shannon Avenue</td>
<td>No</td>
<td>Yes – Front fences at 303, 315 &amp; 319 Shannon Avenue</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Generally bounded by: properties fronting the west side of Shannon Avenue between Aphrasia Street and Upper Skene Street, Newtown</td>
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<tr>
<td>HO2016</td>
<td>Austin Park and Environs Heritage Area</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td>Generally bounded by Bellarine Street, Corio Street, McCann Place (the rear of properties fronting the southern side of Corio Street, Fyfe Place South, Fyfe Place North, the rear of properties fronting the northern side of Corio</td>
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<tr>
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<td>Aboriginal heritage place?</td>
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</tr>
<tr>
<td></td>
<td>Street, the rear of properties fronting the east side of Prospect Lane, the rear of properties fronting Eastern Beach Road, England Street and Eastern Beach Road, Geelong.</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO2017</td>
<td><strong>Myers Street Heritage Area</strong>&lt;br&gt;Generally bounded by properties fronting the south side of Myers Street between numbers 12 and 40 Myers Street, Geelong.</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>HO2048</td>
<td><strong>Western Beach Road Heritage Area</strong>&lt;br&gt;Generally bounded by Western Beach Road, Malone Street, the rear of properties fronting Western Beach Road and The Esplanade South, Geelong</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

Notes: Insert Interim control Expiry Date: dd/mm/yyyy if interim controls apply  
See 43.01 for relevant provisions and scope.
DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO with a number.

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas which are affected by specific requirements relating to the design and built form of new development.

Design objectives
A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

Buildings and works

Permit requirement
A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.

- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications
Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>An outdoor swimming pool.</td>
<td></td>
</tr>
<tr>
<td>The buildings and works must be associated with a dwelling.</td>
<td></td>
</tr>
</tbody>
</table>
### Information requirements and decision guidelines

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is in an industrial zone.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone.</td>
<td>Clause 59.05</td>
</tr>
</tbody>
</table>

### Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

### Subdivision

#### Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

#### VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivide land to realign the common boundary between 2 lots where:</td>
<td>Clause 59.01</td>
</tr>
<tr>
<td>- The area of either lot is reduced by less than 15 percent.</td>
<td></td>
</tr>
<tr>
<td>- The general direction of the common boundary does not change.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into lots each containing an existing building or car parking space where:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
<td></td>
</tr>
<tr>
<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
<td></td>
</tr>
<tr>
<td>Subdivide land into 2 lots if:</td>
<td>Clause 59.02</td>
</tr>
<tr>
<td>- The construction of a building or the construction or carrying out of works on the land:</td>
<td></td>
</tr>
<tr>
<td>Class of application</td>
<td>Information requirements and decision guidelines</td>
</tr>
<tr>
<td>----------------------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td>- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
<td></td>
</tr>
<tr>
<td>- Has started lawfully.</td>
<td></td>
</tr>
<tr>
<td>- The subdivision does not create a vacant lot.</td>
<td></td>
</tr>
</tbody>
</table>

**Exemption from notice and review**

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Signs**

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4.

“THE HEIGHTS”, NEWTOWN

1.0 Design objectives

To minimise the impact of buildings and works constructed on 5-7 Whyte Court and 4 Layton Crescent, Newtown upon the views obtainable from “The Heights” historic homestead.

To preserve the views from certain parts of the house known as “The Heights”

2.0 Buildings and works

A planning permit is not required to construct a building or construct or carry out works for the purpose of a dwelling where the height of any part of the building, excluding any television antenna, chimney or flue, is not more than 7.5 metres in height above the natural surface level of the ground directly below that part.

A planning permit is not required to construct a building or construct or carry out works for any other purpose.
1.0 Design objectives

To ensure development of the land is of a scale, density and design that is not visually intrusive on the adjoining Rippleside Park and is sympathetic to the worker’s cottage character of the area.

2.0 Buildings and works

Single storey development is preferred.

Dwellings should be in keeping with the worker’s cottage character of the area.

3.0 Decision guidelines

Before deciding on an application the responsible authority should have regard to the following:

- Clause 54 and Clause 56.
- The density of the development which must not be greater than one dwelling for each 300m² of site area.
- If the dwelling exceeds one storey, whether the development would unduly impact on the visual amenity of Rippleside Park.
- Whether the development would be in harmony with the single storey worker’s cottage streetscape presented by the other properties included within this overlay.
SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO6.

WAURN PONDS QUARRY ENVIRONS

1.0 Design objectives
To maintain an appropriate buffer between the construction of new dwellings and the working face of the quarry at Waurn Ponds.
To ensure that residential development within the area is not adversely affected by nearby extractive operations.
To ensure that residential development does not create unreasonable constraints to effective extractive operations.

2.0 Buildings and works
A permit is not required to construct a building or construct or carry out works for any purpose other than a dwelling.

Requirements
A dwellings should not be constructed within 500 metres of any working face of the limestone quarry at Waurn Ponds where:

- the working face includes any face which is being backfilled or restored; and
- the 500 metre distance is measured by a direct line from the site of the proposed dwelling to the nearest working face taking into account the advice of the quarry operator.

3.0 Decision guidelines
Before deciding on an application the responsible authority must consider:

- The impact of any dwelling proposed to be constructed within 500 metres of the working face of the quarry on the ongoing operation of the quarry.
- The impact of any dwelling proposed to be constructed within 500 metres of the working face of the quarry on the future amenity of the proposed residence.
SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

**HEALES ROAD INDUSTRIAL ESTATE ENVIRONS**

1.0

**Design objectives**

To ensure that an effective buffer distance is maintained between dwellings on the south side of Minyip Road, Lara and the Heales Road Industrial Estate.

2.0

**Buildings and works**

A permit is not required to construct a building or construct or carry out works for any purpose other than a dwelling.

**Building Setbacks**

Dwellings should be set back:

- Not more than 100 metres from the frontage of Minyip Road; or
- Not more than 100 metres from the frontage of Bacchus Marsh Road.
SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO8.

LOTS 1-5 WANDANA DRIVE, WANDANA HEIGHTS

1.0 Design objectives
To minimise the impact of buildings and works constructed on Lots 1-5 Wandana Drive, Wandana Heights upon the views obtainable from Drewan Park and Ceres Lookout.

2.0 Buildings and works
A permit is required to construct a fence greater than 2 metres in height within 30 metres of the front title boundary.

A permit is not required to construct a building or construct or carry out works for any purpose other than a dwelling.

Building setbacks
A dwelling should be set back at least 12 metres from the front title boundary.

Building height
A dwelling or any part of a dwelling should not exceed a height above natural ground level equivalent to:

- 6.5 metres within Lot 1; or
- 6.0 metres within Lots 2, 3, 4 or 5

as measured at the highest point of the land located 15 metres from the front title boundary.

Refer to Diagram 1 to Schedule 8 to the Design and Development Overlay.

Landscaping
Any application for a dwelling to be constructed within 30 metres of the front title boundary must be accompanied by a landscaping plan showing appropriate planting to:

- Soften the impact of all buildings and works as viewed from Drewan Park and Ceres Lookout.
- Ensure that the future growth of plants (including trees) will not significantly contribute to the loss of views from Drewan Park and Ceres Lookout.

Building materials
A dwelling constructed within 30 metres of the front title boundary should:

- Be constructed of materials in colours which blend into the rural/urban surrounding environment.
- Not be constructed of zincalum.
- Have non-reflective roofing of a muted toning.
DIAGRAM 1 FOR SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

- 15 metres from the front title boundary
- X equals highest point of the land
- 15 metres from the front title boundary
- Dwelling height must not exceed this line
- Height above natural ground level listed
- 12 metre minimum setback
- 15 metres from the front title boundary
SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

AVILA ROAD, CURLEWIS

1.0

Design objectives

To facilitate orderly development of the subdivision.
To provide for the conservation, maintenance and enhancement of the coastal landscape by ensuring that any development is compatible with the local environment.

2.0

Buildings and works

A permit is required to construct an outdoor swimming pool associated with a dwelling.

All buildings and works should be constructed and contained within the building envelopes marked on the Avila Road Restructure Diagram.

Buildings and works should meet the following requirements:

- Only one dwelling per lot may be constructed.
- Building height should not exceed 7.5 metres above natural ground level.
- Roof slopes should be pitched between 20° and 35°.
- Garages and storage areas should be enclosed.
- Driveways should be constructed so as to resist erosion.
- Existing vegetation should be retained where this is of environmental or visual significance or is important in preventing erosion and protecting dwellings from wind.

A permit is not required to construct a fence less than 1.5m in height.

Landscaping

A landscaping plan must be approved by the responsible authority showing appropriate planting which meets the following requirements:

- Protects the dwelling from prevailing winds.
- Stabilises erosion-prone soils.
- Reduces the visual impact of buildings from the water or beach.
- Provides a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.

Building Materials

Buildings materials should be able to withstand sand, salt and wind buffeting and should blend with the natural colours and textures of the earth, sea, cliffs and trees.

In considering applications the responsible authority will give preference to buildings that use the following building materials:

- Timbers stained (or oiled) in natural colours and timbers such as treated pine, cedar or redwood. These timbers should be used as planks or boards.
- Light brown, buff or oatmeal coloured bricks (standard or tumbled).
- Sandstone, limestone or basalt used either structurally in blocks or as a veneer.
- Cement sheets or planks in colours to reflect the surrounding vegetation.
- Galvanised steel, colourbond and terracotta tiles in appropriate buff colours for roofing.
3.0 Subdivision

A permit may be granted to subdivide land in accordance with the Avila Road Restructure Area Diagram. Further subdivision of the land within this Overlay is strongly discouraged.

4.0 Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the natural environment, including any important landscape characteristics, will be preserved.
- Whether the shape and height of any buildings or extensions is in keeping with the natural landscape.
- Whether all buildings and structures on the lot are clustered so as to reduce visual impact.
- Whether new ancillary buildings or structures match existing buildings.
- Whether the orientation of a proposed dwelling will provide for energy efficiency.
- Whether the planting of vegetation indigenous to the area is being proposed.
NOTE:
Lot sizes will be subject to final survey

BUILDING ENVELOPES
SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO10.

FELLOWS ROAD, POINT LONSDALE

1.0 Design objectives

To facilitate the development of land between Yarram Creek and Fellows Road, Point Lonsdale, in a manner which preserves the environmental integrity of Swan Bay.

2.0 Buildings and works

All buildings and works should be constructed and contained within the building envelopes marked on the Fellows Road, Point Lonsdale Diagram.

Only one dwelling per lot may be constructed.

Buildings and works should meet the following requirements:

- Building height should not exceed 7.5 metres above natural ground level.
- Roof slopes should be pitched between 20° and 35°.
- Garages and storage areas should be enclosed.
- Existing vegetation is retained where this is of environmental significance or is important in preventing erosion and protecting dwellings from wind.

Any application for a dwelling must include details of the sewage disposal systems to be used to prevent any stormwater or wastewater from entering Swan Bay.

Landscaping

Prior to the issue of a permit a landscape plan must be approved by the responsible authority showing planting which meets the following requirements:

- Protects the dwelling from prevailing winds.
- Reduces the visual impact of buildings from Yarram Creek Road, Queenscliff Road, and the public land fronting Swan Bay.

Building Materials

Building materials should be able to withstand sand, salt and wind buffeting and should blend with the natural colours and textures of the surrounding area.

In considering applications the responsible authority will give preference to buildings that use the following building materials:

- Timbers stained (or oiled) in natural colours and timbers such as treated pine, cedar or redwood. These timbers should be used as planks or boards.
- Light brown, buff or oatmeal coloured bricks (standard or tumbled).
- Sandstone, limestone or basalt used either structurally in blocks or as a veneer.
- Cement sheets or planks in colours to reflect the surrounding vegetation.
- Galvanised steel, colourbond and terra-cotta tiles in appropriate buff colours for roofing.

3.0 Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether all buildings and structures on the lot are clustered so as to reduce visual impact.
- Whether new ancillary buildings or structures match existing buildings.
- Whether the orientation of a proposed dwelling will provide for energy efficiency.
- Whether the planting of vegetation indigenous to the area is being proposed.
DIAGRAM 1 FOR SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY-
FELLOWS ROAD, POINT LONSDALE-

BUILDING ENVELOPES
SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

ORTON STREET AND THE ESPLANADE, OCEAN GROVE

1.0

Design objectives
To provide for the conservation and enhancement of the coastal dune system by ensuring development is compatible with the local environment.

2.0

Buildings and works
A permit may be granted to construct a building or construct or carry out works if the following requirements are met.

- One house may be erected on lots with frontage to Orton Street on the condition that each of these lots are consolidated with the lot lying immediately to the south and fronting The Esplanade (unless the lot is public land).

- No vegetation may be removed from land within 42 metres of The Esplanade apart from dead vegetation or pursuant to a notice given under the Forest Act, Country Fire Authority Act, the Local Government Act or any other Act.

- Building siting and construction to be carried out to the satisfaction of the Responsible Authority.

- No vehicular or pedestrian access to be provided to or from The Esplanade.

For that area of land bounded by Wedge, Orton and Tuckfield Streets and The Esplanade the following additional conditions apply:

- No buildings shall be erected on Lots No. 1 to 10 inclusive, LP 1854 Parish of Bellarine, being those lots fronting The Esplanade.

Lot Nos. 35 – 44 inclusive, LP 1854 Parish of Bellarine, being those lots fronting the south side of Orton Street, shall be resubdivided to create no more than 4 lots, upon each of which only one dwelling may be erected.
**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO12**.

**THOMSON ESTATE**

1.0

**Design objectives**

- To provide for the small scale infill re-development of 48 sites within the Thomson area
- To encourage the location of multi dwellings/lots to maximise solar efficiency.
- To avoid the location of multi dwellings/lots at the head (bowl) of culs-de-sac.

2.0

**Buildings and works**

A Planning Permit is required to construct a building or construct or carry out works on all 48 Development Sites identified in the Table to this Schedule unless the provisions of the Zone does not require a Planning Permit for the proposed buildings or works. No other planning permits are required for buildings and works unless specified in the zone provisions.

The proposed development shall accord with the maximum number of dwellings per site as identified in the Table to this Schedule.

An application for single storey dwellings which is generally in accordance with the Table to this Schedule is exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

An application may contain a lesser number of dwellings on a site referred to in the Table to this Schedule and still be exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

An application may be made for two storey dwellings, however, such an application will not be exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

Nothing in this Schedule prevents any owner of a lot not specifically referred to in the Table to this Schedule from applying for planning permits for building and works in accordance with the Planning Scheme. Any application under any provision of the Planning Scheme for land not listed in the Table to this Schedule will not be exempt from the notice requirements of Section 52 (1) (a), (b), and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

**Subdivision**

A Planning Permit is required to subdivide or re-subdivide any of the 48 sites identified in the Table to this Schedule. Lots may be subdivided to accord with the number of dwellings created on each lot.

An application to subdivide is exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act provided that:

- the application to subdivide occurs concurrently with or proceeding an application to develop the dwellings;
- an application to subdivide occurs prior to the development of any dwellings on the site if any lot created is greater than 500 square metres.
An application may be made to subdivide to create lots less than 500 square metres prior to the development of a site, however such an application is not exempt from the notice requirements of Section 52(1)(a), and (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the appeal rights of Section 82(1) of the Act.

Nothing in this Schedule prevents any owner of a lot not specifically referred to in the Table to this Schedule from applying for planning permits for subdivision in accordance with the Planning Scheme. Any application under any provision of the Planning Scheme for land not listed in the Table to this Schedule will not be exempt from the notice requirements of Section 52 (1) (a), (b), and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82(1) of the Act.

**TABLE TO SCHEDULE 12 - MAXIMUM NUMBER OF DWELLINGS ON DESIGNATED LOTS**

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</table>
SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO13.

WANDANA STRUCTURE PLAN AREA

1.0

Design Objectives

To provide for the conservation and maintenance of the Barwon River and environs by ensuring that any development does not have an adverse impact on the local environment.

To ensure that development does not adversely impact on the amenity of existing or proposed public open space.

To provide for well designed development of the land.

2.0

Buildings and Works

A permit is not required to construct a building or construct or carry out works except if any of the following apply:

- The land is within 10 metres of an area designated as public open space on a Development Plan approved by the responsible authority.

A permit is required to construct a fence located within 10 metres of an area designated as public open space on a Development Plan approved by the responsible authority, other than a rural-style fence that is no greater than 1.2 metres in height.

3.0

Decision Guidelines

Before deciding on an application the responsible authority should have regard to the following:


The impact of the buildings or works on the amenity of the Barwon River and environs or any area of existing or proposed public open space.
SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO14.

DWELLINGS OVER 7.5 METRES IN AREAS WITH ACCESS TO VIEWS

1.0 Design objectives

To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

2.0 Buildings and works

A permit is not required for buildings and works other than to construct a dwelling which is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue) or extend a dwelling where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue).

3.0 Subdivision

A permit is not required to subdivide land.

4.0 Application Requirements

A view impact analysis should be submitted when there is likely to be an impact on views to significant landscape features by the proposed development. Any view impact analysis should demonstrate how the design objectives to achieve a reasonable sharing of views has been met having regard to topography, siting, height and visual bulk and the extent of available views.

5.0 Decision Guidelines

Before deciding on an application, the responsible authority must consider where relevant:

- The design objectives of this schedule.
- The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.
- The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
1.0 Design Objectives

To provide for the development of the site in a manner which is compatible with the surrounding residential development.

2.0 Buildings and Works

A permit may be granted to construct a building or carry out works if the following requirements are met;

- No vehicular access to be provided to or from Manton Street.
- A landscaping buffer at least 6m wide is provided along the northern boundary of site which retains the existing trees.
- Provision is made on-site for the detention and management of stormwater to the satisfaction of Corangamite Catchment Management Authority and the Council.
- A Section 173 Agreement is entered into between Council and the owner of the land to indemnify Council against future damages claims and to provide for the owner to prepare a site emergency management plan to make all occupants aware of the potential on-site flood risk.
SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO17.

CENTRAL GEELONG ACTIVITY CENTRE - WESTERN WEDGE PERIPHERAL PRECINCTS

1.0 Design objectives

To encourage excellence in architecture that enhances the streetscape and complements the existing heritage and waterfront character.

To encourage higher buildings and maximise the overall intensity of development throughout the precincts that are peripheral to the Central Geelong Activity Centre.

To ensure built form shares key views, respects heritage areas, protects residential amenity, protects the amenity of public spaces and maintains the general step down of built form to Corio Bay.

To allow taller buildings to punctuate above the predominant built form where it is of slender design, demonstrates design excellence, provides increased pedestrian permeability and spaces, retains generous visual permeability between taller buildings and retains key views.

To encourage the retention and creation of viable development sites by supporting consolidation and avoiding fragmentation.

To encourage increased development densities and discourage under development.

To create a network of attractive public streets and walkways connecting conveniently throughout the precincts that are peripheral to the Central Geelong Activity Centre and connect into the Geelong Western Wedge and which achieve efficient access for essential vehicle traffic.

To encourage design that promotes active frontages to streets, contributes to open spaces and pedestrian routes and supports pedestrian generating activities.

To ensure that the location and design of car parks, loading bays and services areas promotes active street frontages, does not dominate the public domain and supports safe use and access.

To encourage the use of innovative, best practice, urban design and building techniques that incorporate environmentally sustainable design principles.

To ensure that as far as practicable, development within the precincts that are peripheral to the Central Geelong Activity Centre meets the appropriate design objectives, building height and setbacks specified in Table 1 and as shown on Map 1 to this Schedule.

2.0 Buildings and works

Buildings and works should comply with the requirements specified in Table 1 to this Schedule, however a permit may be granted to construct a building or carry out works which are not in accordance with the requirements of this Schedule where the proposal meets the design objectives of this Schedule.

Building Heights

New development should comply with the preferred building height requirement specified in column 2 of Table 1 and in accordance with Map 1 to this Schedule, however a permit may be granted to construct a building or carry out works which are not in accordance with the requirements of this Schedule where the proposal meets the design objectives of this Schedule.

Higher buildings should be located and designed to minimise impacts on adjacent heritage buildings and spaces and low scale residential areas.

Building heights should avoid the overshadowing of major pedestrian routes, parks and other public spaces.

Building heights should enable the sharing of key views, respect heritage areas, protect residential amenity and the amenity of public spaces, and achieve an overall graduation of built form.
Taller buildings may punctuate above the predominant built form where it is of slender design, demonstrates design excellence, provides increased pedestrian permeability and spaces, retains generous visual permeability between taller buildings and retains key views.

Building heights should respect the existing waterfront character and avoid dominating the waterfront through excessive bulk and unarticulated built form heights.

The preferred building height limits as specified in Table 1 and Map 1 to this Schedule do not apply to architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than 4 metres. The combined floor area of these features must not exceed 10% of the gross floor area of the top building level.

Setbacks

New development should comply with the setback requirements specified in column 3 of Table 1 to this Schedule.

Greater setbacks than required in the Table to this Schedule may need to be provided to:

- Add to or provide public space or pedestrian routes as identified in Table 2 and Map 2 to this Schedule.
- Share views, from public spaces / major pedestrian routes or from upper floors, to Corio Bay and other key views.
- Avoid excessive building bulk.
- Reflect the setback of adjoining buildings.
- Form part of the provision of a pedestrian or service laneway.
- Reflect the heritage values associated with adjoining properties within a Heritage Overlay.
- Ensure adequate light to major pedestrian routes and public spaces.
- Ensure adequate light to adjacent buildings, particularly to windows of habitable rooms and balconies of adjacent dwellings.
- Ensure taller buildings and elements do not dominate the streetscape.
- Ensure the upper floors of new development provide greater articulation using recesses, setbacks, expressed roof forms, etc.

Car Parks

Car parks for new development should be designed to:

- Avoid car parking spaces, structures and access ways from dominating street frontages.
- Ensure car parks, including multi-level parking structures, are designed to achieve a safe and ‘open’ feel with good sight-lines and adequate lighting throughout.
- Locate car parks near the major road network, to minimise intrusion into areas of high pedestrian usage and distances travelled along other streets.
- Place car parking underground or in discreetly located multi-deck structures.
- Avoid at grade car parks, especially along street frontages, walkways and within the front setback.
- Conceal parking structures behind or within other buildings and uses.
- Locate and design car park entries to minimise adverse impacts on pedestrians.
- Minimise car access points and garages to the street where it is feasible to consolidate access points and/or provide access to parking spaces and service and loading areas, from rear lanes or basements.
Public Space
Verandahs and canopies are to be provided over footpaths, unless they would conflict with significant heritage buildings.

Other
The ground floor level of buildings should be articulated and modelled using fenestration including recessed windows with reveals; recessed balconies; and architraves, cornices, pilasters and their contemporary equivalents. Articulation of facades above the ground floor should create interesting and attractive streetscapes and reduce the apparent bulk of tall buildings.

Development should avoid blank walls, specifically when readily viewed from Western Beach Road, Eastern Beach Road, Mercer Street, Latrobe Terrace (Princes Hwy), Gheringhap Street, Brougham Street and Ryrie Street.

Plant and equipment and rubbish and storage areas should be screened from the public domain and existing and potential adjacent development.

Application requirements
In addition to the standard information submitted with a planning application, where appropriate, applications must be accompanied by the following plans and reports to the satisfaction of the responsible authority:

- An application to exceed the preferred building heights must be accompanied by a description of how the design objectives of this Schedule are met and how design excellence is achieved.
- An urban context report which outlines:
  - a spatial analysis of the location.
  - detail of the inter-relationship of the subject site to its surrounding buildings.
  - the predominant landscape and building form.
  - development form and rhythm.
  - amenity and functional relationships and opportunities between the subject site and adjacent areas.
- For applications for any building or other structure with a finished height greater than 15 metres above natural ground level, diagrams showing the proposed building in 3 dimensional forms within the context of the surrounding development, with particular reference to demonstrating how the proposal complies with the objectives of this schedule.
- A wind assessment for development greater than 15 metres above natural ground level.
- A report that demonstrates the use of innovative, best practice, urban design and building techniques that incorporate ecologically sustainable design principles.
- A report that demonstrates how the new development will address environmental sustainability including response to local climate and microclimate conditions, and layouts that support good solar orientation in new buildings.
- A report that identifies any heritage restoration works.
- A report that demonstrates architectural design quality.
- A report that demonstrates improvement of safety and the perception of safety by applying principles of crime prevention through environmental design.
Exemption from notice and review

An application to construct a building or construct or carry out works that does not adjoin land that is in a residential zone and which generally meets the requirements of this Schedule is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Subdivision

Consolidation of land to facilitate the creation of viable development sites is encouraged. The fragmentation of land through subdivision that does not support viable development sites is discouraged.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Advertising signs

The design and siting of advertising sign(s) should satisfy the following design principles:

- Signs should be integrated into the design of the building façade, preferably within the first 3 storeys of the building;
- Signs should be of a size and height that is complementary to the built form of the building and surrounding landscape;
- Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants; and
- Signs should be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays.

Table of Schedule 17

<table>
<thead>
<tr>
<th>Latrobe Terrace: Precinct 1</th>
<th>Preferred building height requirement (above natural ground level):</th>
<th>Preferred setback requirement (from property boundary):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preferred setback requirement (from property boundary):</td>
<td>Preferred height limit of 12 metres, reducing to the west when required to protect residential amenity. Where not separated by a lane or road, development should be not greater in height than the adjoining residential development within 6 metres of the common boundary.</td>
<td>0 metre setbacks required except where appropriate on corner sites.</td>
</tr>
<tr>
<td>Provide a robust built form responding to highway frontage along the Latrobe Terrace western frontages.</td>
<td>Protect the established character of the area.</td>
<td>Preferred height limit of 9 metres. Where new buildings differ in height from adjoining buildings by more than</td>
</tr>
<tr>
<td>Promote outstanding architecture that reflects the high profile of Latrobe Terrace.</td>
<td>Front and side setbacks consistent with adjoining buildings and the overall streetscape, except where the</td>
<td></td>
</tr>
<tr>
<td>Address the sensitivity of adjacent residential development through low rise development.</td>
<td>Preferred setback requirement (from property boundary):</td>
<td></td>
</tr>
</tbody>
</table>
**Western Beach: Precinct 2.**

<table>
<thead>
<tr>
<th>Design objectives</th>
<th>Preferred building height requirement (above natural ground level):</th>
<th>Preferred setback requirement (from property boundary):</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ensure new buildings and landscaping respect the established neighbourhood character.</td>
<td>one storey, step the new building down to create a transition in height to the existing.</td>
<td>heritage significance of an adjoining building in a Heritage Overlay necessitates a variation.</td>
</tr>
</tbody>
</table>

**Inner Wedge: Precinct 3.**

<table>
<thead>
<tr>
<th>Design objectives</th>
<th>Preferred building height requirement (above natural ground level):</th>
<th>Preferred setback requirement (from property boundary):</th>
</tr>
</thead>
</table>
| Ensure that views of Corio Bay are available even from sites away from the waterfront, supporting amenity of upper floor tenancies in taller structures throughout the precinct. Achieve building scales sensitive to the foreshore, create and protect vistas to Corio Bay, provide public spaces and plazas and provide pedestrian routes to Western Beach Road. | Generally minimum of 12 metres. The following preferred height limits apply:  
  - In area 3A: 20 metres.  
  - In area 3B: 28 metres.  
  - In area 3C: 28 metres. | 0 metre front or side setback |
Map 1 to Schedule 17 – Geelong Western Wedge Precinct Plan

Note: Map 1 above shows the Western Wedge Framework Plan area with light grey areas that are included in the Central Geelong Activity Centre Zone.

5.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Where a development exceeds the preferred building heights of this Schedule, whether the development achieves:
  - design excellence.
  - the retention of key views by concentrating development in slender design elements.
  - an increase in public open space and / or pedestrian linkages.
Whether the proposal achieves the design objectives identified in column 1 of Table 1 to this Schedule.

Whether the development:
- avoids extensive blank walls along streets.
- avoids buildings oriented towards internal spaces rather than streets.
- avoids alcoves and recesses that may provide hiding places (making potential threats to personal safety) or that may collect dirt and litter (Buildings with irregular plans at ground level are generally appropriate only where set back away from the footpath).

Provision of bin enclosures and other storage as required at the rear to ensure a tidy presentation onto laneways and public parking areas.

The design of tall buildings to ensure protection of ground levels from wind turbulence, by means of stepping or articulating the building or use of other measures.

Whether the design of buildings allow for the sharing of key views, including by avoiding excessive building bulk.

Provision of verandahs or canopies over footpaths along major routes, especially those leading to and from the Station, unless they would conflict with the heritage significance of a building or site.

Provision of active frontages onto footpaths and provide passive surveillance with buildings that overlook streets and public spaces. Giving priority to key pedestrian areas if active frontages are not feasible on all sides of a given property.

Whether the development addresses the safety and security of residents, visitors, workers and property by ensuring:
- Entrances to buildings are not obscured or isolated from the street and internal access ways;
- Provision of good lighting and visibility of communal areas and internal access ways;
- Private spaces within developments are clearly defined and protected from inappropriate use as public thoroughfares; and
- Integrates with and contributes to urban art by providing where appropriate opportunities for artwork within public spaces.

Whether the subdivision is associated with a development proposal that supports the objectives promoted by clause 21.10 for the Geelong Western Wedge and does not result in fragmentation of sites.

Reference


SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO18.

GEELONG RING ROAD EMPLOYMENT PRECINCT

1.0 Design objectives

To facilitate the development of the Geelong Ring Road Employment Precinct as a high amenity industrial area suited to the needs of advanced manufacturing and production support industries.

To provide a high level of amenity for workers on and visitors to the estate.

To ensure development provides an attractive frontage to the Geelong Ring Road.

To ensure development provides a high level of visual amenity when viewed from major transport routes and surrounding non-industrial land uses.

To promote best practise sustainable design including storm water quality and reuse measures.

2.0 Buildings and works

Permit Requirement

A permit is only required for a fence located along a boundary that has a frontage to a street, where the fence is impermeable and/or greater than 1.5 metres in height above natural ground level.

Requirements

Site Layout

The layout of individual sites should ensure:

- On all lots directly adjacent to the Geelong Ring Road, the positioning and orientation of public entrances to buildings to front the Ring Road.

- On all lots that are not directly adjacent to the Geelong Ring Road, the positioning and orientation of public entrances to buildings to front the street.

- The provision of footpaths from the street to main building entrance(s).

- The separation of pedestrian and vehicle circulation.

- The location of loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) at the rear of or within buildings and the use of landscaping to screen them from street frontages.

- The separation of loading and truck parking areas from car parking areas.

- Adequate on-site provision for queuing trucks.

- Wherever possible, the visibility of all parking spaces from the interior of the building(s), especially entrances.

- The location of ancillary buildings behind main building(s). The integration of ancillary buildings with or their compatibility in design with the main building(s).

A Site Context Plan must also be submitted which details how the proposed development of an allotment relates to any adjoining existing building to ensure compatibility of height, bulk, landscape planting and vehicular access.

Landscaping and Building Design

The design of new buildings and extensions of individual sites should ensure:
High standards of design quality and building appearance in all locations, particularly on all lots that are directly adjacent to the Geelong Ring Road.

The location of office or show room components on the side(s) of the building facing a street or open space area, or the incorporation of windows or articulation of the facade to avoid blank facades facing the public realm.

A unified architectural treatment for the office and industrial parts of buildings, or designs that make an architectural feature of the office component and a neutral backdrop of the industrial component.

Massing and articulation, window and door treatments, materials and colours to create attractive public facades which avoid unrelieved and/or blank facades facing street frontages.

The use of low-maintenance external materials.

The avoidance of highly reflective roof and wall materials.

The avoidance of exposed plain concrete block walls.

The integration of service equipment within the design of the building or its screening from view.

Energy efficient building design and orientation.

The use of hardy indigenous plantings with sufficient allowance for water delivery and quality ground conditions for healthy growth.

The use of trees in car park areas to reduce the heat island effect of large areas of pavement and to provide shade for vehicles.

The external design and landscaping of individual sites should ensure:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Precinct 1 (m)</th>
<th>Precinct 1a (m)</th>
<th>Precinct 2 (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building setback (including front landscaping buffer)</td>
<td>24</td>
<td>20</td>
<td>18</td>
</tr>
<tr>
<td>Front landscaping buffer</td>
<td>9</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Landscaping buffer to any side street</td>
<td>5</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>Landscaping buffer adjacent to any Farming Zone</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Landscaping buffer adjacent to a rural living zoned land and the Geelong Melbourne Railway line</td>
<td>5</td>
<td>5</td>
<td>N/A</td>
</tr>
<tr>
<td>Landscape buffer to apply adjacent to land identified for road acquisition or as a road on a plan of subdivision</td>
<td>5</td>
<td>5</td>
<td>3</td>
</tr>
</tbody>
</table>

The use of landscaping to screen and soften open air car parks, soften buildings (particularly their interface with parking areas), define entrances and buffer adjoining sites.

Drainage basins must not be located within any landscape buffer.

If more than 10 car spaces are provided in any one area, the use of landscaped island beds to break up the hard surface area and improve visual amenity.

Common themes in driveway and car park materials.

The provision of appropriate lighting to ensure safety and legibility.

The development of a distinctive, unifying design for all outdoor and street furniture.

The creation of distinctive entries from the street to the site.
Front and Side (fronting a street) Fences
- Fencing should be constructed of materials that integrate with and complement the building and surrounding area and be of a muted colour.
- Wherever possible, fencing should be softened and screened by vegetation planting.
- Uncoated galvanised steel and wire fencing should be avoided.
- Galvanised steel and wire fencing should be coated with polyurethane.
- Fencing should provide a reasonable degree of visual transparency.

Stormwater Quality and Re-Use
Wherever possible, all development is to incorporate:
- Best practice storm water quality and reuse measures.
- The harvesting of rainwater from roofs and its reuse including for washing vehicles, flushing toilets, irrigating landscape and other appropriate uses.
- The recycling of grey water.

Subdivision
Subdivision within the estate should ensure:
- The provision of an appropriate range of lot types and settings.
- The provision of lot configurations that facilitate energy efficient site and building design.
- That no lots have a rear aspect to the Geelong Ring Road.
- The following minimum lot sizes within each precinct in the estate, as defined on the Geelong Ring Road Employment Precinct Framework Plan Map at clause 21.07-9 of this Planning Scheme:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>5 Hectares</td>
</tr>
<tr>
<td>1a</td>
<td>1 Hectare</td>
</tr>
<tr>
<td>2</td>
<td>2000 square metres</td>
</tr>
</tbody>
</table>

Street Design
The design of new local streets within the estate should ensure:
- The provision of footpaths on both sides of every street.
- Generous street tree planting (clear-stemmed to 2 metres) in conformance with a consistent ‘language’ that reinforces the identity of the estate and specific precincts within it.
- The incorporation of on-street parking on as many streets as possible.
- The location of all services, including electricity supply, underground, wherever possible.
- The provision of sufficient lighting to ensure pedestrian security.
- The use of lights that minimise glare.

Advertising signs
- On sites which have more than one tenant, signage should be co-located so as to avoid sign clutter.
- Signage should be co-ordinated and compatible with the building design.
Decision guidelines
Before deciding on an application the Responsible Authority must consider:

- Whether the design and landscaping of the site contributes to the amenity of the Geelong Ring Road employment precinct
- The appearance of the site when viewed from adjacent major transport routes and surrounding non-industrial land uses.

Reference Document
Geelong Ring Road Employment Precinct Urban Design Guidelines, July 2010
SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO19.

RESIDENTIAL COASTAL FRONTAGES

1.0

28/01/2010
C129(Part 1)

Design objectives

To ensure that new development, including extensions to existing buildings, is compatible with the existing scale and bulk of buildings in the surrounding streetscape and coastal setting;

To ensure that new development reflects the rhythm of existing building spacing and provides for visual permeability when viewed from the coastline and from the street;

To encourage building forms and the use of materials that complement the coastal landscape setting;

To provide for the retention and opportunities for the re-establishment of vegetation to enhance the screening of development from adjoining properties and public areas and contribute to the landscaped setting of the area;

To provide for the reasonable sharing of views to Port Phillip Bay and the coastal shoreline.

2.0

28/01/2010
C129(Part 1)

Buildings and works

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building, excluding any television antenna, chimney or flue, is less than 7.5 metres in height above natural ground level;
- At least one side boundary is clear of buildings along its length to a width of at least 2.0 metres. This does not apply to an extension to an existing dwelling or building where the extension or building maintains the existing side setbacks.

3.0

28/01/2010
C129(Part 1)

Application Requirements

An application for one dwelling on a lot must meet the requirements of Clause 54.

An application for two or more dwellings on a lot must meet the requirements of Clause 55.

If the schedule to a zone specifies a requirement of a standard different to a requirement set out in Clause 54 or 55 the requirement in the schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different to a requirement set out in this clause or a requirement in the schedule to a zone, the requirement in the schedule to the overlay prevails.

4.0

13/11/2014
C300

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The requirements of Clause 54 or Clause 55 as appropriate. If the schedule to a zone specifies a requirement of a standard different to a requirement set out in Clause 54 or 55 the requirement in the schedule to the zone applies.
- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will not dominate the foreshore reserve, coastal edge and the streetscape, and will not impact on long distance views;
- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will allow for the reasonable sharing of view(s) having regard to the extent of available view(s) and the significance of the view(s) from the affected properties;
• Whether the proposed development has appropriate regard to:
  – the impact on the streetscape and vegetation character;
  – the rhythm of existing building spacing; and
  – the visual permeability of the existing built form when viewed from the foreshore reserve, the coast and the street;

• Whether the siting, height, scale, materials and form of proposed buildings will complement the coastal landscape setting and achieves the design objectives.
SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO20.

INDUSTRIAL 1, 2 AND 3 ZONES

1.0

Design objectives
To improve the visual appearance and image of industrial areas through well designed site responsive developments.
To facilitate economic development through efficient and functional industrial development.
To provide a high level of amenity for workers and visitors to industrial areas.
To minimise the potential for negative off-site effects to occur.
To promote best practise storm water quality and reuse measures.

2.0

Buildings and works

Permit Requirement

- A permit is required for a fence where the fence is located along a boundary that has a frontage to a street and is:
  - Visually impermeable and greater than 1.5 metres in height above natural ground level; or
  - Constructed of unpainted galvanised steel or uncoated wire.

Requirements

Front and Side (fronting a street) Fences

- Fencing should be constructed of materials other than unpainted galvanised steel and wire.
- Fencing should be constructed of materials that complement the building and surrounding area and should be painted a muted colour.
- Wherever possible, fencing should be softened and screened by vegetation planting.

Site Layout & Design

- The front setback of new buildings should be consistent with the setbacks of existing buildings in the area and should be set aside for landscaping and car parking.
- Buildings should address the street frontage by including the following elements in the design;
  - Front facades that include design elements that add visual interest.
  - Locating office components in a visible location at the front of the building.
  - Incorporating facades that address both frontages where the site is located on a corner.
  - Clearly delineated visitor access points to the building.
- Buildings, works, plant and machinery should be constructed, housed and maintained in a manner that minimises the visual impact.
- Potential conflict between pedestrian and vehicle movement should be addressed through the design of the site, including provision of pedestrian links through car parking areas.
- Larger buildings should address bulk and massing issues through using a range of building materials, finishes and colours.
Infrastructure
- Physical infrastructure such as water, power, reticulated sewage and constructed sealed roads should be available to new buildings.

Car parking and Access
- Car parking should be provided at the front of the site.
- All vehicle crossings, accessways and parking areas should be sealed with an all weather coat.
- Lighting should be provided to car parking areas where required.
- If more than 10 car spaces are provided the design should incorporate landscaped island beds to break up the hard surface area and improve visual amenity.

Landscaping
- Existing vegetation should be retained where practical.
- The front of the site should be set aside for landscaping.
- Landscaping should be provided along boundaries which adjoin a sensitive land use or environmental feature (such as creek or reserve) or where the site is visually prominent.
- Landscaping areas should be designed to be low maintenance, including selection of hardy landscape species that require minimal ongoing maintenance and have low water usage. Where practical and consistent with this requirement, landscaping species should be locally indigenous or native.
- Landscaped areas should be protected from vehicle damage by incorporating protective design features.
- The quality and quantity of landscaping should reflect the scale of the building and car park area in order to address screening and softening of visual bulk.

Signage
- Signage should be co-located on sites which have more than one tenant so as to avoid sign clutter.

Stormwater Quality and Re-Use
- Best practice storm water quality and reuse measures should be considered as part of the design for larger developments and on sites where it is practical to implement.
- In order to reduce the potential for contaminated runoff loading bays should be covered, active work areas should be contained internally within buildings and waste disposal areas should be appropriately located.

Exemption of notice and review
An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0
28/01/2010
C129(Part 1)

Subdivision
A permit is not required for subdivision.

4.0
28/01/2010
C129(Part 1)

Decision guidelines
Before deciding on an application the responsible authority must consider:
- The design and siting of existing development in the area.
- The interface with adjoining zones.
SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO21.

PORTARLINGTON TOWN CENTRE

1.0 Design objectives

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre’s proximity to the bay.

To enhance the established coastal character of the Town Centre.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

To encourage the creation of active frontages adjacent to existing roads and laneways.

To encourage the redevelopment of land within the Town Centre to maximise development potential where high-quality urban design can be demonstrated.

2.0 Buildings and works

Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.

3.0 Subdivision

Subdivisions should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.

Subdivision of land within the Town Centre should maximise opportunities to create active street frontages and a laneway system to the rear of property fronting Newcombe and Fenwick Streets.

Exemption from notice and review+

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The design objectives and responses of this schedule.
- The requirements of Clause 54 for the construction of one dwelling on a lot.
- The requirements of Clause 55 for the construction of two or more dwellings on a lot.

Table 1 to Schedule 21

<table>
<thead>
<tr>
<th>Streetscape Element</th>
<th>Design objectives</th>
<th>Design Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay Setting</td>
<td>Reinforce the centre’s proximity to the bay. Protect existing views and vistas from the centre.</td>
<td>Protect views of the bay and avoid signage and structures that inhibit views to the bay.</td>
</tr>
<tr>
<td>Streetscape Element</td>
<td>Design objectives</td>
<td>Design Response</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>Building Siting</strong></td>
<td>Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area.</td>
<td>Retain the traditional narrow frontage treatments</td>
</tr>
<tr>
<td></td>
<td>Ensure that new commercial buildings address the street.</td>
<td>Ensure new buildings match the setbacks of the front facades of adjoining shopfronts. Where the adjoining shopfronts have varied setbacks, design buildings to respond this character. Orientate commercial buildings to address the street and laneway.</td>
</tr>
</tbody>
</table>
| **Building Form** | Ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression. | Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible. Articulate the form of buildings and elevations. Generally restrict buildings to a maximum height of two storeys. Higher elements must demonstrate that development:  
  - Is sympathetic to buildings of heritage significance and any residential interface;  
  - Is visually unobtrusive when viewed from the public foreshore;  
  - Is visually unobtrusive when viewed from the public foreshore;  
  - Is of high-quality design.  
  Provide articulated roof forms on new developments to provide visual interest to the street. |
<p>| | Design building forms that express the fine grain (narrow frontage) pattern of the town centre. | On larger sites articulate facades to emulate the fine grain (narrow frontage) pattern of the town centre. |
| | Ensure that new buildings encourage social interaction and interest at street level. | Orientate commercial buildings towards the street and laneway and provide an entrance to the building directly from street and laneway frontages. Provide a well articulated façade, with shop front windows at street level. On corner allotments, ensure buildings address both street frontages with shopfront windows at street level. |
| <strong>Building Details and Finishes</strong> | Encourage buildings that have regard to the palette of materials and colours in the town, and demonstrate a high level of contemporary finish. | Use simple building details. Use a mix of contemporary and traditional coastal materials, textures and finishes. Utilise colours and finishes that compliment those occurring naturally in the area. |
| | Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre. | Provide verandahs/awnings without posts on commercial buildings wherever possible. If posts are necessary, ensure they are narrow and contribute to the street setting. Relate the height of the verandah/awning to the building elevation. Provide subtle façade lighting and down lighting under verandahs/awnings where possible. |
| | Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment. | Direct signage at pedestrians (i.e. verandah/awning or street level). Provide signs only on the verandah/awning fascia or under the awning wherever possible. |</p>
<table>
<thead>
<tr>
<th>Streetscape Element</th>
<th>Design objectives</th>
<th>Design Response</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</td>
<td>Maintain existing pedestrian connections to the town centre. Provide shade trees and other planting to ground level car parks. Design car parking areas to minimise large expanses of unrelieved hard surface.</td>
</tr>
<tr>
<td></td>
<td>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</td>
<td>Where practical, locate car parking areas at the rear of sites to minimise visibility from Newcombe Street and adjacent residential areas. Minimise the width of vehicle access points to the car parking areas. Provide shade trees and other planting to ground level car parks. Design car parking areas to minimise large expanses of unrelieved hard surface.</td>
</tr>
<tr>
<td></td>
<td>Provide safe, convenient pedestrian movement.</td>
<td>Avoid blank walls fronting onto footpaths or linkages. Provide shade trees and other planting to ground level car parks. Design car parking areas to minimise large expanses of unrelieved hard surface.</td>
</tr>
<tr>
<td></td>
<td>Provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas.</td>
<td></td>
</tr>
</tbody>
</table>
SCHEDULE 22 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO22.

BREAMLEA TOWNSHIP

1.0

Design objectives

To manage development pressures within the unique landscape setting of the Breamlea township, comprising of coastal, saltmarsh and estuarine environment of Thompsons Creek.

To encourage sensitive and site responsive design.

To maintain the existing residential development pattern with houses nestled in low coastal vegetation.

To ensure that the height of dwellings does not have a detrimental impact on the landscape quality of the township, particularly when viewed from Blackgate Road.

To manage human impacts on the township, particularly having regard to effects of increased septic effluent on the adjacent wetland system associated with further residential development.

To prevent further subdivision and medium density housing within the township.

To provide for a reasonable sharing of views.

2.0

Buildings and works

Requirements

A lot must not contain more than one dwelling. A permit cannot be granted to vary this requirement.

Buildings and works should not protrude above the Breamlea dune horizon line when viewed from Blackgate Road.

Building height should not exceed 7.5 metres when measured from the highest point of the buildings above the adjacent natural ground level.

Building colours and materials should be muted and non-reflective and be compatible with the coastal landscape of Breamlea.

3.0

Subdivision

Requirements

A permit cannot be granted to subdivide land to create a new lot unless the subdivision is by a public authority or utility service provider to create a lot for a utility installation.

A re-subdivision of existing lots or boundary realignment must enable future development of lots, consistent with the objectives of this schedule.

4.0

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the siting and design of buildings achieves a reasonable sharing of views between properties with significant landscape features having particular regard to the following:
  - The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size, bulk (including the roof), and colour of the building;
  - The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
Whether the development has appropriate regard to:

- The impact on the streetscape and landscape character
- The impact on long distance views toward the township

Whether the siting, height, scale, materials and form of proposed buildings will complement the coastal landscape setting and achieves the design objectives.

Buildings and works should meet the “Siting and Design Guidelines for Structures on the Victoria Coast”, Victorian Coastal Council.

References

Breamlea Foreshore Masterplan and Management Plan Report, prepared by Thompson Berrill Landscape Design Pty Ltd and others for the City of Greater Geelong, January 1999
SCHEDULE 23 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO23.

RESIDENTIAL AREA – MATTHEWS ROAD, CORIO

1.0 Design objectives
To ensure that development is consistent with the low density character of the area.
To ensure that development adequately responds to the drainage constraints of the area.

2.0 Buildings and works
Requirements
Only one dwelling per lot should be erected.

3.0 Subdivision
Requirements
Land should not be subdivided into lots of less than 1200 square metres in area.
SCHEDULE 24 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO24.

ST LEONARDS TOWN CENTRE

1.0 Design objectives

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre’s proximity to the bay.

To provide an attractive, safe and accessible environment within the Town Centre.

To retain the low scale character of the Town Centre’s buildings.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

2.0 Buildings and works

Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.

3.0 Subdivision

Subdivisions should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Table 1 to Schedule 24

<table>
<thead>
<tr>
<th>Streetscape Element</th>
<th>Design objectives</th>
<th>Design Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay Setting</td>
<td>Reinforce the centre’s proximity to the bay. Protect existing views and vistas from the centre.</td>
<td>Protect views of the bay and avoid signage and structures that inhibit views to the bay.</td>
</tr>
<tr>
<td>Building Siting</td>
<td>Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area. Ensure that new commercial buildings address the street.</td>
<td>Retain the traditional narrow frontage treatments Ensure new buildings match the setbacks of the front facades of adjoining shopfronts. Where the adjoining shopfronts have varied setbacks, design buildings to respond this character. Orientate commercial buildings to address the street.</td>
</tr>
<tr>
<td>Building Form</td>
<td>Ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression.</td>
<td>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible. Articulate the form of buildings and elevations. Building heights to respect the scale of existing development in the town centre, generally two storeys. Provide articulated roof forms on new developments to provide visual interest to the street.</td>
</tr>
<tr>
<td>Streetscape Element</td>
<td>Design objectives</td>
<td>Design Response</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------</td>
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</tr>
<tr>
<td></td>
<td>Design building forms that express the fine grain (narrow frontage) pattern of the town centre.</td>
<td>On larger sites articulate facades to emulate the fine grain (narrow frontage) pattern of the town centre.</td>
</tr>
<tr>
<td></td>
<td>Ensure that new buildings encourage social interaction and interest at street level.</td>
<td>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage. Provide a well articulated façade, with shop front windows at street level. On corner allotments, ensure buildings address both street frontages with shopfront windows at street level.</td>
</tr>
<tr>
<td>Building Details and Finishes</td>
<td>Encourage buildings that have regard to the palette of materials and colours in the town, and demonstrate a high level of contemporary finish.</td>
<td>Use simple building details. Use a mix of contemporary and traditional coastal materials, textures and finishes. Utilise colours and finishes that compliment those occurring naturally in the area.</td>
</tr>
<tr>
<td></td>
<td>Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.</td>
<td>Provide verandahs/awnings without posts on commercial buildings wherever possible. If posts are necessary, ensure they are narrow and contribute to the street setting. On the south side of Murradoc Road, ensure verandahs/awnings do not project further than 2500mm from the front building façade. Relate the height of the verandah/awning to the building elevation. Provide subtle façade lighting and down lighting under verandahs/awnings where possible.</td>
</tr>
<tr>
<td></td>
<td>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</td>
<td>Direct signage at pedestrians (i.e. verandah/awning or street level). Provide signs only on the verandah/awning fascia or under the awning wherever possible. If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs). If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</td>
</tr>
<tr>
<td>Walkability</td>
<td>Provide safe, convenient pedestrian movement</td>
<td>Maintain existing pedestrian connections to the town centre. Avoid blank walls fronting onto footpaths or linkages.</td>
</tr>
<tr>
<td>Vehicle Access and Car Parking</td>
<td>Provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas.</td>
<td>Where practical, locate car parking areas at the rear of sites to minimise visibility from Murradoc Road and adjacent residential areas. Minimise the width of vehicle access points to the car parking areas. Provide shade trees and other planting to ground level car parks. Design car parking areas to minimise large expanses of unrelieved hard surface. If car parking is provided below ground level, it should be accessed from the rear of the property with no part visible from the street frontage.</td>
</tr>
</tbody>
</table>

**Decision guidelines**

Before deciding on an application, the responsible authority must consider, as appropriate:
- The design objectives and responses of this schedule.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of four or more storeys, excluding a basement.
SCHEDULE 25 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO25**.

**BARWON HEADS TOWN CENTRE**

1.0 Design objectives (4)

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre’s proximity to the Barwon River and the coast.

To enhance the established coastal character of the Town Centre.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

2.0 Buildings and works (4)

The buildings and works requirements in Table 1 to this schedule apply to an application to construct a building or to carry out works.

3.0 Subdivision (4)

None specified.

**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0 Signs (4)

None specified.

5.0 Application requirements (4)

None specified.

6.0 Decision guidelines (4)

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives and responses of this schedule.
- The requirements of Clause 54 for the construction of one dwelling on a lot.
- The requirements of Clause 55 for the construction of two or more dwellings on a lot.
- Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.
<table>
<thead>
<tr>
<th>Streetscape element</th>
<th>Design objectives</th>
<th>Design response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street setting</td>
<td>Reinforce the location of the street in the context of its wider setting within a coastal town.</td>
<td>Protect and reinforce the view of the coastal vegetation on the higher dunal land to the south. Protect and reinforce the view of the rise in topography to the coast of the southern end of Hitchcock Avenue. Protect existing views and vistas within and from the street. Protect and reinforce the vista from within the street to the existing or future avenue of trees at the entrance to the Village Park. Protect and reinforce views of landmark buildings such as churches and the community hall from within the street.</td>
</tr>
<tr>
<td>Streetscape character</td>
<td>Reinforce the casual, unpolished and beach qualities of the street.</td>
<td>Utilise vegetation species suitable for local conditions in any new development. Utilise and reinterpret traditional Barwon Heads building forms and finishes in any new development (i.e. simple forms and detailing, and use of light materials such as timber etc). New development should be responsive to the climatic conditions of the site and locality, and the amenity of neighbouring properties. Encourage protection of the older dwellings and landmark buildings and their settings, in the street. Protect landmark structures such as churches and community halls and their settings. Provide additional pedestrian comforts within the setbacks around landmark buildings (i.e. landscaping, seating etc).</td>
</tr>
<tr>
<td>Building siting</td>
<td>Reinforce the linear layout of the street, as part of the historic street grid of the old part of town.</td>
<td>If a building is to be set back, ensure it is parallel to the front boundary. Ensure that new commercial buildings address the street. Generally, site new commercial buildings on the front boundary. Orientate commercial buildings to address the street. On a corner site, ensure the commercial building addresses both street frontages. Ensure residential buildings address the street and are sited to protect the amenity of adjacent properties. Site residential buildings on the lot to contribute to the variety of setback distances in the street, ensuring that the amenity of adjacent properties is not unreasonably impacted.</td>
</tr>
<tr>
<td>Streetscape element</td>
<td>Design objectives</td>
<td>Design response</td>
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</tr>
<tr>
<td>Streetscape element</td>
<td>If a setback is provided from the front boundary, provide vegetation within the front setback that contributes to the amenity of the street.</td>
<td></td>
</tr>
<tr>
<td>Encourage creative departures from the traditional setback pattern of new buildings, in circumstances where it can be justified.</td>
<td>Consider setting back parts of commercial buildings such as cafes and restaurants to provide alcoves and spaces for people to sit outdoors.</td>
<td>Utilise existing setbacks for outdoor dining or displays when recycling an existing residential building for a commercial use. Design and landscape the space around community buildings so that it contributes to the amenity of the street and has the potential to be used by the wider community.</td>
</tr>
<tr>
<td>Building form</td>
<td>Retain existing trees wherever possible and provide for the planting of new vegetation, including canopy trees, well suited to local conditions. Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</td>
<td>Respect the predominant building height in the street and of adjacent properties by restricting buildings to a maximum height of 3 storeys. Articulate the form of buildings and elevations.</td>
</tr>
<tr>
<td>Ensure that new buildings are designed to respond to the characteristics of the site and at a scale that reflects the coastal design character of Barwon Heads.</td>
<td>Ensure that new dwellings and their settings contribute to the character and amenity of the street.</td>
<td>Ensure dwellings address the primary street frontage. Provide open style front fences to a maximum height of 1.2 metres wherever possible. Ensure front set backs are mostly permeable and able to support vegetation. Locate garages, carports and car parking areas behind the line of the dwelling. Provide only one vehicle crossover per frontage.</td>
</tr>
<tr>
<td>Ensure that new commercial buildings encourage social interaction and interest at street level.</td>
<td>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage. Provide a well articulated façade, with shop front windows at street level.</td>
<td></td>
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<tr>
<td>Streetscape element</td>
<td>Design objectives</td>
<td>Design response</td>
</tr>
<tr>
<td>---------------------</td>
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<td>----------------</td>
</tr>
<tr>
<td>Building details and finishes</td>
<td>Encourage buildings that have regard to the palette of materials and colours in the street, and demonstrate a high level of contemporary finish.</td>
<td>Use simple building details. Use a mix of contemporary materials, colours and finishes. Incorporate materials used traditionally in the town (i.e. weatherboard).</td>
</tr>
<tr>
<td>Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.</td>
<td>Provide awnings without posts on commercial buildings wherever possible. Locate awnings a minimum of 1700mm from the face of the kerb. In areas where the footpath is wider than the average width in the street, locate awnings a maximum of 2500mm from the front boundary. Relate the height of the awning to the building elevation. On single storey buildings locate the awning below eaves level. On double storey buildings locate the awning at first floor level. Provide subtle down lighting under awnings wherever possible. Incorporate subtle façade lighting on landmark buildings or up lighting of vegetation features in the street.</td>
<td></td>
</tr>
<tr>
<td>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</td>
<td>Direct signage at pedestrians (i.e. awning or street level). Provide signs only on the awning fascia or under the awning wherever possible. If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs). If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</td>
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</tbody>
</table>
SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO26.

WEST FYANS-FYANS STREET PRECINCT STRUCTURE PLAN AREA

1.0

Design objectives

To encourage high quality, innovative and contemporary design that is contextually relevant and responds to the unique historical and landscape setting of the area.

To encourage building forms, finishes and colours that make a positive contribution to the public realm.

To ensure that the height and massing of new development is sympathetic and responsive to the topography of the land.

To ensure that development adjacent to the Barwon River corridor and open space provides an appropriate interface.

To maximise development opportunities through the consolidation of smaller lots.

To ensure that subdivision design maximises and enhances the development potential of land.

To promote public safety in the public and private realm.

To ensure new built form is sensitive to existing heritage sites and areas of high environmental and landscape value.

To promote best practise Environmental Sustainable Design including but not limited to energy and water including stormwater quality and reuse initiatives.

Promote development which creates a high level of amenity to residents, workers and visitors.

To ensure that buildings are designed to allow for adaptive reuse to meet the long term vision for each precinct.

2.0

Buildings and works

Permit Requirements

A planning permit is not required to construct or extend a single dwelling on a lot.

A permit is required to construct a fence, where the fence is located along a boundary that has a frontage to a street where the fence is:

- Visually impermeable and/or greater than 1.5 metres in height above natural ground level or
- Constructed of unpainted galvanised steel or uncoated wire.

Design and Built Form

Development, where relevant should:

- Ensure the height of buildings are consistent with table 1 of this clause. Where the height of a building exceeds the height of adjoining buildings by more than one storey a high level of articulation and visual interest must be achieved.
- Meet the design objectives for the relevant precinct as detailed in table 1 and in the Access and Amenity Improvement Map attached to this clause.
- Avoid blank walls where they abut a street or the public realm.
- Create access links, pedestrian routes and spaces in accordance with the Access and Amenity Improvement Map attached to this Schedule.
- Incorporate best practice stormwater quality and reuse measures into the design of new buildings.
- Provide active frontages in the locations identified in the Access and Amenity Improvement Plan attached to this clause.
- Discourage the use of reflective material on walls and roofs of buildings where they are visible from the street and the public realm.
- Ensure fences are designed to allow for visual surveillance of both the public and private realm and constructed of materials or painted a colour that compliments the building and surrounding area.
- Ensure plant and equipment is adequately screened and not visible from the public realm.
- Ensure that development includes appropriate acoustic measures to limit the transmission of noise both into and out of buildings to create a liveable mixed use environment.
- Protect the scale and setting of heritage places by ensuring there is a transition in height and spacing between new development and buildings of heritage significance.
- Enhance the appearance and identity of the original entrance to Barwon Grange as a vehicle access and pedestrian route as identified in the Access and Amenity Improvement Plan through the use of landscaping and signage.

**Car Parking and Vehicle Access**

Car parks and vehicle access to new development should be designed to:

- Incorporate landscaping and design elements which limit car parking spaces, structures and access ways from dominating street frontages.
- Minimise the width and number of vehicle crossing points to a site.
- Locate and design car park entries to minimise adverse impacts on pedestrians.
- Where appropriate, direct vehicle access to the rear or side of properties where the site abuts more than one road or a laneway.
- Ensure all vehicle crossings, accessways and parking areas are sealed with an all weather seal coat
- Where appropriate ensure that the layout of a site allows for the loading and unloading of goods to occur within the site and does not impact on the ability of vehicles to enter or exit the site.
- Limit the need for vehicles to park on the street by providing car parking consistent with the requirements of Clauses 55 and 52.06. Where a variation to these requirements can be adequately justified a minimum of one car parking space per tenant must be provided on the site.

**Traffic and Pedestrian Movements**

The design of new development should incorporate:

- Improved traffic connections between Woodstock Street, Westbourne Place and Anne Street to improve manoeuvrability and limit impacts on Latrobe Terrace and West Fyans Street as identified in the Access and Amenity Improvement Plan
- Pedestrian and bicycle connections between Anne, Woodstock and Fernleigh Streets as identified in the Access and Amenity Improvement Plan
- Pedestrian and bicycle connections through to the Barwon River Environs in the locations identified in the Access and Amenity Improvement Plan

**Public Spaces**

Development adjacent to public space (including roads) should:

- Ensure the setback of buildings provides opportunities for planting to improve the overall appearance of the streetscape.
• Include the construction of a footpath to all street frontages if a footpath is not already provided.

• Provide opportunities for passive surveillance.

**Landscaping**

Where a setback is proposed as part of a development landscaping must be incorporated into the design of the site including the provision of canopy trees where appropriate, to improve the appearance of streetscapes and the public realm.

**Exemption from notice and review**

• An application within a Business 3 or Business 4 Zone is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone.

**Application requirements**

Where it is proposed to extend a building by more than 50% and/or construct a new building and/or carry out buildings and works as a result of a change in use of a building, the following information should be submitted with an application:

• An acoustic design report prepared by a suitably qualified person, which demonstrates that the building has been designed to limit the transmission of noise into and out of the building to protect the amenity of existing and future occupants of the building and surrounding buildings. The report must consider design elements such as building orientation, location of openings including roller doors and windows, location of balconies, location of plant and equipment, use of acoustic building materials or any other matter relevant to the particular use and development of the land. The recommendations of the report must be incorporated into the design of the building.

The Responsible Authority may waive all or part of this requirement where it considers the proposed use and development will not result in the generation of noise or be impacted by noise from an adjacent property.

3.0 30/01/2014

**Subdivision**

A planning permit is required to subdivide land. The subdivision of land:

• Should not result in the further fragmentation of land where it would prevent the development of land in accordance with the objectives of this Clause and Clause 22.09 Cultural Heritage.

**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0 10/03/2011

**Advertising signs**

Where a permit is required to display an advertising sign, the signage should:

• Be co-located on sites which have more than one tenant so as to avoid signage clutter.

• Be co-ordinated and compatible with the scale and design of the building.

**Exemption from notice and review**

An application to display an advertising sign is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- Whether the development achieves the design objectives for the West Fyans-Fyans Street Precinct Structure Plan including the objectives of each precinct.
- Whether the subdivision is associated with a development proposal that supports the objectives promoted by Clause 21.17 West Fyans-Fyans Street Precinct Structure Plan and does not result in the fragmentation of sites.
- The interface with adjoining zones.
- The impact of the buildings or works on the amenity of the Barwon River environs or any area of existing or proposed public open space.
- The impact of the development and/or works on identified heritage buildings.
- The incorporation of environmentally sustainable building design techniques and materials to reduce energy use and impacts on the environment.
- Whether the development achieves the enhancement and creation of pedestrian and bicycle links to the Barwon River Corridor as identified in the Access and Amenity Improvement Plan.
- Guidelines for Higher Density Residential Development 2004, State Government of Victoria, as appropriate.
- Safer Design Guidelines for Victoria, Department of Sustainability and Environment, as appropriate.

Reference Document


Table 1 to Schedule 26

Refer to the map in Clause 21.17 for the location of the relevant precinct

<table>
<thead>
<tr>
<th>Precincts 2 and 5 Design objectives</th>
<th>Preferred building height</th>
<th>Preferred setback and landscaping</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings should address the street frontage by including the following elements in the design:</td>
<td>Development should be of 3 storey scale up to a maximum height of 10.5 metres, higher elements may be appropriate where there are limited impacts on the amenity of adjacent residential properties</td>
<td>A building should have a minimum setback of 5 metres. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings. Where the site is located on a corner a minimum setback of 2 metres should be provided from the side street. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings. Two metres at the front and side of each site should be set aside for landscaping where a setback has been provided. If more than 10 car spaces are provided the design should incorporate landscaped island beds to break up the hard surface area and improve visual amenity.</td>
</tr>
<tr>
<td>- Front facades that include design elements that add visual interest.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Locating pedestrian generating activities at the front of the building to promote active street frontages.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Clearly delineated visitor access points to the building.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ensure the design of buildings provide elements which protect the amenity of and visually enhance areas of open space and residential interface</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Precincts 2 and 5

**Design objectives**

- Preferred setback and landscaping
- Preferred building height

**Preferred setback and landscaping**

- **Within precincts 3B, 4 and 7**
  - Buildings should have a setback of between 2 and 5 storeys, not exceeding 16.5 metres. Buildings up to five storeys should be located adjacent to the Barwon River Corridor with lower levels of such buildings located closest to the river with higher levels to the north.
  - Buildings within precinct 3A, not located within a Residential 1 Zone, should have a height of up to 3 storeys not exceeding 10.5 metres.
  - Buildings within a residential zone within precinct 3A should have a height up to 2 storeys not exceeding 9 metres.

A building should have a setback consistent with surrounding buildings. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings.

Where a site is located on a corner the development must be setback a minimum of 2 metres to enable the incorporation of appropriate landscape treatments. This setback may be reduced where a non residential use is proposed on the ground floor abutting the side street or where the treatment of a side wall incorporates visually interesting elements, makes a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses.

### Precincts 3A, 3B, 4 and 7 (Excluding the commercial node)

**Design objectives**

- Preferred setback and landscaping
- Preferred building height

**Preferred setback and landscaping**

- Where non residential uses are proposed encourage buildings to have an active frontage on the ground floor, with a clearly identifiable entry.
- Where alternative vehicle access can not be achieved, encourage car parking at the front of buildings adjacent to West Fyans and Fyans Streets.

### Commercial node

**Design objectives**

- Preferred setback and landscaping
- Preferred building height

**Preferred setback and landscaping**

- Zero setback for properties fronting Rutland and Pakington Streets. In all other streets a building should have a setback consistent with surrounding buildings. A reduced setback may be appropriate where it can be demonstrated that the development will make a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings.
- Buildings within a residential zone within precinct 3A should have a height up to 2 storeys not exceeding 9 metres.

Where a site is located on a corner the development must be setback a minimum of 2 metres to enable the incorporation of appropriate landscape treatments. This setback may be reduced where a non residential use is proposed on the ground floor abutting the side street or where the treatment of a side wall incorporates visually interesting elements, makes a positive contribution to the streetscape and will not impact on the amenity of adjacent land uses and buildings.
SCHEDULE 28 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO28.

JETTY ROAD NEIGHBOURHOOD ACTIVITY CENTRE, DRYSDALE

1.0 Design objectives

To ensure that development is consistent with the approved Jetty Road Neighbourhood Activity Centre Master Plan (prepared by David Lock Associates, July 2011).

To encourage a vibrant, mixed use neighbourhood activity centre

To promote design that contributes to the provision of a safe, walkable and attractive town centre environment.

To encourage a high standard of architecture and innovative building design.

To encourage environmentally sound and energy efficient development.

To ensure that the Neighbourhood Activity Centre integrates with the adjacent sub-regional park.

To maintain views from the high point of the north-south primary road towards Port Phillip Bay and the Melbourne Central Business District.

To maintain the opportunity for views of Port Phillip Bay and the Melbourne Central Business District from the high point of the sub-regional park.

To protect the amenity of the sub-regional park and retain a sense of space and open character, in particular where the park interfaces with adjoining development (other than roads).

To ensure that the amenity of the sub-regional park is not diminished by visual intrusion from any buildings or works.

2.0 Buildings and works

All buildings and works should be in accordance with the following requirements:

Views

Buildings and works in the area covered by this schedule must not prevent views of the Melbourne Central Business District and Port Phillip Bay (to the horizon) from the high point of the north-south primary road or from the high point of the sub-regional park. The high point of the sub-regional park refers to ground height, not the height of any viewing platform or structure that may be constructed in the park.

Car Parking

Car parks are to be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles and achieve a safe and ‘open’ feel with good sight-lines and adequate lighting throughout.

The siting and design of off-street car parking, loading bays and service areas should minimise their impact on the amenity and walkability of the Neighbourhood Activity Centre.

Street Design

Windows at ground floor level should be of clear glazing where they are oriented towards the street.

Development is encouraged to provide weather protection in the form of a verandah extending over the footpath along the primary road network and along public car-parks where they interface with development frontages.

Development should implement Crime Prevention Through Environmental Design (CPTED) principles and avoid the creation of unsurveilled spaces.
Bicycle and pedestrian paths and lanes should be provided along the primary road network. Development should not present side or rear walls or fences to the primary road network or the sub-regional park.

The design of the centre must encourage pedestrian circulation on the streets.

Access to the supermarket from the east-west street is encouraged in preference to direct access from a car park.

Any internal pedestrian pathway from the supermarket car park to the supermarket entrance must be a longer distance than the internal pedestrian pathway from Wyndham Street. Distances are to be measured in metres along the centreline of the pedestrian pathway from the building face at the entries to the mid-point of the supermarket entrance.

**Other**

Plant and equipment and rubbish and storage areas should be screened from the public domain and adjacent development.

### 3.0 Application Requirements

An application must be accompanied by a design analysis and view analysis which demonstrates that the proposed buildings and works achieve each of the Design Objectives and Buildings and Works requirements of this schedule.

An application must be accompanied by a design response statement demonstrating that the development:

- Is consistent with the Development Plans prepared in accordance with Development Plan Overlay Schedule 20.
- Implements the applicable approved Development Plan, including the Jetty Road Neighbourhood Activity Centre Master Plan prepared by David Lock Associates, July 2011.

### 4.0 Decision Guidelines

Before deciding on an application, the responsible authority must consider whether the location, bulk, outline and appearance of the building or works achieve the design objectives of this schedule.

Before deciding on an application the responsible authority must have regard to the following:

- The Jetty Road Urban Growth Plan, 26 June 2007 (Amended 23 September 2008);
- Jetty Road Neighbourhood Activity Centre Master Plan prepared by David Lock Associates, July 2011 and
- Any applicable approved Development Plan.
- The design objectives of this clause.
- The integration of the activity centre with the sub-regional park.
- Maintenance of views to Port Phillip Bay and the Melbourne Central Business District from the high point of the north-south primary road and from the high point of the sub-regional park.
- Provision of appropriate pedestrian and bicycle connections.
- The application of principles of crime prevention through environmental design (CPTED).
- The incorporation of environmentally sustainable building design techniques and materials.
SCHEDULE 29 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO29.

LARA TOWN CENTRE EXPANSION AREA

1.0  

Design objectives

To ensure that new development integrates with the existing retail, commercial and community facilities in the Lara Town Centre in accord with the principles of the Lara Town Centre Urban Design Framework March 2006.

To ensure that new development integrates with the reconfigured area of Austin Park.

To achieve a high quality, innovative and contemporary urban design outcome.

To provide for safe, convenient pedestrian and vehicle movement in and around the town centre.

To provide for a cohesive and vibrant town centre for Lara.

To create an expanded town centre that reflects the unique township character of Lara.

To ensure that new development responds to the landscape character of Lara.

2.0  

Buildings and works

All buildings and works should:

Design and Built Form

- Integrate and link with the existing town centre having regard to vehicle and pedestrian connections, access, built form, visual surveillance and landscaping.

- Encourage ‘strip shopping’ along key pedestrian frontages.

- Provide opportunities for alfresco dining along key pedestrian routes.

- Provide active frontages and/or visual interest along key pedestrian routes.

- Provide for passive surveillance to key public areas.

- Provide for a high quality architectural outcome with a variety of building materials, articulation and design features.

- Where practical, provide a design response that addresses both frontages where a building is located on a corner.

- Incorporate best practice stormwater management and reuse principles into the development.

- Avoid increased flood levels and flood frequency on the site and on land upstream and downstream of the site, and buildings should be designed so that they are flood free to the applicable standard.

- Ensure plant and equipment and storage areas are adequately screened and not visible from key public areas.

Access, Movement and Car parking

- Provide safe and convenient pedestrian access between any new development and the existing retail area, community facilities and reconfigured Austin Park.

- Minimise conflict points and provide appropriate intersection and crossing treatments.

- Locate and design car parks to minimise adverse impacts on pedestrians and traffic flow.

- Encourage multiple access points to allow traffic circulation.

- Provide for safe pedestrian access to Centreway and the existing Town Centre.
- Avoid access to loading areas along key pedestrian routes.

**Landscaping**
- Encourage landscaping (including canopy trees) to be provided within car parking areas, where practical.
- Encourage street planting along key pedestrian routes.

**Subdivision**
A planning permit is not required to subdivide land.

**Advertising signs**
The design and siting of advertising sign(s) should satisfy the following design principles:
- Signs should be integrated into the design of the building façade;
- Signs should be of a size and height that is complementary to the built form of the building and surrounding landscape;
- Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants; and
- Signs should be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays.

**Decision guidelines**
Before deciding on an application the Responsible Authority must consider:
- Whether the design for the new development site effectively integrates with the existing town centre and Austin Park.
- Whether there is appropriate interface treatment with adjoining zones and land uses.
- Whether the design provides for high quality architecture that contributes positively to creating a distinct town centre.
- Whether the design provides for a high quality, safe and walkable environment.
- Whether the design responds to the design and built form, access parking and movement and landscaping requirements of this schedule.
- Whether the design response is consistent with the Lara Town Centre Urban Design Framework March 2006.
- Whether the design of the new development adequately addresses the flooding risk on the site and its impact on flood levels or flood frequency on neighbouring land.
SCHEDULE 30 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO30.

REYNOLDS ROAD & PINECREST DRIVE MIXED USE ZONE

1.0 Design objectives

To ensure that development adjacent to the Pinecrest Drive frontage is consistent with the form and scale of the existing residential development in the adjacent Residential 3 zone.

To ensure that vehicular access via Pinecrest Drive is limited so as to ensure that the likely volume and movement pattern of vehicle remains consistent with the role of Pinecrest Drive as a local street in the Residential 3 zone.

2.0 Buildings and works

Buildings and works should be set back from the boundary of the land with Pinecrest Drive a distance of 8 metres, being the average of the distance of the setbacks of the development of the adjoining properties at 19 and 27 Pinecrest Drive.

Height

Building heights should not exceed 3 storeys above natural ground level of the Pinecrest Drive Frontage when viewed from the footpath on the north west side of Pinecrest Drive, outside 1 Pinecrest Drive.

Setbacks

Buildings and works adjacent to 19 & 27 Pinecrest Drive, 33 Reynolds Road and 11 Dumfries Court shall be of a form and scale consistent with the requirements in relation to amenity impacts specified in clause 54.04.

Carparking

Off-street car parking accessed from Pinecrest Drive should be incorporated within the building development and have minimal impact on the streetscape.

Landscaping

Existing tree plantings adjacent to 19 & 23 Pinecrest Drive and 33 Reynolds Road should be retained and enhanced, and, where relevant, inform for the articulation of the adjacent building development.

Vehicle and Pedestrian Access

Reynolds Road should provide the primary vehicle and pedestrian access to the land.

Vehicle and Pedestrian access to the land from Pinecrest Drive must be restricted to access related to the use of the land for residential purposes.

3.0 Decision guidelines

The extent to which the built form, including vehicle access and parking, presents to the Pinecrest Drive frontage in a manner consistent with the built form of the adjacent properties.
SCHEDULE 31 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO31.

BELLARINE HIGHWAY MIXED USE CENTRE – LEOPOLD

This schedule applies to properties at 143-145 Melaluka Road and 670 – 696 Bellarine Highway, Leopold.

1.0 Design objectives

- To provide an attractive western gateway entrance for Leopold.
- To maximise the development opportunity for the centre.

2.0 Buildings and works

Any development in this mixed use centre should address the following principles:

General Principles

- For any redevelopment within the precinct, consider the objectives and strategies on a ‘whole of precinct’ approach, rather than on a site-by-site basis.

Building Design Principles

- Encourage development to take advantage of its gateway location into Leopold and be of high architectural standard.
- Provide active, attractive frontages and public spaces, including outdoor dining to Melaluka Road and the Bellarine Highway.
- Ensure buildings, including upper levels, address street frontages and are designed to encourage pedestrian activity, movement and engagement.
- Ensure development maximises the northern orientation of the site and views to Memorial Park, the Gateway Sanctuary and surrounding rural landscape.
- Development should be built to a maximum of 8 metres.
- Development should be designed to avoid the overshadowing of public spaces and the adjoining residential use to the south.
- Encourage building form, treatments, finishes and colours that make a positive contribution to the public realm.
- Ensure the design of new development is well articulated and the buildings are adaptable over time.

Vehicular Areas and Access Principles

- The preferred location of car parking and service areas is to the rear of sites, minimising visibility from the Bellarine Highway and adjacent residential areas.
- Car parking provided along Bellarine Highway, should be a maximum depth of two rows of angle car parking. It must be well landscaped and incorporated island beds to break up the hard surface area and improve visual amenity. View lines from any car parking area to Memorial Reserve should also be protected.
- Minimise the impact of vehicle access points of the pedestrian network.
- Provide a separate internal residential and service vehicle access lane, bisecting the precinct.
Provide screening of car parking areas along the Bellarine Highway and Melaluka Road street edges with appropriate landscaping, a minimum of 2.5 metres to a maximum of 4 metres in width.

Ensure landscaping of car parking areas do not provide areas of concealment and are well lit.

**Sustainability Principles**

- Encourage new development to include design features which incorporate environmentally sustainable design measures in the areas of energy and water efficiency.

**Advertising Signs**

- Signs should integrate with the building and be of architectural interest.
- Ensure signs are of a scale and size that complement the built form of the buildings.

### 3.0 Subdivision

**Requirements**

Subdivision of land should avoid fragmentation of land that does not support the design objectives.

**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

### 4.0 Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- The design objectives and principles of this schedule.
- The objectives, standards and decision guidelines of Clause 54 and 55. This does not apply to a development of four or more storeys, excluding a basement.

**Reference Document**

- Leopold Structure Plan 2011 (amended 2013)
SCHEDULE 32 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO032.

TOWN ENTRY MURRADORC ROAD, DRYSDALE

1.0

Design objectives

To improve the appearance and presentation of building and streetscape.
To manage the interface between residential and business uses.
To ensure the design and layout of new buildings allows for future road widening.
To improve the connections between Murradoc Road and the Drysdale Town Centre.
To provide for the implementation of the Murradoc Road Drainage Masterplan.
To promote best practice storm water quality and reuse measures.

2.0

Buildings and works

Permit Requirement

A planning permit is required to construct a front fence that is greater than 1.5 metres in height.

Requirements

All buildings and works should comply with the following requirements as relevant:

Design and Built Form

Except where provision for road widening has already been made, all buildings and works should be setback a minimum of 12 metres from Murradoc Road to allow for future road widening and the construction of a service road.

Developments should be designed to limit the amount of car parking provided on any land designated for future road widening to ensure adequate on site car parking is available in the longer term.

Buildings should be sited to provide opportunities for landscaping in side and front setbacks.

Buildings should address street frontages, and include design elements which add visual interest particularly where walls are visible from residential areas.

The design and layout of new buildings should minimise the potential for noise emissions to adjoining sensitive uses.

Stormwater Drainage, Quality and Re-Use

Provision should be made for the management of stormwater in accordance with the Murradoc Road Drainage Masterplan.

Best practice storm water quality and reuse measures should be considered as part of the design for larger developments and on sites where it is practical to implement to mitigate impacts of stormwater to Lake Lorne.

Loading bays should be covered, active work areas should be contained internally with buildings, and waste disposal areas should be appropriately located in order to reduce the potential for contaminated runoff.

Exemption from notice and review

An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.
3.0  

**Decision guidelines**

Before deciding on an application the responsible authority must consider:

- The design and siting of existing development in the area.
- How the design and siting of the development interfaces with land in a residential zone.

4.0  

**Reference Document**

SCHEDULE 33 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO33.

DRYSDALE TOWN CENTRE

1.0

Design objectives

To encourage building heights up to three storys.

To maintain the character of the Drysdale Town Centre.

To improve the appearance, usage and accessibility of the town square.

To provide active frontages to retail premises.

To improve the layout and function of car parking areas.

2.0

Buildings and works

Permit requirement

A permit is not required for:

- The installation of an automatic teller machine.

- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade 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.

Requirements

All buildings and works should comply with the following requirements as relevant.

General requirements

Buildings should be up to three storeys in height where the third storey is recessive and does not visually dominate the streetscape or public realm.

New development should be of a contemporary design which is sympathetic to the height, siting and appearance of existing buildings.

New development should not dominate buildings of significant heritage value.

New development should include verandahs.

New and existing development should create active frontages at ground floor level through the use of glazing and the location of entry and exit points and provide opportunities for passive surveillance of car parking areas and streets.

Site layout should provide safe and legible pedestrian routes which link car parking areas to the town centre.

Development should be sited to provide opportunities for landscaping adjacent to public spaces.

Car Parking

Car parking should be consolidated where possible and located to the side or rear of buildings and have minimal impact on the streetscape.

Sub precinct requirements

The following requirements apply to the individual sub precincts:
Town Square Precinct (2-8 Wyndham Street and adjoining road reserve)
Redevelopment of the supermarket and specialty shops should provide at grade pedestrian access to the Town Square.
Redevelopment of the supermarket should improve its address to Hancock Street.

1-5 Eversley Street
New development should be built to the street frontages with zero lot lines.
Development should be three stories in height.
Car parking should be located at the side or rear of the site with access from one street only.
Accessways with adjoining sites should be consolidated where possible to maximise development opportunities.

Hotel Precinct (8-14 and 20-22 Collins Street and 19-23 Murradoc Road)
Development should be setback 12 metres from Murradoc Road to allow for future road widening and the construction of a service road. Elsewhere new development should be built to the street frontages with zero lot lines, being set back no more than 12 metres from the front of the site.
Development should be three storeys in height.
Development should be sympathetic to the heritage values of the hotel.
Car parking should be located at the side or rear and accessed from a side street or service road and consolidated with adjoining sites where possible.
The layout of the site should allow for a possible north-south road connecting Murradoc Road to McKenzie Street.

South Murradoc Precinct (6-10 Murradoc Road)
New development should be setback from the street to provide opportunities for alfresco dining and landscaping.
Safe and legible pedestrian access along the street should be provided.

12-32 Murradoc Road (Existing and proposed supermarket sites)
Development should be setback 12 metres from Murradoc Road to allow for future road widening and the construction of a service road.
Any additional car parking areas should be integrated with the car parking layout associated with the existing supermarket.

Exemption from Notice and Review
An application to construct a building or to construct or carry out works is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Subdivision
A permit is not required to subdivide the land.

Decision guidelines
Before deciding on an application the responsible authority must consider:
- The visual integration of new development into the Drysdale Town Centre.
- The impact of new development on existing buildings with heritage significance.
- The provision of pedestrian linkages in the Drysdale Town Centre.
- The location of on site car parking to maximise layout and function.

Reference Document

SCHEDULE 34 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO34**.

LOW DENSITY RESIDENTIAL ZONE PRECINCT AT CURLETTS ROAD, FOREST ROAD NORTH, OSTERLUND COURT AND WINDERMERE ROAD, LARA

1.0 Design objectives

To facilitate the orderly lower density residential development of the area.

To ensure the rural-edge feel of Lara is retained through the low density development of the area.

To ensure that subdivision of the area adequately responds to the environmental and physical features of the land including management of stormwater and flooding.

2.0 Buildings and works

Permit requirements

A permit is not required to construct a building or construct or carry out works.

3.0 Subdivision

Permit requirements

A permit is required to subdivide the land.

Subdivision of land should meet the following requirements:

- Avoid the use of battleaxe lots and common property where practical.
- Minimise the number of vehicle crossings within the existing road network. This may result in shared crossings/accessways, and the relocation of existing crossings, where necessary.
- Each lot must be capable of supporting a building envelope and wastewater disposal envelope outside the 1% AEP flood event, where relevant.

Application requirements

An application must be accompanied by the following information to the satisfaction of the Responsible Authority:

- A Stormwater Management Plan for land designated as flood prone including the following minimum information:
  - Site analysis (feature survey, identification of existing drainage system in and adjacent to the site, existing services, other constraints);
  - Proposed point of discharge for all lots;
  - Details of proposed cut/fill;
  - Identification of any additional easements required; and
  - Identification of any off-site works required to drain the lots.

4.0 Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- The design objectives and requirements of this schedule.
- The susceptibility of future development to flooding and flood damage.
SCHEDULE 36 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO36.

EMERGENCY MEDICAL SERVICE (EMS) HELICOPTER FLIGHT PATH AREA (H3 – ROOFTOP HELIPAD)

1.0 Design objectives

To ensure that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.

To ensure that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight operations.

To ensure that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.

To ensure that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight options.

2.0 Buildings and works

A permit is not required to construct a building or to construct or carry out works with a constructed height that is not more than 25.0 metres above ground level.

Requirements

An application must provide details of proposed development height expressed as elevations above the Australian Height Datum.

Exemption from notice and review

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d) and the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Notes: For the purposes of this clause, buildings and works includes radio masts, television antennae and flagpoles. The design level for the Geelong rooftop helipad is at an elevation of 58.44 metres above the Australian Height Datum.

3.0 Subdivision

A permit is not required to subdivide land.

4.0 Referral

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

5.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Geelong Hospital helicopter land site.

- Victorian Department for Health Guidelines for helicopter landing sites incorporating the requirements of the International Civil Aviation Organisations ‘Standards and Recommended Practices’ Annex 14 Volume 11 Helicopters (as amended).
SCHEDULE 37 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO37.

CONNECTIONS PARK AND FORMER ROSEWALL PRIMARY SCHOOL SITE, CORIO

This schedule applies to part of the land at Connections Park and 26-34 Sharland Road (former Rosewall Primary School land) in Corio.

1.0

Design objectives

To implement the Former Rosewall Primary School Concept Plan, Corio Norlane Structure Plan, July 2012.

To maximise surveillance of public open space and integration with community facilities.

To maintain public open space connections.

2.0

Buildings and works

Requirements

Buildings must address Connections Park East, the Rosewall Neighbourhood House, Sharland Road and McHarry Court.

The development design must provide public access through the site to connect Connections Park East, Connections Park West and Bartlett Court.

3.0

Subdivision

Requirements

Subdivision of land must provide a public link between Connections Park East and Connections Park West and maintain access from Bartlett Court to Connections Park.

Subdivision design must maximise surveillance of the public land.

A north-south road should be provided along the western boundary of the site as an interface with the adjoining community facilities and Connections Park East.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0

Decision guidelines

Before deciding on an application the Responsible Authority must consider:

- The Corio Norlane Structure Plan, July 2012.

Reference Document

Corio Norlane Structure Plan, City of Greater Geelong & Department of Planning and Community Development, July 2012.
SCHEDULE 39 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO39.

GRUBB ROAD ACTIVITY CENTRE AND RESTRICTED RETAIL PRECINCT

This overlay applies to land in the Commercial 1 and Commercial 2 Zones on Grubb Road within the north-east growth area.

1.0

Design objectives

To achieve a high quality, innovative and contemporary urban design outcome for Coastal Boulevard, Cheviot Terrace and Grubb Road.

To encourage development that creates a high level of amenity to residents, workers and visitors.

To provide a safe and accessible pedestrian environment.

To encourage development to provide an appropriate interface to adjoining land uses.

To ensure that the subdivision design maximises and enhances the development potential of land.

To encourage development to incorporate best practice environmental sustainable design.

2.0

Buildings and works

All buildings and works should satisfy the following design principles:

Built form and scale

- Ensure that built form responds to key pedestrian routes along Coastal Boulevard and Cheviot Terrace.
- Encourage built form that maximises safety and utilises Crime Prevention Through Environmental Design (CPTED) principles.
- Ensure that built form minimises its impact on the amenity of surrounding sensitive land uses to the north and east.
- Built form should be configured to limit overshadowing of the public realm.
- Provide articulation to larger built forms to break up continuous frontages and visual bulk.
- Wrap smaller built form around bulky built form anchors.
- Provide a design response that addresses both frontages where a building is located on a corner.
- Encourage a variety of materials and textures for all prominent facades visible from pedestrian priority areas.
- Provide weather protection for pedestrians in the form of verandas or awnings along Coastal Boulevard including the local street network, where relevant.
- Built form should provide an articulated and attractive presentation towards Grubb Road avoiding blank facades and back of house uses.
- Ensure there are generous breaks between built form adjoining Grubb Road to allow for views from the road through to the activity centre.
- Provide pedestrian-scaled active interfaces on Coastal Boulevard.
- Provide pedestrian-scaled interfaces on Cheviot Terrace where possible. A variety of frontage configurations and setbacks should be provided.
- Provide regular breaks in any built form along Cheviot Terrace to allow pedestrian permeability and connection with adjoining land uses.
Loading areas should be carefully designed to avoid impacts to the public realm and sensitive land uses.
Embed loading areas within the mass of the built form wherever possible and reduce the width of loading areas where they meet the public realm.
Loading areas should be shared between tenancies, where possible particularly along Cheviot Terrace.

Pedestrian and cycle access and movement
- Promote pedestrian and cycle access to the activity centre via a clear set of priority routes.
- Provide safe and convenient pedestrian access throughout the activity centre and restricted retail precinct.
- Ensure road reserves are scaled and detailed to promote pedestrian and cyclist safety and movement.

Vehicle Access and Movement
- Provide for restricted access points along Grubb Road to the activity centre and restricted retail precinct while retaining the primacy of Coastal Boulevard.
- Minimise the number of vehicle crossing points from Coastal Boulevard.
- Ensure key junctions are designed to prioritise pedestrian and cycle movements.
- Encourage the convenient location of bus stops linked centrally to the pedestrian network.
- Encourage truck access routes that avoid Coastal Boulevard and key pedestrian routes.
- Ensure that truck crossovers have a limited frontage to the street network.
- Minimise access to loading areas along key pedestrian routes, including Coastal Boulevard.

Car Parking
- Encourage car parking to be located in a small number of consolidated parking areas in the activity centre and restricted retail precinct.
- Locate car parking away from sensitive interfaces.
- Ensure there is an efficient layout of internal access roads and parking aisles.
- Ensure the dimensions of individual car spaces allow for ease of use and movement, particularly in high turnover areas.
- Provide pedestrian footpaths and safe movement routes that respect desire lines through car parks particularly to major anchors.
- Incorporate CPTED for car parks.
- Minimise dominant car parking areas on Coastal Boulevard and parking close to the Grubb Road signalised intersection.

Landscaping
- Landscaping should draw upon the surrounding context including the Ocean Grove Nature Reserve.
- Provide high quality landscaping to public realm areas including key pedestrian routes and key entry points using a variety of hard and soft landscaping materials.
- Provide high quality landscaping that responds to the scale and siting of built form along Coastal Boulevard and Cheviot Terrace.
- Incorporate landscaping in car parking areas including opportunities for canopy trees appropriate for shading.
Sustainability and Water Sensitive Urban Design (WSUD)

- Encourage new development which incorporates environmentally sustainable design measures in the areas of water and energy efficiency.
- Provide a range of WSUD initiatives to limit runoff from roofs, structures and impermeable surfaces.

Subdivision

The subdivision of land should satisfy the following principles:

- Subdivision of land within the activity centre and restricted retail precinct should maximise opportunities to create active street frontages to Coastal Boulevard and to address Grubb Road in a manner that provides an attractive gateway entrance to the Town.
- Subdivisions should maintain the opportunity for development to reflect the land uses typically provided for in respective land use zones.

Advertising signs

The design and siting of advertising sign(s) should satisfy the following design principles:

- Signs should be incorporated into the built form where possible.
- Signs should be of a size and height that is appropriate in the context of the built form of the buildings and surrounding landscape.
- Signs should be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants; and
- Signs should be consolidated to avoid the visual clutter of signage and displays.

Decision guidelines

Before deciding on an application, the responsible authority must have regard to the following:

- Whether the design responds to the requirements of this schedule.
- Whether the design provides for a high quality urban design outcome for Coastal Boulevard, Cheviot Terrace and Grubb Road.
- Whether the design caters for pedestrian and cyclist connections.
- Whether the location of car parking maximises layout and functionality.
- Whether design creates active frontages to Coastal Boulevard and key pedestrian routes.
- Whether subdivision in both commercial zones provides an appropriate response to Coastal Boulevard and maximises development opportunities.
- Whether there is appropriate interface treatment with adjoining zones and land uses.
- Whether the design incorporates environmentally sensitive measures.
SCHEDULE 40 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO40.

Ocean Grove Town Centre
Precinct 1 – The Terrace
Precinct 2 – The Avenue
Precinct 3 – Hodgson Street

Refer to Map 1 for precinct boundaries

1.0 Design objectives

- To implement the objectives of the Ocean Grove Town Centre Urban Design Framework (2014).
- To strengthen the role of the Ocean Grove Town Centre as the commercial and civic heart of Ocean Grove.
- To promote contemporary design and built form that demonstrates design excellence, contributes to the relaxed coastal atmosphere and has strong connections with the beach and surf culture.
- To promote the redevelopment of underutilised land and identified Council owned sites in the Town Centre.
- To improve pedestrian and cyclist safety and amenity in the Town Centre.
- To reduce the dominance of car parking and access ways through site layout and landscaping.
- To ensure that the supply of car parking increases commensurate with parking demands from new development.
- To ensure development does not prejudice the use of The Terrace (east of Hodgson Street) as the long term arterial road route.

2.0 Buildings and works

Permit Requirements

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade 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.

A permit is required to construct a fence which abuts a road or public area, including a car park.

Design Guidelines

Design and built form

Development, where relevant should:

- Ensure the height of buildings is consistent with Map 2 of this clause. Where the building height exceeds the preferred maximum building height a specific urban design benefit must be demonstrated.
Meet the design objectives and requirements for the relevant precinct detailed in Table 1.

- Achieve design excellence by incorporating contemporary building design that complements the coastal character of Ocean Grove.
- Provide a high quality designed signature building on the locations shown on Map 1 that respond to the visual prominence of the sites in the surrounding landscape and mark the gateway to the Town Centre.
- Provide active pedestrian oriented frontages on streets and pedestrian connections shown in Map 1. On other frontages the built form should address the street and make a positive contribution to the activation of the streetscape.
- Avoid blank walls on facades fronting public areas. Where blank walls cannot be avoided, windows or openings should be provided to promote interaction with the street. If windows or openings are not appropriate other design treatments may be considered to break up the surface and provide visual interest.
- Encourage the use of retractable doors to provide interaction with outdoor and indoor dining areas.
- Use a colour palette that reflects the vegetated landscape character of Ocean Grove.
- Use a variety of building materials to provide visual interest and break up the building bulk of upper levels.
- Use lighter looking building material such as timber.
- Avoid the use of exposed brick and masonry cladding that do not contribute to the coastal character.
- Encourage the siting and design of buildings that minimise the impacts on solar access to adjoining balconies and open space areas.
- Encourage the siting of buildings to maximise the opportunity for passive energy efficiency.
- Provide ground floor setbacks and building corner splays in accordance with Map 2.
- Provide upper floor setbacks in accordance with Map 2 that provide articulation and reduce the visual bulk of new developments.
- On upper floors vary the setback of the front wall to create articulation and break up the bulk of the building.
- Encourage the use of balconies and roof top areas to provide passive surveillance of streets, lanes and open space areas.
- Provide balconies that are at least 30 per cent transparent.
- New development should minimise amenity impacts on the surrounding residential area and provide a sensitive transition on sites abutting or adjacent to a Residential Zone.

**Access and parking**

Car parking and vehicle access should be designed to:

- Provide parking areas at the rear of properties or in a basement car park.
- Provide one crossover per property and encourage the sharing of access ways and car parking areas where possible to maximise pedestrian safety.
- Provide safe, attractive and convenient pedestrian facilities along key desire lines within new car parking areas.
- Provide on-site car parking to meet the demand generated by the development or provide the car parking requirements at an alternative site within close proximity to the Town Centre.
- Ensure that customer and visitor parking is visible and accessible for users.
- Provide water sensitive urban design treatments for stormwater in new or upgraded car parking areas.
- Discourage the use of pedestrian fences. If necessary use landscaping to discourage mid-block crossing.

**Landscaping**

New development should:

- Provide landscaping in new developments and car parking areas that enhances the coastal character of Ocean Grove through the use of species suitable for a coastal environment, dense understorey planting and moderate size canopy trees.
- Provide trees with a canopy cover of at least 25% of the parking areas in public and larger private car parks.
- Encourage the incorporation of landscaping into the design of facades, setbacks, balconies and roof top areas.

**Exemption from notice and review**

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for buildings and works that exceeds the preferred building height or does not comply with the preferred setback requirements outlined in Table 1 and Map 2 to this Schedule.

**Application requirements**

For development of three storeys and above include a site analysis and urban context report and shadow assessment, which demonstrates how the proposal achieves:

- The design objectives of this schedule and relevant precinct objectives and requirements at Table 1 and Map 2 of this schedule.
- Environmentally sustainable design principles in terms of orientation, day lighting, thermal comfort, energy ratings, as well as the minimisation of energy consumption, waste emissions and water usage.

**Subdivision**

A permit is required to subdivide land.

**Exemption from notice and review**

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**Advertising signage**

Where a permit is required to display an advertising sign, the signage should:

- Be proportionate to the design and scale of the building on which it is displayed and does not impact on the amenity of the Town Centre.
- Encourage the design and colour of signage to respect the coastal vegetated setting.
- Avoid the use of internally illuminated, animated and electronic signage that will distract from the coastal setting.
- Avoid promotional signage fronting Ocean Grove Park that will impact on the amenity of the Park.
Avoid signage on the back or side walls of buildings, particularly at upper levels where it will be highly visible on entry points to the Town Centre.

Avoid the use of signage above verandah height unless the signage is incorporated in the building architecture in an innovative way and will enhance the streetscape.

Encourage the co-location of signage for buildings with multiple tenancies.

**Decision guidelines**

Before deciding on an application the Responsible Authority must consider:

- Whether the development achieves the design objectives and design guidelines of this schedule.
- The need to waiver of car parking requirements to facilitate the reuse or change of use of existing buildings.

**Reference Document**

*Ocean Grove Town Centre Urban Design Framework 2014*

**Table 1:**

<table>
<thead>
<tr>
<th>Precinct 1 – The Terrace</th>
<th>Building design requirements</th>
<th>Access and parking requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design objectives</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To promote development in The Terrace and Park Lane that includes shops on the ground floor and office or residential on upper floors.</td>
<td>A building should have a zero front setback at ground level unless civic space is integrated with the footpath.</td>
<td>New vehicle access must not be provided from The Terrace.</td>
</tr>
<tr>
<td>To reinforce the low scale, open air repeating shopfronts that are built to the front and side boundaries that characterise the existing street environment.</td>
<td>Buildings should include simple cantilevered verandahs to reflect the prevailing character of verandahs in The Terrace.</td>
<td>Existing driveways in The Terrace should be removed when sites are redeveloped.</td>
</tr>
<tr>
<td>To ensure new development provides upper floor setbacks to reduce the amenity impacts of new development on properties in Dare Street, the bulk and prominence of development when viewed from the south and the visual dominance of upper floors in The Terrace.</td>
<td>At ground floor level facades should provide a high proportion of glazing to promote visibility to stores.</td>
<td>Loading and unloading should occur in Park Lane or the rear lane way and be avoided on The Terrace.</td>
</tr>
<tr>
<td>To ensure rear access is provided for new development.</td>
<td>Where large buildings are proposed the traditional pattern of repeating small shop fronts should be provided.</td>
<td></td>
</tr>
<tr>
<td>To provide a future town square in The Terrace.</td>
<td>In the rear laneway, balconies at the first floor level must not extend beyond the wall of the ground floor.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Precinct 2 – The Avenue</th>
<th>Building design requirements</th>
<th>Access and parking requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design objectives</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To create a landscaped pedestrian linkage from The Avenue to The Terrace.</td>
<td>Space should be provided between buildings for the provision for landscaping.</td>
<td>New parking areas fronting the Park should provide a dense landscaping buffer that enhances the public realm and connection with the park.</td>
</tr>
<tr>
<td>To promote new development that responds to the landscape setting of the Ocean Grove Park.</td>
<td>Built form should address the street, the pedestrian linkage and the Park and provide visual interest and articulation.</td>
<td></td>
</tr>
</tbody>
</table>
### Precinct 2 – The Avenue

<table>
<thead>
<tr>
<th>Design objectives</th>
<th>Building design requirements</th>
<th>Access and parking requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>To promote a mix of office, retail and residential uses within buildings that can adapt over time as demand for retail and commercial floor space grows.</td>
<td>Low scale fencing and landscaping in the front and side setbacks should provide a strong connection with the Park.</td>
<td>Maintain access to the existing car parking on The Avenue and The Parade to disperse traffic.</td>
</tr>
<tr>
<td>To provide a transition from the commercial areas to the surrounding residential areas.</td>
<td>Built form should allow for ground floor residential uses to be adapted for future office and retail uses.</td>
<td>Access to a consolidated redevelopment of 89 and 91 The Parade should be from Hodgson Street. If necessary access to The Parade should be restricted to left turn in, left turn out.</td>
</tr>
<tr>
<td>To maximise the opportunity for shared car parking.</td>
<td>Provide a combination of glazing and solid materials at ground floor level.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development adjoining the pedestrian linkage should provide a landscape buffer to the car park that is integrated with the footpath and public realm.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Any buildings or works constructed on a lot that abuts land in the Residential Growth Zone should meet the requirements of Clauses 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.</td>
<td></td>
</tr>
</tbody>
</table>

### Precinct 3 – Hodgson Street

<table>
<thead>
<tr>
<th>Design objectives</th>
<th>Building design requirements</th>
<th>Access and parking requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>To improve pedestrian safety and amenity through improvements to the public realm and intersection upgrades.</td>
<td>The traditional image of repeating shop fronts with awnings should be provided on Hodgson Street.</td>
<td>Vehicle access must not be provided from Hodgson Street.</td>
</tr>
<tr>
<td>To maximise opportunities to capture views from upper levels.</td>
<td>At ground floor level facades should provide a high proportion of glazing to promote visibility to stores.</td>
<td>Maximise distance between driveways and arterial road intersections.</td>
</tr>
<tr>
<td>To provide a continuation of the retail character of The Terrace around the corner to Hodgson Street.</td>
<td>Development should establish a high quality design outcome that responds to the precinct as a key gateway to the Town Centre.</td>
<td>Consolidated car parking should be located at the rear of the buildings or underground.</td>
</tr>
</tbody>
</table>
Map 1: Framework Plan

LEGEND
- Precinct boundary
- Focus for active frontages
- Signature building
- New Town Square
- High quality landscaping
- Improve cycle connections
- Improved pedestrian connections
- Install small roundabout
- Major intersection upgrade & pedestrian crossings
- Focus for pedestrians crossing Hodgson Street
- Meeting point
- Rear laneway - improve rear access and loading
- Mixed use development site
- Retain site for future road widening
- Residential interface
- Off-street parking within proximity to Town Centre
- Existing arterial road route
- Potential long term arterial road route
- Interface with Ocean Grove Park
Map 2: Building height and setback

GREATER GEELONG PLANNING SCHEME

Figure 1:
Development should not exceed a street wall height of 6.0m.
Development above a height of 6.0m should be setback by at least the distance from a line drawn at a 45 degree angle from the opposing property boundary.
**SCHEDULE 41 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO41**.

**BARWON HEADS INCREMENTAL CHANGE RESIDENTIAL AREA**

### 1.0 Design objectives (3)

To protect the unique coastal design character of Barwon Heads.

To encourage new development to retain spacious and vegetated garden settings with minimal or low, transparent front fencing.

To ensure garages, carports, driveways and vehicle crossovers do not visually dominate buildings or streetscapes, by setting them back from the façade and integrating them with the building.

To encourage buildings to be constructed with lightweight, natural and timber materials.

To retain existing indigenous vegetation and encourage new indigenous plantings that compliment the existing environment.

### 2.0 Buildings and works (3)

A permit is not required to construct one dwelling on a lot that meets the design requirements of Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence, unless the fence meets the design requirement for fencing in Table 1.

**Table 1: Design Requirements**

<table>
<thead>
<tr>
<th>Design Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Coverage</td>
<td>The site area covered by buildings must not exceed 40%.</td>
</tr>
<tr>
<td>Street setbacks</td>
<td>Walls of buildings must be set back at least 4m from the front street for lots adjacent to a Road Zone, Category 1, or 6m for all other streets.</td>
</tr>
<tr>
<td>Side setbacks</td>
<td>Buildings must be set back at least 2m from one side boundary.</td>
</tr>
<tr>
<td>Canopy trees</td>
<td>Development must provide at least two (existing and/or new) indigenous canopy trees per site (parent lot), with at least one canopy tree in the front setback.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>Development must provide additional planting, including at least two local indigenous species.</td>
</tr>
<tr>
<td>Permeability</td>
<td>The site area covered by pervious surfaces must be at least 30%.</td>
</tr>
<tr>
<td>Garages</td>
<td>The width of a garage door(s) must not exceed 5.6m, or 35% of the lot frontage if the frontage is greater than 16m.</td>
</tr>
<tr>
<td></td>
<td>Garages must be set back at least 1 m behind the front wall of a building.</td>
</tr>
<tr>
<td>Fencing</td>
<td>Fencing within the front setback must not exceed 1.5m in height for lots adjacent to a Road Zone, Category 1, or 1 m for all other streets.</td>
</tr>
<tr>
<td></td>
<td>Fencing within the front setback must be at least 50% transparent.</td>
</tr>
</tbody>
</table>
Exemption from notice and review

An application for construction of one dwelling on a lot or the construction of buildings and carrying out of works associated with one dwelling on a lot is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0
Subdivision (3)
None specified.

4.0
Signs (3)
None specified.

5.0
Application requirements (3)
The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan that shows any trees within the front setback that are proposed to be retained.

6.0
Decision guidelines (3)
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- Whether driveways, garages or parking areas are designed to be visually unobtrusive.
SCHEDULE 42 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO42.

BARWON HEADS INCREASED HOUSING DIVERSITY AREA

1.0

Design objectives

To encourage new development within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.

To ensure garages, carports, driveways and vehicle crossovers do not visually dominate buildings or streetscapes, by setting them back from the façade and integrating them with the building.

To encourage buildings to be constructed with lightweight, natural and timber materials.

To retain existing indigenous vegetation and encourage new indigenous plantings that compliment the existing environment.

2.0

Buildings and works

A permit is not required to construct one dwelling on a lot that meets the design requirements in Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence, unless the fence meets the design requirement for fencing in Table 1.

Table 1: Design Requirements

<table>
<thead>
<tr>
<th>Design Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site coverage</td>
<td>The site area covered by buildings must not exceed 60%.</td>
</tr>
<tr>
<td>Street setbacks</td>
<td>Walls of buildings must be set back at least 4m from the front street for lots adjacent to a Road Zone, Category 1, or 6m for all other streets.</td>
</tr>
<tr>
<td>Side setbacks</td>
<td>Buildings must be set back at least 2m from one side boundary.</td>
</tr>
<tr>
<td>Canopy trees</td>
<td>Development must provide at least one (existing and/or new) indigenous canopy tree per site (parent lot), with at least one canopy tree provided in the front yard.</td>
</tr>
<tr>
<td>Permeability</td>
<td>The site area covered by pervious surfaces must be at least 20%.</td>
</tr>
<tr>
<td>Garages</td>
<td>The width of a garage door(s) must not exceed more than 5.6m, or 35% of the lot frontage if the frontage is greater than 16m.</td>
</tr>
<tr>
<td>Fencing</td>
<td>Garages must be set back at least 1m behind the front wall of a building.</td>
</tr>
<tr>
<td></td>
<td>Fencing within the front setback must not exceed 1.5m in height for lots adjacent to a Road Zone, Category 1, or 1m for all other streets</td>
</tr>
<tr>
<td></td>
<td>Fencing within the front setback must be at least 50% transparent.</td>
</tr>
</tbody>
</table>

Exemption from notice and review

An application for construction of one dwelling on a lot or the construction of buildings and carrying out of works associated with one dwelling on a lot is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

Subdivision

None specified.

4.0

Signs

None specified.
5.0 Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan that shows trees within the front setback that are proposed to be retained.

6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether adequate space is available within a front garden to allow for the retention and planting of indigenous vegetation and landscaping.

- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.

- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.

- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.

- Whether driveways, garages or parking areas are designed to be visually unobtrusive.
SCHEDULE 43 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO43.

MOLLERS LANE LEOPOLD

1.0  Design objectives

To facilitate the orderly and integrated residential development of the area.

To create a safe and integrated road network that establishes Mollers Lane as a connector road and provides two east-west connector roads between Mollers Lane and Ash Road.

To provide a shared pathway network and on-road bicycle links that establish safe and interconnected walking and cycling routes.

To ensure local parks are conveniently connected to linear open space adjoining the two waterways.

To ensure best practice stormwater management and water quality treatment to prevent any adverse impact on downstream areas, in particular on Lake Connewarre.

2.0  Buildings and works

A permit is not required to construct a building or to construct or carry out works.

3.0  Subdivision

A permit to subdivide land should meet the following requirements:

General

- Subdivision should not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.

- Subdivision should be generally in accordance with Map 1 to this schedule unless otherwise agreed by the Responsible Authority.

- Subdivision sequencing should generally support the efficient delivery of service infrastructure and road connections.

- Subdivision should demonstrate future integration opportunities to allow the orderly development of land to the west, known as the Ash Road East land.

Stormwater Management


- The design of retarding basins should have sufficient land area set aside for heavy vehicle access and sediment drying, and measures to mitigate mosquito breeding in accordance with best practice guidelines.

- Easements should be created, widened and/or realigned as necessary to ensure adequate provision for pipe-laying and maintenance, and identification of overland flow paths, both within the development area and to external affected land.

- A stormwater management system should be designed to ensure that:
  - peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
  - no adverse impacts to any surrounding land, upstream or downstream including to Lake Connewarre.
Traffic and Pedestrian Movements

- Subdivision design should provide a movement network that:
  - promotes a high degree of safe internal permeability for a variety of transport modes, including the provision of two east/west connector roads; one generally located in the north and one across the south of the area. The northern most connector road should generally align with the existing Barwon Water pipeline easement. The southern connector road must connect with the intersection of Ash Road and Walkers Road.
  - provides an integrated and continuous network of safe and convenient footpaths and shared paths.
  - enables integration of the road, pedestrian and cycle network to the west into the area known as the Ash Road East land.

Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land.
- Subdivision should provide open space adjoining the reinstated waterways including local parks.
- Subdivision should provide for linear open space corridors and parks located generally as shown in the map in this schedule.
- Shared pathways of 2.5 metres width should be provided within the linear open space reserves adjacent to the reinstated waterways to facilitate future pedestrian/cycle connections between Mollers Lane and Ash Road.

Environmental Management

- Subdivision should include the reinstatement of the two creek networks within the extent of the 1 in 100 year flood event to operate as ecological corridors. The reinstated creeks should be designed to incorporate habitat features to encourage native flora and fauna species. Some passive recreation use should be provided without imposing on the ecological values of the corridor.

4.0

Signs

None specified.

5.0

Application requirements

None specified.

6.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision design is generally in accordance with the Mollers Lane Outline Development Plan 2019.
Map 1: Mollers Lane Outline Development Plan

GREATER GEELONG PLANNING SCHEME

Map 1: Mollers Lane Outline Development Plan
SCHEDULE 45 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO45

HAMS ROAD, WAURN PONDS RESIDENTIAL SUBDIVISION

1.0

Design objectives

To ensure an appropriate transition of housing density and interface between the subject land and the residential area to the north of Hams Road.

To reinstate the natural east-west waterway and make it a central feature of the development including opportunities for environmental restoration, suitable habitat for native fauna, open space and stormwater management.

To provide a safe and interconnected transport network that includes opportunities for walking and cycling, minimises impacts on adjoining streets and directs car traffic to an upgraded Hams Road / Ghazepore Road intersection.

To maintain an appropriate buffer between development and the quarry and extractive industries located to the south, where required.

2.0

Buildings and works

A permit is not required to construct a building or to construct or carry out works not associated with the subdivision of the land.

3.0

Subdivision

A permit to subdivide land must meet the following requirements:

Urban Design

- Subdivision design should provide a range of lot sizes and densities to encourage a variety of housing types including larger lots of a minimum 700 square metres around the perimeter of the site and conventional lots of a minimum 400 square metres towards the core of the site.

- Residential lots fronting Hams Road must have a minimum lot size of 850 square metres and a minimum frontage to Hams Road of 25 metres.

- Subdivision design must incorporate the reinstatement of the creek system as a key drainage, environmental and open space feature.

- Open space and drainage reserves should be interfaced by roads on at least three sides.

- Appropriate buffer treatments, interfaces, setbacks and acoustic treatments (where required) must be provided to: the Powercor electrical substation utility; Princes Freeway and Baanip Boulevard; Geelong-Warrnambool Railway Line and the land south of the railway line which may be subject to future extractive industry.

- An acoustic report prepared by a suitably qualified acoustic consultant must be provided that:
  - reassesses predicted noise levels from the Geelong Ring Road and from Baanip Boulevard at future dwellings on the subject land in accordance with the noise criteria in AS2017:2016 and the VicRoads Traffic Noise Reduction Policy. The assessment must include dwellings along the Geelong Ring Road, dwellings along Baanip Boulevard and dwellings along Hams Road with a line of sight to the Geelong Ring Road;
  - recommends appropriate noise attenuation measures to ensure that predicted noise emissions from the Geelong Ring Road and from Baanip Boulevard comply with the noise criteria in AS2017:2016 and the noise objectives in the VicRoads Traffic Noise Reduction Policy;
  - recommends appropriate noise attenuation measures to ensure that noise emissions from the Powercor substation:
comply with the recommended maximum noise levels in EPA Publication 1411, Noise from Industry in Regional Victoria (NIRV) at all dwellings and other noise sensitive uses proposed on the land at 35 Hams Road;

- are not increased at any existing dwellings located to the north and east of the Powercor substation;

- demonstrates to the satisfaction of the Responsible Authority and Powercor that the above requirements can be met.

**Stormwater Management**


- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying; as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.

- A stormwater management system must be designed to ensure that:
  - peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.
  - no adverse impacts to any surrounding land, upstream or downstream.

**Traffic and Pedestrian Movements**

- An integrated and continuous network of safe and convenient footpaths and shared paths including a shared pathway along the full length of the creek reserve with connections to Hams Road, Ghazeepore Road and the Princes Freeway path.

- Vehicle access to the site to be from Hams Road only with no direct access to Ghazeepore Road.

- Upgrading of the intersection at Hams Road and Ghazeepore Road including a safe pedestrian and cycle crossing of Ghazeepore Road.

- Upgrading and widening of Hams Road between the Hams Road court bowl and the intersection at Ghazeepore Road.

- Local area traffic management treatments to discourage and minimise vehicle movements from the development into Grange Park Drive.

**Public Open Space**

- A creek reserve of approximately 30 metres either side of the reinstated east-west waterway.

- One centrally located local park of approximately one hectare, of regular shape and in close proximity to the creek reserve.

- An open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land not including encumbered land such as buffer treatments, drainage reserves and land within the creek reserve.

**Exemption from notice and review**

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
4.0

Signs

None specified.

5.0

Application requirements

None specified.

6.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ensure the coordination, sequencing and efficient delivery of service infrastructure, road connections and open space across the properties subject to this overlay.
DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO with a number.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Objectives

A schedule to this overlay may specify objectives to be achieved for the area affected by the overlay.

Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.
This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.
A permit granted must:

- Be generally in accordance with the development plan.
- Include any conditions or requirements specified in a schedule to this overlay.

Exemption from notice and review

If a development plan has been prepared to the satisfaction of the responsible authority, an application under any provision of this planning scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Preparation of the development plan

The development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.
A development plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.
The development plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.
The development plan may be amended to the satisfaction of the responsible authority.
SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

SPECIAL INDUSTRIAL AREA, POINT WILSON

This schedule applies to the Industrial 2 zone located in Dandos Road, Point Wilson. Whilst this land has not been developed apart from an existing quarry operation, the zoning of the land recognises its potential as a site for a large scale industrial development requiring substantial buffer distances. A development plan is required to ensure that the area’s environmentally significant flora and fauna is protected and that all planning issues are fully addressed prior to the issue of a permit for the development of the land.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan is prepared and approved, to subdivide land to create new road reserves, to create a lot for an existing use, or to excise land so that it can be consolidated with an adjoining Title (whether or not in the same ownership).

2.0 Requirements for development plan

Prior to the submission of any development plan, a summary report regarding the proposed use and development must be submitted to the responsible authority. This report must contain sufficient information regarding the proposal, to enable the responsible authority to seek the advice of the Minister administering the *Environmental Effects Act 1978* as to whether a Preliminary Environment Report or Environment Effects Statement is required for assessment in accordance with Section 8 of the Act.

The development plan must be prepared to the satisfaction of the responsible authority and must include:

- A detailed description of the proposed use and activities.
- Measures necessary to protect the amenity of surrounding properties and the safety of the public.
- A site layout plan, showing all internal roads, driveway and hardstand areas, buildings and external processing plant, landscape areas, fencing and areas to be set aside for nature conservation.
- Elevation drawings to scale showing the colour and materials of all buildings and structures.
- Provision of infrastructure services to the site including water supply, sewerage and electricity.
- The drainage of the land.
- The arrangements for the collection, treatment and disposal of effluent and stormwater and measures to ensure this is away from environmentally sensitive areas. This must include information demonstrating that any effluent and stormwater discharge to Corio Bay satisfies the requirements of the State Environment Protection Policy “Waters of Victoria” Schedule F6 – Waters of Port Phillip Bay.
- Details about the staging of the development.
- Any proposed subdivision to create one or more lots which will not prejudice the area for large scale industrial development.
- Measures necessary for the bunding of chemical storage or processing areas to prevent accidental leakages into the surrounding environment.
- Measures proposed to protect existing wildlife habitats, (including bird flight paths) and adjoining land uses from adverse effects caused by the proposed development and operation of any industrial plant.
- Measures proposed for the ongoing management of buffer areas and adjoining land as wildlife habitats (including any proposed joint management arrangements with adjoining landowners or relevant public authorities).
SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO6.

WANDANA STRUCTURE PLAN AREA

This schedule applies to the land generally bounded by Barrabool Road, Scenic Road, the Barwon River and the Outer Western Bypass alignment. The aim of the schedule is to ensure development occurs generally in accordance with the Wandana Structure Plan and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.

1.0

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared for the following:

- The construction of one dwelling and associated outbuildings on any lot existing at the approved date provided it is the only dwelling on the lot.
- Any buildings and works associated with the use of the land for agriculture.
- Minor extensions or alterations to existing buildings and works.

2.0

Requirements for development plan

The development plan must include:

- An overall design that incorporates the location and extent of areas set aside for various land uses in a layout that responds to the topography of the land, respects the Barwon River, integrates the adjoining residential areas and provides for a mix of lot sizes and housing types.
- Contours of land at 1.0 metre intervals.
- The future road network and traffic management works showing an internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic, responds to the topography of the land and provides opportunities for public transport. The information provided is to include:-
  - Road reserve widths;
  - Road hierarchy displaying trunk collector, collector and local access roads;
  - Cross-sectional dimensions between property lines of all trunk collector and collector roads, including Highett Road, clearly displaying parking, traffic and bicycle lanes/paths, central medians, kerb and channel, footpaths, naturestrips and services;
  - Traffic management controls (e.g. roundabouts) for the internal road network and at connections with Barrabool and Scenic Roads;
  - An emphasis on directing traffic to the south to Barrabool Road and onto Scenic Road via a new collector road opposite The Ridge;
  - An internal road network and land use plan that provides a reasonable level of residential amenity by maintaining the status of Highett Road as a collector road, but limits the potential for excessive use of this road by discouraging traffic volumes in excess of an average of 2500 vehicles per week day.
  - No more than three roads crossing the gullies;
  - Potential bus routes connecting to the existing public transport network and location of bus stopping areas, including evidence from bus operators and the Department of Infrastructure that the layout and arrangement of bus routes and stops is acceptable.
  - The provision of plantation reserves adjacent to Barrabool Road and Scenic Road consistent with the existing tree reserves.
- An integrated and connective system of bicycle and pedestrian paths incorporated into the road and public open space system which will allow access between Ceres Lookout and Buckley Falls Park, the sites nominated for an internal community centre, an education centre, any retail centre, recreation focal points and access points to Scenic Road. Where possible paths are to be segregated from roads and are to have gentle gradients. Path widths are to be specified.

- An independent road and traffic safety audit prepared by a qualified practitioner including review of internal road alignments and intersections, all existing and proposed intersections with Barrabool Road and Scenic Road that serve the development, having regard to horizontal and vertical geometry.

- A road parallel to and adjoining the boundary of the public open space being provided along the Barwon River; and

- A road layout that maximises solar efficiency to most lots.

- The proposed open space network that will comprise a system of public open spaces that takes into account the physical characteristics of the land and will enhance the permeability and character of the development. A total of at least 15% of the land area shall be set aside for open space (excluding drainage lines, retarding basins and wetlands). As far as possible, open space should maximise casual surveillance with street frontages in preference to rear of properties backing onto reserve areas.

- The range of lot sizes to be provided and the estimated lot yield. Lot layout and densities in the northern areas need to respect the Barwon river environment. Lot densities shall have regard to steep topography. The average size of the lots that face the western side of the eastern gully, opposite existing lots fronting Tara Valley Road between the western extension of Old Flour Mill Road and Orana Road must be no less than 1500 sq. metres (and no individual lot less than 1400 sq. metres).

- Designation of a 3.5 hectare site for “Education Provision” in accordance with the Department of Education and Training requirements and designation of a site in the vicinity of Scenic Road for the provision of retail facilities, unless an alternate purpose for the use of the designated land is agreed to by the landowner, the City of Greater Geelong and the Department of Education and Training.

- Provision of a 0.5 hectare site sufficient to provide for a community activity centre to meet the needs of future residents. The community centre site is to be located in the vicinity of the site designated for the “Education Provision”.

- Areas to be subject to building restrictions and fencing provisions particularly in relation to the interface with public open space areas.

- The stages by which the development of the land is proposed to proceed.

- Measures to protect Barwon Water’s existing water supply pipeline rights.

- A Water-sensitive Drainage Masterplan providing for:
  - A detailed description and concept plans of the proposed system of stormwater drainage measures including water retention basins and water quality treatment wetlands within the open space.
  - Stormwater treatment to achieve high water quality that will reflect best practice, including means to reduce the rate of storm water runoff prior to it entering into the drainage gullies during times of peak flow.
  - The proposed stormwater quality treatment measures shall be reviewed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works and the outcomes incorporated into the Drainage Masterplan.
- A restriction on embankment slopes so that they are no steeper than 5:1, wherever that is practicable.
- A maximum of 5 metres in the depth of fill (as measured from natural ground level) to be placed in the gullies, whether for retarding basins or road crossings, unless there are compelling engineering reasons for exceeding this figure.
- Satisfactory provision for stormwater flows through or around the privately owned property at the western end of the north side of Orana Road and public access around it.
- Construction and maintenance requirements for the wetlands and detention/sedimentation basins.

**A Traffic Management Plan** providing for:
- A temporary haul road from the south to provide access for subdivision construction traffic to the Tidebird Land and the northern portion of the McCann Land during the subdivision construction phase so as to prevent the use of Highett Road by construction traffic;
- Traffic management measures that will minimise traffic volumes on Highett Road;
- Measures to provide safe access for existing residents along Old Flour Mill Road; and
- Processes for the Council to monitor and review traffic on Highett Road.

**An Environmental Management Plan** providing for:
- The design, construction and implementation activities relating to the development of the land that could impact on the environment.
- The management and control of erosion and siltation control during the construction phase of the development.
- A detailed design of all the open space areas along the gullies which ensures protection of their environment values, enhanced recreational opportunities, landscape character improvements, protects personal safety and uses indigenous species wherever possible.
- The measures to ensure the stability of the existing filling in the gully on the Baptist land to enable it to be used for active recreation. Design of this area needs to be incorporated into the landscape plan for this gully in the form of a playing field.
- Measures required by Environment Australia for the design, construction & long-term development of the site to avoid or minimise impacts on potential habitat and dispersal corridors of the southern bell frog (Litoria raniformis).
- Research of the habitat requirements of the southern bell frog as an input to the planning and design of an enhanced habitat for the frog population within the open space network. A monitoring program to ascertain numbers during the construction of the development of the subdivision to be instituted.
- The principles for Council to manage the Barwon River riparian vegetation and riverbank environment including platypus habitat.
- A staged weed management and eradication program in the open space areas until these are handed over to Council.
- Methods to ensure protection of Aboriginal heritage material uncovered as part of the process of development.
- The management of the existing soil stockpile in the gully on the McCann Land until it is removed.
The preparation and implementation of the Environmental Management Plan should be reviewed by an Environmental Review Committee, which is to be formed as a sub committee of Council’s Buckley Falls Advisory Committee. The Terms of Reference of this Committee, its membership and its operation must form part of the Development Plan.
**SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO7**.

**1 & 2 MCHARRYS ROAD & 130 BUCKINGHAM STREET, LARA**

This schedule applies to the Low Density Residential zoned land at the north east and north west corners of McHarrys Road and Buckingham Street, Lara. It is required to ensure adequate provision is made for the management of stormwater, treatment and disposal of wastewater and protection of any native grasslands.

**1.0 Requirement before a permit is granted**

A permit may be granted to construct a single dwelling and any associated outbuildings on any lot existing at the approval date, provided it is the only dwelling on the lot, before a development plan has been approved.

**2.0 Requirements for development plan**

The development plan must include:

- A detailed design of the proposed arrangements for the management and disposal of stormwater to the satisfaction of Council;
- A land capability assessment undertaken in accordance with EPA publication 746 Land Capability for On-site Domestic Wastewater Management to ensure treated wastewater can be contained on each allotment; and
- Identification and means of protecting any native grasslands prior to development occurring on the land.
SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO9.

GEELONG GOLF COURSE DEVELOPMENT

This schedule applies to Certificate of Title, Volume 10462 Fol 241, being the former Geelong Golf Club located north of Ballarat Road and west of Thompson Road, North Geelong zoned Residential 1 and Volume 10058 Fol 441, Volume 10067 Folio 267, Volume 10755 Folio 636 and Volume 08942 Folio 837 located north of Ballarat Road and east of Thompson Road, North Geelong zoned Special Use Schedule 3. It is required to ensure a range of detailed planning, environmental and infrastructure issues are resolved prior to development of the area.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority to subdivide land or construct and carry out works provided it is in association with the use of the land as a golf course.

2.0 Requirements for development plan

The Development Plan must respond to the following objectives:

Community design objectives

- To preserve the open landscape, habitat values and large tree canopy character of the site.
- To ensure that the historical significance of the site is acknowledged.
- To provide for public access to the site.

Open space objectives

- To provide a range of open space environments.
- Areas of open spaces should seek to:
  - provide links into the existing network.
  - contribute to the character of the local area.
  - assist with stormwater management.
  - be efficiently and easily maintained.
  - contribute to the preservation of the habitat values and large tree canopy character of the site.

Movement network objectives

- To provide a street network that:
  - connects with the surrounding community and urban environment.
  - provides for community safety.
  - provides for internal accessibility.
  - provides for local vehicle traffic, pedestrian and bicycle movements.
- To provide an integrated pedestrian and bicycle path network, incorporated into the road and public open space system, that:
  - connects with the surrounding community and urban environment.
  - provides for community safety.
- provides convenient links to public transport.
- connects the regional bike path system to the open space areas.

- To provide publicly accessible links within new development that integrates with the surrounding community and urban environment.
- To provide for future opportunities for pedestrian and vehicle connections to the Barwon Health site.

**Environmental management objectives**

- To ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape.
- To encourage a subdivision layout and development that promotes water sensitive urban design and reuse, energy efficiency and reduction of all wastes.
- To encourage a subdivision layout and development which maximises the preservation and protection of significant mature vegetation throughout the site.

**Drainage system objectives**

- To ensure that existing and new habitable buildings are protected from flooding in major storms when drainage and flood protection works are constructed.
- To ensure that flooding is not a regular nuisance and reasonable access to properties is maintained in minor storms.
- To ensure that new development and construction activity has no adverse impact on downstream properties and environments in terms of major flooding, minor flooding or water quality and quantity.

The Development Plan must include:

An **Urban Design Masterplan** that includes –

- A range of lot sizes to suit a variety of dwelling and household types.
- Sites for higher density development located to provide convenient access to public open space.
- The identification of land to be transferred to Council for public open space, including the shared pathway.
- Areas of public open space that are bound by roads or other active frontages, on at least two sides.
- Provision of a local level playground, either within one of the public open space areas within the development or within public open space adjoining the site.
- A street network (trafficable at all times, including times of flooding) which:
  - facilitates public movement through the site.
  - combines both public and private roads and provides for a right of public carriageway over all roads, without any barriers or other devices that would preclude public access.
  - has a minimum of two connected permanent access points to Thompson Road.
  - demonstrates the preservation of opportunities for future road and pedestrian access to the Barwon Health property to the north and west of the site.

- The provision of an interconnected bicycle and pedestrian network throughout the development, that complies with Australian Standards. All open space links must provide paths that are trafficable at all times, including times of flooding.
Areas forming part of the stormwater management system including wetlands and retardation/sedimentation basins.

Safe, convenient and legible subdivision design that enables development to front streets and public open space.

The retention of the existing pedestrian underpass under Thompson Road for golf course users only.

Details of the location and the method of display of memorabilia and artefacts of the former golf club in the future clubhouse facility.

A **Landscape and Golf Course Masterplan** that includes –

- Landscaping (including mounding), fencing and gateway treatments, where golf course safety is not compromised, that:
  - provide an attractive interface with the adjacent roads and properties.
  - avoid a sense of site enclosure.
  - encourage a sense of visual openness and public access to the road network and public open space areas.
  - are recessive elements in the streetscape.
  - increase visual permeability and provide view corridors into the site from the major road frontages.

- The retention of existing vegetation, which is in sound condition and causes no issue of safety for users, in the golf course, the road reserves and public open space areas (including the shared pathway).

- The retention of existing mature trees as a landscape and habitat feature where appropriate and consistent within the proposed road layout and road reserves.

- Landscaping details for the golf course, public open space areas (including the shared pathway) and road reserves including the identification of trees to be retained and removed and the species of plants to be used throughout the development.

- Details of internal safety control measures associated with golf course activities including landscaping, fencing and gate treatments abutting proposed dwelling lots, public open space areas and both external and internal roads.

- Details of all fencing, landscaping and other entrance treatments along Ballarat Road and Thompson Road.

- Identification and assessment of the ‘Lone Pine’ tree and, if practical, its retention in landscape planning for the golf course with provision for a commemorative plaque.

- A plan detailing the necessary removal of trees and associated replacement planting.

- The extensive use, where possible, of local indigenous species throughout the development.

- The use of some advanced height tree specimens.

- Detailed development plans depicting a high quality golf course and the location of golf course related facilities, including maintenance buildings.

A **Water Sensitive Urban Design Masterplan** that –

- Provides a detailed written description and concept plans of the proposed system of stormwater quality treatment measures. This should include suitable sized areas to be set aside for features such as wetlands, vegetated swales, bioretention systems, gross pollutant traps and water detention/sedimentation basins.
- Provides for the collection, treatment and disposal of stormwater runoff which reflects best practice in water sensitive urban design. There is a requirement that water reuse will form a feature of the overall development including reuse at the household level.

- Provides for all the stormwater quality treatment measures to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines.

- Outlines which elements of the Rippleside Catchment Stormwater Management Plan are to be incorporated into the redevelopment of the site. The provision of any wetlands on the site must be suitably sized and modelled to ensure as a minimum they are of sufficient size to treat stormwater runoff from the development. The wetlands shall also be designed addressing the issue of public safety utilising key elements contained within the guidelines developed by Melbourne Water and the Royal Lifesaving Society.

- Ensures that the proposed stormwater measures are underpinned by a full flood impact assessment that demonstrates that no residential lot is affected by the 1% AEP and that there is ‘zero flood impact’ on other properties.

- Outlines in detail the construction and maintenance requirements of the wetland and detention/sedimentation basins, in particular while the development is proceeding and post construction when the wetland plants are establishing.

An **Environmental Management Plan** providing:

- A preliminary soil assessment which:
  - is undertaken by an appropriately qualified professional
  - demonstrates the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, and the strategies and procedures required to be undertaken to de-contaminate affected areas.

- details of the construction procedures and practices to ensure there is no off-site impact to stormwater quality during the construction phase.

- the measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development.

- construction techniques that incorporate the provisions within the Construction Techniques for Sediment Pollution Control (EPA Publication 275) and Environmental Guidelines for Major Construction Sites (Publication 480 of the Best Practice Environmental Management Series)

- the methods employed to ensure the protection and enhancement of tree retention areas during and after construction.

In deciding whether the Development Plan is satisfactory the responsible authority must consider:

- whether the Plan is consistent with the objectives.

- the views of the Wathaurang Aboriginal Co-operative.

- the views of the relevant floodplain management authority.

- the views of Barwon Health, specifically in relation to the preservation of pedestrian and vehicle connections to the Barwon Health site.

- whether the Plan incorporates best practice design and standards.
1.0 Requirement before a permit is granted

Prior to the approval of a development plan, the responsible authority may grant a permit for the following:

- One dwelling including outbuildings, on an existing lot, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- A fence;
- Minor extensions, additions or modifications to any existing use or development.

2.0 Requirements for development plan

A development plan must show:

- A proposed settlement pattern which:
  - Provides a convenient and safe internal road network;
  - Provides a convenient and safe pedestrian network;
  - Provides for public transport and encourages the use of public transport;
  - Provides convenient and safe pedestrian and road linkages to surrounding areas;
  - Provides for a variety of lot sizes and housing types;
  - Promotes energy efficient design elements to maximize energy efficiency and minimize adverse green house impacts.
  - Ensures that lots positively address adjoining public open space reserves and roads;
  - Provides a sensitive residential interface with adjoining residential land;
  - Provides appropriate entrance treatments to the land from Sproat Street, Smythe Street, Tower Road and Portarlington - Queenscliff Road; and,
  - Identifies the location of any major infrastructure easements that exist or are required.

- Provides useable public open space which is:
  - Clearly visible and accessible to residents within the subject site and from surrounding areas, providing a safe and convenient area to serve the recreational needs of the community, and,
  - Located so as to complement the natural features and views from the subject land.

- The stages (if any) by which the development of the land is to proceed;

- A stormwater management plan detailing how stormwater will be collected and treated within the development with particular emphasis on the removal of sediment, litter and other urban wastes from stormwater prior to its discharge to local watercourses and which includes:
  - Approximate size and location of all drainage system components,
  - Inclusion of WSUD principles and systems where it is demonstrated the requirements of council standards for construction and maintenance can be met.
- Incorporation of detention basins that accord with best practice design principles for inlet, outlet and water quality treatment and accord with the design safety requirements of the Royal Life Saving Society,

- An evaluation of the impact of flows from the site in its developed state on the downstream drainage system including an evaluation of the capacity of the existing system and identification of the manner in which the system may be modified or augmented to accommodate the required total catchment flow rates and volumes,

- Creation of an overland flowpath to remove flows crossing Queenscliff-Portarlington Road at the existing low point on the frontage in favour of Tower Road for flows in excess of 1% AEP exiting the site.

  - A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land and if detected a more detailed assessment outlining the location of the contaminated soil the types of contaminants detected, and strategies and procedures required to be undertaken to decontaminate affected areas;

  - The provision of buffers from land in an industrial zone;

  - A traffic management plan which assesses the impact of the development on the arterial and local roads network, specifies mitigation works required on the road network to address these impacts and identifies funding responsibilities for these works;

  - Any interim termination of minor roads which may be extended in the future across existing site boundaries must be designed and constructed to allow for functional vehicular movement during that interim period;

  - An open space landscape masterplan for roads and public spaces.
SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO12.

RIVERLEE LAND, HERNE HILL, NORTH OF FORMER CEMENT WORKS

This schedule applies to land owned by Riverlee Corporation bounded by Church Street, the Moorabool River, the former Geelong Cement Works and the rear of properties fronting Graylea Avenue, Herne Hill to ensure the new residential and associated open space areas are developed in a fully integrated manner and all detailed planning issues are resolved prior to the issue of a permit for the development of the site.

1.0 Requirements for development plan

The development plan must include:

An Urban Design-based Masterplan prepared by a suitably qualified person with an overall design which is generally consistent with the Revised Concept Plan reference 31/11936 dated August 2006 which includes:

- Land uses, including the specific uses proposed for the two areas marked ‘Future community or recreational use(s) in private ownership’ (which may be subject to future planning permits) noting that they must not be used or developed for residential purposes.

- Lot layouts which incorporate lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi-dwelling development sites.

- A plan showing the finished levels of lots to be constructed immediately abutting the Barwon Water pipe track. These lots are to provide for dwelling sites which are 4 metres below the natural ground level as measured at the pipe track boundary.

- A building envelope plan that provides for a reasonable sharing of views into the valley (including views of the line of the river) from properties in Graylea Avenue that have been developed to make use of those views.

- Roads and road reserves which identify the proposed roads layout and in particular examines any changes to existing roads and road reserves and includes:
  - Linkage into the adjoining site to the south, the former Geelong Cement Works.
  - Roads fronting onto the Public Conservation and Resource Zone wherever possible.
  - Traffic Management issues identification and traffic management solutions proposed where required.
  - Identification of future bus routes

- Appropriate Geelong Ring Road interface measures to the satisfaction of VicRoads.

- Links with existing and proposed development both within adjacent land and the wider Geelong area including pedestrian and cycle ways (noting council’s preference for the main pedestrian/cycle track to abut the Geelong Ring Road), public transport facilities, open-space links and neighbourhood linkages from existing development to the rivers, parks and commercial facilities. This is to include cycle linkages to paths adjacent to the Geelong Ring Road north of the Amendment site.

- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage assets and values of the site. This is to include evidence that the Wathaurong Community is satisfied with cultural archaeological treatments on identified areas of the site.

- Evidence that arrangements have been made for the provision of either a wastewater treatment plant or connection to the reticulated sewerage system to the satisfaction of Barwon Water.
A subdivision staging plan with appropriate timing for development.

A Land Capability assessment prepared by a suitably qualified person including:

- For the escarpment and its immediate steep-sloped surrounds:
  - Evidence of the suitability of these areas for development from the points of view of steepness of slopes and risk of landslide. This should concentrate on the escarpment as follows:
    - Approximately between the 20 and the 50-metre Australian Height Datum (AHD) contour lines on the south of the site adjacent to the C17 Amendment site; and
    - Approximately between the 40 and the 60-metre AHD contour lines between Azilemot Avenue and Bonview Avenue.
    - Contour information of this land is to the Australian Height Datum at an interval of no more than 0.5 metres.
    - Areas where building envelopes will be required.
    - Areas of land that need to be stabilised and/or left in their natural state.

- For the balance of the land:
  - Proposed site levels to AHD at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development.

- For land which is subject to fill on the flood fringe:
  - Batters and retaining walls required in the flood fringe to hold back fill (to the satisfaction of the Corangamite Catchment Management Authority).

An Open Space Masterplan prepared by a suitably qualified person which includes:

- An overall public open space plan consistent with the Revised Concept Plan reference 31/11936 dated August 2006 which:
  - Details the provision of landscaping and appropriate facilities for public use including an oval as generally shown in the Fyansford Community Integration and Services Report dated December 2006, car parking, as appropriate, playground equipment, as appropriate, other furniture, fencing, bollards and lighting.
  - Provides for flood compensation basins (as required for the land) to be located north of the Geelong Ring Road.
  - Incorporates a pedestrian walkways and cycle paths plan which identifies:
    - The interfaces with existing pathways.
    - Materials to be used for pathways noting that all pathways must conform to appropriate Australian Standards including gradient controls and shared pathway requirements (2.5 metres wide, line marking and signage). Pathway designs must incorporate appropriate landscaping and entry/exit points to ensure maximum casual surveillance and public safety.
    - Indicates appropriate sites for public use facilities including car parking, as necessary, furniture, fencing, bollards and lighting cognisant of avoiding structures which may impede or disrupt the free passage of floodwater.
    - Provides for fencing along any boundaries between public open space and future privately-owned lots (generally to rural standard unless residential standard would be more appropriate) cognisant of avoiding structures which may cause flood retardation.
    - Details a long-term management strategy for the major open spaces which will:
A Site Management Plan prepared by a suitably qualified person that includes:

- A plan detailing proposed management and/or operational practices to prevent adverse amenity and environmental impacts arising from the use of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with EPA publication No. 480 Best Practice Environmental Guidelines for Major Construction Sites and council’s Stormwater Management Plan to the satisfaction of Environment Protection Authority and council.
A Water Sensitive Urban Design Plan prepared by a suitably qualified person which:

- Provides for the collection, treatment and disposal of stormwater run off, from the site and any adjoining land, in an environmentally-acceptable manner including the provision of retarding basins, treatment ponds, wetlands and bio-retention systems.

- Is consistent with guidelines established using appropriate Australian design standards consistent with council’s Stormwater Management Plan including:
  - Victorian Stormwater Committee, Urban Stormwater – Best Practice Environmental Management Guidelines.
  - Royal Lifesaving Society – draft guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.
  - Melbourne Water design guidelines.

- Is underpinned by a design report for all quantity and quality treatment that:
  - Outlines the original design objectives including a requirement to minimise erosion of the river system during peak flows.
  - Details short and long term maintenance requirements and responsibilities.
  - Identifies any other elements or issues to assist long-term management of these systems.
  - Identifies lifecycle issues.
  - Provides for the design of the overland flow paths, a high flow bypass channel, and an appropriate intersection with the Moorabool River (as shown on the Revised Concept Plan reference 31/11936 dated August 2006).
  - Identifies measures to improve stormwater quality before it is discharged into the Moorabool River, including details of design to ensure that floating material, including oil and litter cannot pass installation of gross pollutant traps to council’s satisfaction. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required. The proposed stormwater quality treatment measures shall be reviewed using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) program, to determine the benefits of the proposed works.

In the event that normal reticulated sewerage is not the chosen option, a Wastewater Recycling System Plan needs to be prepared by a suitably qualified person(s) that would:

- Define the degree of independence of such a system or define any linkages with the closest practicable adjacent infrastructure systems.
- Define any staged implementation including any interim operational arrangements and servicing solutions.
- Address functional details of this system including relevant environmental protection measures.
- Require EPA and Barwon Water approval.
- Address water balance issues including interface issues with adjacent systems;
- Outline requirements for tanks on each lot and the requirements and obligations of future landowners.
- Detail short and long term maintenance requirements and responsibilities;
- Identify any other elements or issues to assist long-term management of these systems.
- Identify lifecycle issues.
- Detail potential transfer of facilities to Barwon Water.
SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO13.

This schedule applies to Lots 1 & 2, PS139922, Lot 1 TP371338 and Lot ‘B’ PS502735C, being all land generally bounded by Canterbury Road West, O’Hallorans Road, Buckingham Street, Barbara Drive and the northern and western boundaries of TP604732, Lara (‘the Land’). The development plan is to provide for the integrated and properly coordinated redevelopment of the land for residential purposes accompanied by extensive open space areas and a range of small-scale community and commercial facilities.

The development plan will provide for a high standard of urban and landscape design and clearly demonstrate how the area is to be serviced with reticulated water and sewerage.

1.0 Requirement before a permit is granted

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the development plan, and the permit is for:

- the construction of one dwelling and associated outbuildings on any lot existing at the approval date of this clause provided it is the only dwelling on the lot, or
- buildings and works associated with the use of the land for agriculture, or
- minor extensions or alterations to existing buildings and works;

2.0 Requirements for development plan

The development plan or any stage of it must ensure the area is planned and developed in a fully integrated manner and must be generally consistent with the Indicative Concept Plan which forms part of this schedule.

The development plan must include:

A. An Urban Design Masterplan which includes:

- Contours of land at 0.25m intervals;
- Areas of proposed cut and fill;
- A report prepared by a qualified practitioner which identifies the nature and extent, including depth and rate of flow, of the 1% AEP flood event. The report must identify:
  - the proposed final contours and levels of the land following any proposed earthworks or landforming;
  - indicative location and levels of all proposed roads, lots and pedestrian / cycle routes;
  - relevant levels (including applicable flood levels) for the operation of the SBO schedule 1 and relevant finished floor levels incorporating an appropriate freeboard of not less than 300mm for buildings in each area of the development plan;
  - that all residential lots to be created will not be affected by the one percent AEP unless approved by the responsible authority and any affected lots will contain a building envelope that is shown as a restriction on the plan of subdivision.
- Indicative lot layouts which incorporate lots of varying sizes to provide diverse housing choice and allow for solar efficiency and design;
- Appropriate integration and interface with adjoining roads, adjoining residential areas to the east and any proposed open space areas. Where lots adjoin open space, they should front the open space rather than back onto it;
- The future road and pedestrian-cycle network works including:
- A report prepared by a qualified practitioner which examines the surrounding road network including traffic volumes and distribution, intersection performance and road capacity pre and post development and identifies traffic management requirements and any changes to existing roads and road reserves;

- Primary vehicular access to the site from adjoining roads to the west, north and south;

- Appropriate number and spacing of intersection points with external roads;

- An efficient, safe and convenient internal road and pedestrian-cycle network that provides a high level of access and connectivity within the development for all vehicular and non-vehicular traffic and provides opportunities for public transport. This shall include an overall plan showing footpaths throughout the development, pedestrian and cycle linkages between streets, courts and open space areas, including separate paths along both the east and west perimeters of the wetlands and drainage detention system and adjoining roads;

- Court head treatments which provide for highly visible and useable pedestrian linkage areas, adequate surveillance from nearby dwellings, and appropriate landscaping and vehicle turning movement treatments;

- Road hierarchy displaying connector and local access roads;

- The construction of those parts of O'Hallorans Road, Buckingham Street and Canterbury Road West which have an abuttal to the land in accordance with plans submitted to and approved by the responsible authority. The roads shall be 7.5 metres back to back pavement width plus additional bike lane of 1.5 metres to be constructed on the internal side of development except for that part of O'Hallorans Road between Buckingham and Patullos Road which will have a seal width of 6.6 metres within a pavement of 7 metres with 1.5 m shoulders.

- Typical cross-sectional dimensions between property lines of all collector roads clearly displaying parking, traffic and bicycle lanes/paths, footpaths, central medians (where required), kerb and channel, nature strips, street planting and drainage treatments;

- Typical cross-sectional dimensions for local access streets between property lines clearly displaying parking, traffic paths, footpaths, kerb and channel, nature strips, street planting and drainage treatments;

- Internal road network and external road upgrading staging;

- Links with existing development both within adjacent land and the wider Lara township, Elcho Park and Lara Lakelands, area including pedestrian and cycle ways and public transport facilities;

- Traffic management controls and design concepts to reduce vehicle speeds within the internal road network and at connections with Buckingham Street, O’Hallorans and Canterbury Roads and Barbara Drive;

- Potential bus routes connecting to the existing public transport network and location of bus stopping areas, including evidence from bus operators and the Department of Infrastructure that the layout and arrangement of bus routes and stops is acceptable;

- Designation of a site for “Education purposes” in accordance with Department of Education and Training requirements unless written evidence is provided by the Department that it does not require a school site to be designated on the plan or that a suitable alternative off site location has been identified and designated for this purpose;

- Designation of a site to provide for a community space using the following criteria;
  - easily visible;
  - overlooking open space and water features;
  - accessible to new residents as well as the existing residents in the surrounding communities;
- within walking distance to major part of catchment;
- linked to open space, pedestrian and bicycle network;
- accessible by public transport; and
- would contribute to community building by creating opportunities for people to meet;

- Designation of all floodway areas or areas subject to inundation. All areas identified as being susceptible to flooding must be located so as to not be located within a developable lot, unless the lot contains a specified building envelope outside of the area subject to inundation;
- A subdivision staging plan with appropriate timing of development, including the timing of the development of the open space areas to provide for the needs of residents prior to the completion of the staged subdivision.

**B. An Open Space Masterplan which includes:**

- A proposed open space network that takes into account the characteristics of the site and the surrounding area and will enhance the permeability and character of the development and complement the existing open space network.
- Provision for open space of not less than 10% of the all land affected by the provisions of this Schedule.
- This open space:
  - May include a mixture of land zoned Residential 1 Zone (R1Z) and Urban Floodway Zone (UFZ) with the majority located within the UFZ;
  - Must include some areas located outside areas affected by the 10% AEP, configured so as to be usable for a wide range of active informal outdoor recreational uses, including a mix of passive park and active spaces incorporating playgrounds.
- The open space outside areas affected by the 10% AEP shall be located so as to be conveniently accessible to all residents during periods of inundation of the land affected by the UFZ, such areas shall include two parcels of land each with a minimum area of 2000 square meters and located either side of the UFZ in the Residential 1 Zone.
- A strong unified landscaping treatment through the subdivision reinforcing linkages between the areas proposed for residential development and the wetlands and drainage detention system which traverse the land.
- Provision for pedestrian and cycle linkages within the proposed residential development, utilizing areas affected by the 1% AEP event.
- A landscape concept plan detailing the landscaping treatments, design and location of facilities for public use including:
  - An appropriate interface between the public open space and the Wetlands and Drainage Detention System that has regard to the need for safe pedestrian access and the maximization of casual surveillance of these two areas from the residential development;
  - Playgrounds, pedestrian and cycle paths, bridges, water edge structures, BBQ areas;
  - Materials used for pathways noting that all pathways must conform to appropriate Australian Standards including shared pathway requirements. Pathway design must incorporate appropriate landscaping and entry/exit points to ensure maximum casual surveillance and public safety;
  - Park furniture including bollards, seats and lighting;
  - Open space landscaping treatments using indigenous plantings including species within and adjacent to water bodies appropriate for achieving biodiversity values and meeting water sensitive urban design objectives;
- Fence treatments for lots adjoining or opposite open space areas to maximise casual surveillance and streetscape integration;
- Description of the general landscape treatment of the roads in the area.
- Location of potential commercial-community activity nodes. The plan shall where practicable include all such facilities above designated flood levels;
- Details of the management strategy for the major open spaces which will be owned and managed initially by the developer prior to management and maintenance responsibilities being determined between the developer and the responsible authority.

C. A Water Sensitive Urban Drainage Masterplan which:
- Provides for catchment stormwater drainage and flood mitigation management measures on the subject land ensuring no unreasonable detriment to surrounding areas to the standard required by the responsible authority;
- Provides for the collection, treatment and disposal of stormwater runoff that reflects best practice requirements including the provision of water detention basins and water quality treatment wetlands within the open space and bioretention systems within the local street network;
- Is consistent with guidelines established using appropriate Australian design standards consistent with the responsible authority’s Stormwater Management Plan including:
  - Melbourne Water, 2003, Guidelines for Development in Flood-prone Areas
  - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines;
  - Royal Lifesaving Society – guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.
- Provides for the movement of water within the lakes and wetlands to minimise incidence of blue-green algal bloom outbreaks during summer periods.
- Is underpinned by a design report for all stormwater quantity and quality systems that:
  - Outlines the original design objectives including a requirement to retain downstream flows to existing rural flows;
  - Ensures a design philosophy of ‘zero adverse impacts’ to surrounding areas;
  - Details short and long term maintenance requirements and responsibilities for the wetlands, detention basins and aesthetic lakes;
  - Identifies any other elements or issues to assist long-term management of these systems;
  - Identifies lifecycle issues;
  - Provides for the design of overflow paths for a 1 in 100 year flood event;
  - Identifies measures to improve stormwater quality before it is discharged downstream, including details of design to ensure that floating debris is removed, including installation of litter and gross pollutant traps to the satisfaction of the responsible authority;
  - Sets out details of the stormwater quality treatment measures which have been reviewed using the MUSIC (Model for Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works.

D. An Environmental and Site Management Plan providing for:
- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage values of the site and appropriate management recommendations;
- A plan detailing proposed management and/or operational practices to prevent adverse amenity and environmental impacts arising from the construction of works associated with subdivision, in accordance with the City of Greater Geelong Stormwater Management Plan to the satisfaction of the responsible authority.
Indicative Concept Plan
SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO14

71 – 89 MELALUKA ROAD, LEOPOLD

1.0

Requirement before a permit is granted

A permit may be granted to subdivide land shown as Stages 1 and 2 on the “Melaluka Road-Stringers Lane Master Plan, 2008” before a development plan has been prepared to the satisfaction of the responsible authority.

A permit may be granted to construct or extend a single dwelling and associated outbuildings on a lot or to construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority provided:

- It is the only dwelling on a lot and the grant of the permit will not have the effect of creating a second dwelling on the lot; and
- The location of the proposed buildings and works have regard to the “Melaluka Road - Stringers Lane Master Plan, 2008”.

2.0

Conditions and requirements for permits

Where relevant to the satisfaction of the responsible authority, any permit granted must include the following conditions.

A permit issued for the subdivision of land must include conditions requiring:

- The construction of or cash-in-lieu for a pedestrian/bicycle path on Melaluka Road across the frontage of the site;
- Land abutting Melaluka Road to be shown on the Plan of subdivision as a drainage easement to be landscaped and developed as a drainage detention basin to the satisfaction of the responsible authority;
- Temporary access only to Melaluka Road; and
- Detailed specifications for any works within Melaluka Road across the frontage of the site.

79-89 Melaluka Road

A permit issued for the subdivision of land must include conditions requiring:

- the widening and construction of Stringers Lane;
- provision for a road link to be established between Barrabool Crescent and Stringers Lane;
- provision for the closure and reinstatement of the temporary access to Melaluka Road once the road link is established between Barrabool Crescent and Stringers Lane;
- the construction of or cash in lieu of a pedestrian/ bicycle path on Melaluka Road across the frontage of the site;
- land abutting Melaluka Road to be shown on the Plan of subdivision as a drainage easement to be landscaped and developed as a drainage detention basin to the satisfaction of the responsible authority; and
- detailed specifications for any works within Melaluka Road across the frontage of the site.

3.0

Requirements for development plan

The development plan must be generally consistent with the “Melaluka Road - Stringers Lane Master Plan, 2008”, and may be prepared and implemented in stages.
The development plan may consist of a plan, report and associated consultant reports and other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

The development plan, or any stage of it, must ensure the entire area is planned and developed in a fully integrated manner.
SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO15.

FORMER GEELONG CEMENT WORKS LAND- FYANSFORD

This schedule applies to land bound by McCurdy Road/Hyland Street/Deviation Road and the Moorabool River in Fyansford and Herne Hill previously occupied by the Geelong Cement works. This development plan is required to provide for the residential and commercial development on the site and for the integration of services and passive recreational areas that complement the existing surrounding and developing areas.

1.0

Requirement before a permit is granted

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or carry out works, provided that it is satisfied that the works are minor in nature.

2.0

Requirements for development plan

The development plan may be prepared in stages to allow the later delivery of the Town Centre Precinct Masterplan.

The Town Centre Precinct Masterplan must be submitted to the responsible authority for approval prior to the issue of a Statement of Compliance for the substantial residential subdivision of the land.

The development plan must be generally in accordance with the Fyansford Concept Masterplan (August 2014) and must include the following:

An Urban Design-based Masterplan which includes:

- Land uses.
- Subdivision layout that incorporates lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi dwelling development sites.
- A subdivision staging plan.

A Town Centre Precinct Masterplan which includes:

- An Economic Impact Assessment;
- A Traffic Impact Assessment that deals with access and egress to the Town Centre Precinct and builds upon the Road Network and Traffic Management Plan;
- A Site Analysis Plan which provides an indicative layout including proposed land uses, location and heights of buildings and the location of car parking and landscaping;
- Design guidelines which identify how development will respond to and respect the existing heritage listed sites;
- Design guidelines which identify how development on the Mixed Use Zone land will integrate and provide activation of the interface with open space to the south;
- Identify likely community uses, in particular any council facilities;
- Indicative streetscape improvements demonstrating how pedestrian connectivity and an attractive public realm will be encouraged; and
- A Staging Plan (if relevant).

A Road Network and Traffic Management Plan which identifies:

- A Road Hierarchy Plan which identifies the indicative road layout and width and includes:
- Identification of traffic management issues relevant to Hamilton Highway, Hyland Street and Deviation Road;
- Examination of changes to existing roads and road reserves and traffic management solutions proposed where required;
- Consideration of possible future public transport routes and stops; and
- Details of any road closures.
- A Pedestrian and Bicycle Network Plan which identifies key pedestrian and cycle routes and connections with existing and proposed development.

A Land Capability assessment including:

- For the escarpment and its immediate steep-sloped surrounds:
  - Evidence of the suitability of these areas for development. This should concentrate on the escarpment approximately between the 15 and the 65 metre Australian Height Datum (A.H.D.) contour lines. Contour information of this land shall be A.H.D. at an interval of no more than 0.5 metres;
  - Areas of land that need to be stabilised and/or left in their natural state.
- For the balance of the land:
  - Proposed site levels to A.H.D. at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development; and
- For land which is subject to fill on the flood fringe on the Moorabool River:
  - Batters and retaining walls required in the flood fringe to hold back fill (to the satisfaction of the Corangamite Catchment Management Authority).
- For allotments either side of Deviation Road within the Barwon River floodplain, the existing flood storage must be retained. Cut and fill development options that maintain the flood storage may be considered on a holistic scale.

An Open Space Masterplan which includes:

- An overall public open space plan which:
  - Details the provision of landscaping and appropriate facilities for public use including car parking, playground equipment, as appropriate other furniture, fencing, bollards and lighting as appropriate.
  - Provides a public open space contribution of not less than 5% of the development area not including any land required for stormwater detention or treatment or within the escarpment area.
  - Provides for the extensive use wherever possible of local indigenous plant species.
- A Landscape Masterplan for the Hillside Escarpment which includes:
  - The division of the area into ‘natural’ and ‘improved’ areas with appropriate treatments for each;
  - The identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape treatments;
  - Detailing of a rehabilitation and revegetation program which will enable minimum maintenance as well as offering cliff stabilisation where applicable and appropriate;
  - The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design;
- Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth to minimise the possible fire risk to this part of the site, consistent with the need for minimal maintenance;
- The provision of appropriate safety barriers or fencing to prevent access to unsuitable areas, designed to blend in with the environment;
- The provision of appropriate facilities for public uses inclusive of car parking and as required, furniture, fencing, bollards and lighting; and
- Boundary fencing along boundaries between public open space and future privately-owned lots (to rural standard only).

- A Landscape Masterplan for the Moorabool River Corridor which includes:
  - A vegetation survey by a suitably qualified person to document and map the extent and significance of the indigenous vegetation of all land proposed to be zoned Public Conservation and Resource land.
  - Identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape selection;
  - A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible during any necessary decontamination works;
  - Appropriate sites for public use facilities including car parking, and as necessary, furniture, fencing, bollards and lighting but avoiding structures which may impede or disrupt the free passage of floodwater;
  - Boundary fencing, along boundaries between public open space and future privately-owned lots (to rural standard only); and
  - Pathway treatments that utilise hard surface treatments such as concrete or asphalt with designs that incorporate stormwater control measures.
- A shared path through the open space corridor and indicative surface treatments.

A Site Management Plan, which includes:

- A plan detailing proposed management and/or operational practices to prevent adverse amenity and environmental impacts arising from the use or development of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with EPA publication No. 480 Best Practice Environmental Guidelines for Major Construction Sites and Council’s Stormwater Management Plan to the satisfaction of the Environment Protection Authority and Council.

A Water Sensitive Urban Design Plan which:

- Is consistent with guidelines established using appropriate Australian design standards consistent with Council’s Stormwater Management Plan including:
  - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines;
  - Royal Lifesaving Society – guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design; and
  - Melbourne Water design guidelines.
- Is underpinned by a design report for all stormwater quantity and quality treatment systems and aesthetic lakes within the development which:
  - Outlines the original design objectives including a requirement to minimise contamination of runoff and erosion of the river system during peak flows;
Differentiates between the aesthetic and functional quality or quantity treatment water features to be employed on the site and identifies their respective locations;

Identifies any other elements or issues to assist long-term management of these systems.

Identifies lifecycle issues;

Demonstrates evidence of catchment flows to sustain the proposed lake system, including consideration of summer/ winter ebb/ draw including any impact on the Moorabool River to ensure it is operating effectively; and

Identifies measures to improve stormwater quality before it is discharged into the Moorabool and Barwon Rivers and examines the potential water flow effect on the Rivers. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required.

_A Staging Plan which_

- Identifies the indicative staged delivery of the overall Development Plan area.

These plans may be amended with the approval of the responsible authority.
SCHEDULE 16 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO16.

FORMER CSR QUARRY AND SURROUNDING LAND - FYANSFORD

This schedule applies to land at Fyansford located west of the Moorabool River, south and east of the Princes Highway – Geelong Ring Road (the Geelong Ring Road) and north of the Hamilton Highway.

It is intended that this land be redeveloped for residential purposes accompanied by some small-scale commercial uses with significant riparian reserve and a central area of public open space, both with active and passive recreation uses.

A development plan is required to ensure the new residential area is planned and developed in a fully integrated and comprehensive manner and that all detailed planning issues are resolved prior to the issue of a permit for the development of the land. The development plan may be prepared in stages to the satisfaction of the Council.

1.0 Conditions and requirements for permits

Any permit for development must, as relevant, contain the following conditions:

- The owner of the land shall provide or arrange for all necessary roads, footpaths and servicing infrastructure inclusive of sewerage, stormwater, drainage, electricity and water supply to the satisfaction of both the responsible authority and the relevant servicing authorities.

- In relation to the proposed public open space along the Moorabool River within the ‘Public Conservation and Resource Zone’ the owner will:
  - Prior to the transfer to Council ownership, rehabilitate the embankment and the associated riparian area along the Moorabool River including the removal of noxious weeds and pest plants, including revegetation and relevant landscaping treatments comprising any works, equipment, paths, fencing and landscaping to the satisfaction of the responsible authority.

- The owner will fund the planning and construction of any necessary road upgrading (directly as a result of new connections being made to the subject land) to the adjoining road network as required by Council.

- The owner will undertake all other works as shown on the approved development plan to the satisfaction of the responsible authority.

- The owner shall participate in a liaison committee with membership from the Geelong Environment Council and other relevant bodies including the Corangamite Catchment Management Authority (‘the CCMA’) for the duration of the development of the land and for a period of two (2) years after the commencement of sales of land to undertake the following tasks:
  - Overview the survey and mapping of the indigenous vegetation along the Moorabool River;
  - Overview the development of the linear vegetated trail along the Moorabool River and its relationship and links with existing trails in the vicinity;
  - Overview the rehabilitation and development of any modifications on and to the river acceptable to the CCMA; and
  - Overview the implementation measures to improve stormwater quality before it is discharged into the Moorabool River.

- The owner shall provide evidence, which details the arrangements for the provision of an appropriate wastewater servicing system, to the satisfaction of the Barwon Water Authority.

Section 173 Agreement - Development Contributions:
Prior to the commencement of any development the owner shall enter into a Section 173 Agreement to provide:

- a contribution to Council of $900 per residential lot towards social and community infrastructure which has a direct benefit to the future occupiers of the land generally as required by the Social Infrastructure Assessment; and

- for a public open space contribution of land, or payment in lieu of the provision of land as though under the provision of the Subdivision Act 1988 at a rate not less than 10 percent of the area of the land, generally as required by the Open Space Masterplan.

2.0

Requirements for development plan

The development plan must be generally in accordance with The Fyansford Quarry Masterplan 17 July 2008 (except for land previously zoned Mixed Use Zone) and must include, to the satisfaction of the responsible authority, the following:

An Urban Design-based Masterplan prepared by a suitably qualified person indicating:

- Land uses;

- Lot layouts which incorporate lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi-dwelling development sites;

- Roads and road reserves which identify the proposed road layout and in particular examines any changes to existing roads and road reserves and includes:
  - Traffic management issues identification, relevant Hamilton Highway access arrangements to the satisfaction of VicRoads and traffic management solutions proposed where required;
  - A plan showing an appropriate road hierarchy and indicative intersection treatments; and
  - Details of any road closures.

- Appropriate Geelong Ring Road interface measures to the satisfaction of VicRoads;

- Links with existing and proposed development both within adjacent land and the wider Geelong area including pedestrian and cycle ways, public transport facilities, open-space links and neighbourhood linkages from existing development to the rivers, parks and commercial facilities;

- All bicycle and pedestrian paths which shall be provided in convenient locations and subject to appropriate gradients that conform to the appropriate Australian Standards;

- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage assets and values of the site. This is to include evidence that the Wathaurong Community are satisfied with cultural archaeological treatments on identified areas of the site; and

- A subdivision staging plan with appropriate timing for development that recognises existing uses on land not owned by the proponent.

A Land Capability assessment prepared by a suitably qualified person including:

- For the quarry and its immediate steep-sloped surrounds:
  - Evidence of the suitability of these areas for development from the points of view of steepness of slopes and risk of landslide, including:
  - A detailed cut-to-fill plan; and
  - A detailed geotechnical assessment of new levels proposed to be established over this part of the site with evidence of its suitability for development.
- This should concentrate on the quarry approximately between the 6 and the 33-metre Australian Height Datum (AHD) contour lines. Contour information of this land is to be to the Australian Height Datum at an interval of no more than 0.5 metres;
- Areas where building envelopes will be required;
- Areas of land that need to be stabilised and/or left in their natural state;
- An assessment of the issues relating to settlement of filled/excavated areas and ground water impacts;
- The geotechnical assessment shall be subject to peer review and certified at the applicants cost; and
- A risk analysis of the relevant geotechnical issues identified in relation to the quarry area and its immediate steep sloped surrounds shall be undertaken by the applicant including a peer review at the applicants cost.

- For the balance of the land:
  - Proposed site levels to AHD at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development.

An Open Space Masterplan prepared by a suitably qualified person, which

- Includes an overall public open space plan which:
  - Provides for public open space areas generally as shown on the The Fyansford Quarry Masterplan dated 17 July 2008.
  - A minimum of 10% open space shall be provided ensuring all parkland areas are a minimum of 0.5 hectare and all dwellings within the development are generally located within 400 metres of parkland.

- Details the provision of landscaping and appropriate facilities for public use including car parking, as appropriate, playground equipment, as appropriate, other furniture, fencing, bollards and lighting, specifically showing:
  - Appropriate sites for public use facilities including car parking, as necessary, furniture, fencing, bollards and lighting cognisant of avoiding structures which may impede or disrupt the free passage of floodwater; and
  - Fencing along boundaries between public open space and future privately-owned lots (generally to rural standard unless residential standard would be more appropriate) cognisant of avoiding structures which may cause flood retardation.

- Incorporates pedestrian walkways and cycle paths plan which identifies:
  - The interfaces with existing pathways and demonstrates connectivity throughout the development and in particular connections between key nodes; and
  - Materials to be used for pathways noting that all pathways must conform to appropriate Australian Standards including gradient controls and shared pathway requirements (2.5 metres wide, line marking and signage). Pathway designs must incorporate appropriate landscaping and entry/exit points to ensure maximum casual surveillance and public safety.

- Details a long-term management strategy for the major open spaces which will:
  - Be owned, managed and maintained by the City of Greater Geelong including maintenance requirements, machinery requirements and access arrangements, including specific reference to the river environs areas where access may be more difficult, and maintenance responsibilities for any wetlands;
- Be owned and managed initially by the developer prior to management and maintenance responsibilities being determined between the developer and the Council. This shall include land to be set aside for future public access;

- Describe the general landscape treatment of roads in the proposed subdivision, which must include the provision of substantial street trees, which are capable of softening the impact of development;

- Provide for landscape treatment of the interface with the Western Freeway Bypass; and

- Provide recreation and open space areas and facilities that are functional and fit for purpose.

Noting that some quarry escarpment land is too steep for development and that it may only be suitable as a landscape/scenic backdrop, where any such land is to be either owned and/or managed and maintained by Council (at any time in the future) a sub-plan for this open space area is required and shall include:

- The division of the area into ‘natural’ and ‘improved’ areas with appropriate treatments for each;

- The identification of noxious weeds and pests and a plan to remove them and replace them with local indigenous native plant species;

- Detailing of a rehabilitation and revegetation program, which will enable minimum maintenance as well as offering land stabilisation where appropriate;

- The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design;

- Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth to minimise the possible fire risk to this part of the site, consistent with the need for minimal maintenance; and

- The provision of appropriate safety barriers to prevent access to unsuitable areas, designed to blend in with the environment.

- Includes fencing along boundaries between public open space and future privately owned lots.

- A Moorabool River open space sub-plan which includes:

  - A survey by a suitably qualified person to document and map the extent of and significance of the indigenous flora and fauna of all land proposed to be zoned Public Conservation and Resource Zone;

  - A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible, and the management of the riparian vegetation and riverbank having regard to potential major fauna habitat; and

  - Identification of noxious weeds and pests, and a staged pest plant and animal eradication program in the open space areas, until such time as these areas are transferred to the Council.

An Environmental Management Plan providing:

- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, and strategies and procedures required to be undertaken to de-contaminate affected areas.

A Site Management Plan, prepared by a suitably qualified person that includes:

- A plan detailing proposed management and/or operational practices to prevent adverse amenity and environmental impacts arising from the use of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with Environment Protection Authority (EPA) publication No. 960 Guideline for Environmental Management – “Doing It
Right On Subdivisions” Temporary Environmental Protection Measures for Subdivision Construction Sites and Council’s Stormwater Management Plan to the satisfaction of EPA and Council.

*An Environmental and Natural Resources Plan, prepared by a suitably qualified person that includes:*

- A detailed Flora and Fauna assessment including a review of the possible occurrence of National and State significant plant and animal species;
- An aquatic assessment which identifies possible ecological impacts on the Moorabool River as a result of the development; and
- Net Gain assessment where necessary.

*A Water Sensitive Urban Design Plan prepared by a suitably qualified person which:*

- Provides for the collection, treatment and disposal of stormwater run off, from the site and any adjoining land, in an environmentally-acceptable manner including the provision of retarding basins, treatment ponds, wetlands and bio-retention systems;
- Is consistent with guidelines established using appropriate Australian design standards consistent with Council’s Stormwater Management Plan including:
  - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines;
  - Victorian Stormwater Committee, Urban Stormwater – Best Practice Environmental Management Guidelines;
  - Royal Lifesaving Society of Australia – Guidelines for Water Safety in Urban Water Developments; and
  - Melbourne Water Sensitive Urban Design (WSUD)Engineering Procedures: Stormwater
- Is underpinned by a design report for all quantity and quality treatment that:
  - Outlines the original design objectives including a requirement to minimise erosion of the river system during peak flows;
  - Details short and long term maintenance requirements and responsibilities;
  - Identifies any other elements or issues to assist long-term management of these systems;
  - Identifies lifecycle issues;
  - Provides for the design of the overland flow paths, and high flow bypass channel, and its intersection with the Moorabool River (both as shown on the conceptual stormwater masterplan);
  - Identifies measures to improve stormwater quality before it is discharged into the Moorabool River, including details of design to ensure that floating material, including oil and litter cannot pass installation of gross pollutant traps to Council’s satisfaction. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required. The proposed stormwater quality treatment measures shall be reviewed using the Model for Urban Stormwater Improvement Conceptualisation (USIC) program, to determine the benefits of the proposed works; and
  - An assessment of the proposed (WSUD) drainage system performance capabilities in artificially created soil structures and in-situ ground conditions.

*In the event that normal reticulated sewerage is not the chosen option, a Wastewater Recycling System Plan needs to be prepared by a suitably qualified person(s) that would:*

- Define the degree of independence of such a system or define any linkages with the closest practicable adjacent infrastructure systems;
- Address functional details of this system including relevant environmental protection measures;
- Require EPA and Barwon Water approval;
- Address water balance issues including interface issues with adjacent systems;
- Outline requirements for tanks on each lot and the requirements and obligations of future landowners;
- Detail short and long term maintenance requirements and responsibilities;
- Identify any other elements or issues to assist long-term management of these systems;
- Identify lifecycle issues; and
- Detail potential handover of facilities to Barwon Water.

A Social Infrastructure Assessment prepared by a suitably qualified person which:

- Analyses the social infrastructure needs of the future population of the Amendment C119 area and the surrounding Fyansford residential growth area.
- Determines the requirements for social infrastructure and community facilities (land and buildings) that are required for the area in consultation with, and to the satisfaction of, the responsible authority.

References:
SCHEDULE 17 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO17.

128 – 168 CHRISTIES ROAD, LEOPOLD

This schedule applies to land at 128 – 168 Christies Road, Leopold. It is required to provide for the integrated and properly coordinated and planned residential development of the land.

1.0 Requirement before a permit is granted

No permit is required to construct a building or to construct or carry out works in association with a lawfully existing use on the land.

2.0 Requirements for development plan

The development plan must include the following:

Community Design

- The subdivision must provide for diverse housing choices, including multi-dwelling development.
- The subdivision design must provide a positive identity and contribute to the amenity of Christies Road by ensuring residential development addresses Christies Road.
- The subdivision design must provide for the potential provision of non-residential or mixed use development (e.g. convenience shop, child care centre etc.) particularly on the Christies Road frontage.
- A professional assessment of the vegetation on the site prepared by a suitably qualified person which also addresses whether existing vegetation can be retained within future public open space areas, road reserves or residential areas.

Public Open Space

- Provision must be made for a minimum 10% open space comprising of land and/or cash in lieu of land.
- The subdivision design must indicate means by which direct pedestrian /bicycle connectivity to the Bellarine Rail Trail will be achieved, for example by fronting lots onto the retarding basin and/or providing a direct bicycle/pedestrian link from the Rail Trail into the proposed subdivision.

Movement Network

- An integrated street network which provides vehicular access to the site from Christies Road and provides adequate linkages to the existing and proposed residential development to the north and east.

Stormwater Management

- The drainage system must be designed to comply with Clause 56.09 of the Planning Scheme.

The Development Plan may be approved in stages, as appropriate, in recognition of the different land ownerships.
SCHEDULE 18 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO17.

LEOPOLD URBAN EXPANSION AREA 2

A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of Leopold Urban Expansion Area 2, 251-319 Melaluka Road, Leopold.

The Development Plan must be generally consistent with the ‘South Leopold Master Plan – Stage 1, 2008’, which forms part of this schedule.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Subdivision that would not create an additional lot;
- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Minor extensions, additions or modifications to any existing use or development.

2.0 Requirements for development plan

The development plan must include the following:

A. Community Design Plan, including:

- Subdivision designs which provide a range of lot sizes to suit a variety of dwelling and household types, and which provide visual surveillance of adjoining public open space.
- Subdivision designs, including building setbacks, building envelope plans and memorandums of common provisions registered as restrictions on title where appropriate, which have regard to their relationship to adjacent land, including the sizes of adjoining lots and the location of existing development and private open space on those lots.
- Subdivision designs which have regard to pedestrian and bicycle connectivity:
  - within the area subject to the Development Plan, including connections additional to those provided by the road network; and
  - to adjacent land.
- Identification of areas forming part of the stormwater management system including detention basin/s.
- An appropriate interface to rural residential lots located to the south of the site, designed to operate as a recreational link for pedestrians, cyclists and equestrians, and with provision for this link to continue to the east, within the southern boundary of Leopold Urban Expansion Area 4, as identified on the Leopold Structure Plan Map 10, at the time Area 4 is re-zoned for residential purposes.
- Provision for a future east west road linkage between Ash Road and Melaluka Road.
- A single unencumbered public open space site of not less than 5ha in area must be located in the south west portion of the site, for the establishment of a sub-regional park to be used for informal outdoor recreation and as a minor sports and recreation facility, and to enhance landscape amenity.
B. Open Space Landscape Masterplan, including:

- Plans for the sub-regional park, linear linkages and any other proposed open space areas showing the location of proposed improvements such as sports fields, pavilions, car parks, playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, drainage lines and detention basins.

C. Water Sensitive Urban Drainage Masterplan, which:

- Provides for the collection, treatment and disposal of stormwater runoff in an environmentally-acceptable manner which satisfies the objectives and standards of Clause 56 and includes the provision of water detention basins and best practice water quality treatment facilities.

- Provides that stormwater quality treatment measures shall be reviewed using the MUSIC (Model for Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works and the outcomes incorporated into the Drainage Masterplan;

- Provides for the management of stormwater within the developed area to meet all current best practice design principles for both Minor and Major stormwater flows;

- Provides for the management of existing overland stormwater flows through or around the subject land and any adjoining privately owned property;

- Is underpinned by a design report for all stormwater quantity and quality systems that:
  - Ensures no unreasonable impacts to surrounding areas;
  - Outlines the original design objectives including a requirement to limit downstream peak flows to existing rural flows;
  - Details short and long term maintenance requirements and responsibilities for all drainage facilities identifying lifecycle issues and ongoing maintenance costs, including provision of a minimum maintenance period by the developer;
  - Provides for the design of safe overflow paths for a 1% AEP flood event;
  - Details measures to improve stormwater quality before it is discharged downstream which satisfy current best practice performance objectives;
  - Ensures any development within the 1% AEP flood plain is undertaken to accord current best practice with particular regard to preserving existing flood water storage volumes;
  - Provides design of any proposed retarding facilities to satisfy current best practice and any applicable standards; and
  - Provides a suitable piped drainage system to an approved Legal Point Of Discharge which satisfies all current design standards and identifies any easements required.

The development plans may be amended with the approval of the responsible authority.
South Leopold Master Plan – Stage 1, 2008

Legend
- Site boundary
- Major roads
- Proposed collector road
- Strategic footpath network
- Ped/Cycle link
- Subject to detailed design

South Leopold Masterplan
Stage 1, Sept 2008
251 - 391 Melaluka Road, South Leopold
City of Greater Geelong

scale 1:5000 approx at A2.
SCHEDULE 19 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO19.

LAND COMPRISING THE WHOLE OF THE ST LEONARDS GOLF CLUB, AND SPECIAL USE 3 LAND AT 282 TO 320 IBBOTSON STREET, ST LEONARDS.

This schedule applies to all of the land comprising the St Leonards Golf Club, whether included in land zoned as Residential 3 zone or Special Use 3 zone, including the 32 hectare (approximate) parcel of land adjoining to the west of the existing golf course and otherwise known as 282 to 320 Ibbotson Road, St Leonards.

1.0 Requirement before a permit is granted

Where no Development Plan has been approved, the responsible authority may grant a permit to construct a building or to construct or carry out works, provided it is satisfied that the buildings or works will not prejudice the preparation of the Development Plan.

2.0 Requirements for development plan

The Development Plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages. The Development Plan must be generally in accordance with the requirements included within the St Leonards Structure Plan (September 2006) and respond to the following objectives:

Any of the plans or documents comprising the Development Plan may be amended with the approval of the responsible authority.

Community design objectives

- To encourage a subdivision layout and development that preserves the landscape and habitat values of the site and is designed to mitigate adverse impacts on the biodiversity of adjacent land.
- To provide for the retention of large native trees and vegetation corridors of regional and local significance in either public open space, road reserves, the golf course or private gardens.

Open space objectives

- Areas of open spaces should seek:
  - to provide links into the existing network;
  - to contribute to the character of the local area;
  - to contribute to the preservation of the landscape and habitat values of the site;
  - to enhance permeability and maximise casual surveillance with street frontages in preference to being “enclosed” by the rear fences of adjoining properties.

Movement network objectives

- To provide a street network that:
  - connects with the surrounding community and urban environment. Where possible, cul-de-sacs and other street layouts with isolated forms of development are to be avoided;
  - provides for internal accessibility and access for people with limited mobility;
  - provides for local vehicle traffic, pedestrian and bicycle movements.
Environmental management objectives

- To ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape;
- To encourage a subdivision layout and development that promotes water sensitive urban design and reuse, energy efficiency and reduction of all wastes;
- To encourage a subdivision layout and development which maximises the preservation and protection of significant mature vegetation throughout the site.

The Development Plan must include:

An **Urban Design Masterplan** that includes –

- A range of lot sizes to suit a variety of dwelling and household types.
- Provision of 10% useable public open space which connects to the existing open space network.
- A street network which has a maximum of two access points to Harvey Road, with no direct driveway access to lots in order to protect vegetation within the road Vegetation Protection Overlay.
- The provision of reticulated services and other infrastructure.
- Contours of land at 0.2 metre intervals.
- The stages (if any) by which the development of the land is proposed to proceed.
- Design of roads that follow the contours of the land.
- Areas forming part of the stormwater management.

A **Landscape and Golf Course Masterplan** for the proposed development area, including the re-design and re-development of the golf course, that includes:

- An assessment of the biodiversity value of the development area, and the adjoining rural land, and outlines how the proposed development plan responds to this assessment;
- An assessment of the impacts of the development on native vegetation under the three step approach outlined in *Victoria’s Native Vegetation Management – A Framework for Action* (2002);
- Implementation of a 30 metre wide open space / ecological corridor at either Ibbotson Street or through the golf course encompassing the existing vegetation provided that public safety requirements can be met;
- Landscaping details for the golf course, public open space areas and road reserves including the identification of trees to be retained and removed and the species of plants to be used throughout the development;
- Details of all fencing, landscaping and other entrance treatments along Ibbotson Street and Harvey Road;
- The extensive use, where possible, of local indigenous species throughout the development;
- Development plans for the golf course and the location of golf course related facilities, including maintenance buildings;
- Details of the safety control measures to be installed on Ibbotson Street to enable golf course users to safely traverse Ibbotson Street.

A **Water Sensitive Urban Design Masterplan** that is consistent with the responsible authority’s Stormwater Management Plan and –

- Provides for the application of stormwater reuse principles particularly to all the sub-catchments along Harvey Road, noting that all such discharge(s) must be re-directed to the golf course;
• Includes the full modelling of stormwater quantity and quality to demonstrate the feasibility and sustainability, and overflow arrangements of the proposed stormwater management system;

• Demonstrates that there is no decrease in run-off water quality and that existing downstream flows are restricted to pre-development levels to prevent impacts on the surrounding sensitive environments, including Swan Bay, Port Phillip Bay, the Salt Lagoon Wildlife Reserve and the St Leonards Lake Reserve;

• Provides for all the stormwater quality treatment measures to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines.

An Environmental Management Plan providing:

• Details of the construction procedures and practices to ensure there is no off-site impact to stormwater quality during the construction phase;

• The measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development;

• Construction techniques that incorporate the provisions within the Construction Techniques for Sediment Pollution Control (EPA Publication 275) and Environmental Guidelines for Major Construction Sites (Publication 480 of the Best Practice Environmental Management Series);
SCHEDULE 20 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO20.

JETTY ROAD GROWTH AREA STAGE 1

This schedule applies to Stage 1 of the Jetty Road growth area, located immediately to the west of the township of Drysdale / Clifton Springs. It lies adjacent to Griggs Creek and Jetty Road, and includes the land between the Bellarine Rail Trail and Port Phillip Bay. Development of the growth area will extend the Clifton Springs and Drysdale townships to the west and will accommodate a significant part of the forecast growth for the Bellarine Peninsula.

1.0

Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- The construction of one dwelling and associated out buildings on any lot existing at the approval date provided it is the only dwelling on the lot and that it does not prejudice the construction of the primary road network for the growth area, as identified in the Jetty Road Urban Growth Plan, 26 June 2007 (Amended 23 September 2008).
- Any buildings and works associated with the use of the land for agriculture.
- Extensions or alterations to existing buildings and associated works.
- Earthworks.
- Subdivision of land, provided that the subdivision is the re-subdivision of the land and the number of lots is not increased.

2.0

Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

3.0

Requirements for development plan

A development plan must be prepared to the satisfaction of the Responsible Authority.

The Development Plan must be generally in accordance with the Jetty Road Urban Growth Plan, 26 June 2007 (Amended 23 September 2008).

Only one Development Plan may be approved for the entire area covered by this Schedule.

The following sub plans must be prepared and approved as part of the overall Development Plan as a single, cohesive plan for all of the land in the Development Plan Area (parcels A, B, C, D, E, F, G and H as identified on the Property Identification Map at Clause 4):

- Urban Design Master Plan
- Open Space Master Plan
- Pedestrian and Bicycle Network Plan
- Road Network and Traffic Plan
- Development Sequencing Plan

The following sub-plans may be prepared and approved as part of the overall Development Plan in stages as provided below.

- Neighbourhood Activity Centre Master Plan (required for parcels C and D only)
- Landslide Risk Assessment (required for area A only)
- Environmental Assessment (may be prepared in stages for areas A, B, C, D, E, F, G and H)
Flooding, Stormwater and Drainage Management Plans (may be prepared in stages for individual catchments where catchments are identified on the General Stormwater Catchment Plan on page 92 of the Jetty Road Urban Growth Plan, 26 June 2007 (Amended 23 September 2008)).

Objectives

To implement the Jetty Road Urban Growth Plan, 26 June 2007 (Amended 23 September 2008).

Requirements

A Development Plan must include the following:

An Urban Design Master Plan that must include:

- Provision for proper integration with future expansion of the urban area to the west of areas A, B, C, D, E and G (Jetty Road Stage 2) on the Property Identification Map at Clause 4.

- The location of all proposed land uses, including the location of the likely components of the Neighbourhood Activity Centre, the Local Convenience Activity Centre (should it be required) and the location of the foreshore kiosk.

- General subdivision design that identifies the location and distribution of residential lots, includes a comprehensive range and mix of residential lot sizes, responds to the site’s topography and promotes efficient solar access.

- A target minimum net residential density of 15 dwellings per hectare across the whole growth area with medium density housing (20 dwellings per hectare) encouraged within 400m of the Neighbourhood Activity Centre, close to public transport, near public parkland and within mixed use areas. Net residential densities are to include local roads and parks but exclude the primary road network, sub-regional parks and activity centres.

- Provision for mixed use activity along the primary road network within approximately 600 metres of the Neighbourhood Activity Centre.

- A high degree of pedestrian/bicycle and vehicular permeability throughout the growth area.

- Urban design cross-sections for all road types

- Maintenance of key views to Port Phillip Bay.

- All streets and roads edged by development frontages or open space.

- Road frontages along the foreshore reserve, the Griggs Creek Reserve and the Bellarine Rail Trail, to the greatest extent possible.

- Protection of the Bellarine Rail Trail rail reserve from development or infrastructure that may jeopardise or limit the future use of the rail reserve for the introduction of heavy rail or light rail.

- A layout of residential subdivision which avoids or minimises the removal or fragmentation of native vegetation in accordance with the incorporated document "Victoria’s Native Vegetation Management – A Framework for Action”.

An Open Space Master Plan. The Open Space Master Plan must identify the following areas as public open space, namely:

- the area adjacent to the foreshore including the land between the mean high water line and the top of the foreshore escarpment and extending 100 metres south of the top of the foreshore escarpment as shown in the plan titled “Foreshore Open Space Jetty Road Growth Area” (Dwg No. FOS-01) contained in Annexure A of the Agreement under Section 173 of the Planning and Environment Act 1987 that applies to the land. This area must be kept free of any road infrastructure except for infrastructure associated with car parking and access ways on the foreshore reserve to foreshore facilities;
the area adjacent to Griggs Creek including a 30-metre linear open space corridor of
unencumbered land as shown in the plans titled: “Griggs Creek Open Space Plan A and Plan
B” (Dwg. Nos. GCA-01 and GCB-01) derived from the Griggs Creek Rehabilitation Concept
Design May 2009 as contained in Annexure B of the Agreement under Section 173 of the
Planning and Environment Act 1987 that applies to the land;

an area of at least 2 hectares (sub-regional park) located adjacent to and generally north and
west of the Activity Centre including the natural highpoint of that area so as to provide views
to the bay; Part of the sub-regional park is envisaged to fall on land in Jetty Road Stage 2;

areas of at least 0.5 hectares to be developed as small local parks to cater for active and passive
uses provided generally within 400 metres walk of all dwellings.

The location of all open space areas are to be edged by streets and/or development frontages and
must not be bordered by back fences. Where possible, open space should be located adjacent to
stormwater capture, treatment or storage facilities.

The Open Space Master Plan must specify:

- Extensive use of native plant species indigenous to the local area;
- The design of the open space network to be landscaped according to best practice Crime
  Prevention Through Environmental Design (CPTED) principles;
- Treatment for entrances to the Jetty Road Growth Area Stage 1 on the primary road network
  and landscape treatments of the primary road network and other key roads and boulevards;
- Any suitable locations for physical services or infrastructure in areas immediately adjacent to
  road reserves.

The Open Space Master Plan must include a Public Open Space Table that identifies the proportion
of each parcel of land which is to be provided for public open space based on a contribution of
10% unencumbered open space as described in the Agreement under Section 173 of the Planning
and Environment Act 1987 that applies to the land.

- A Pedestrian and Bicycle Network Plan that must include:
  - An interconnected and continuous network of safe, efficient and convenient footpaths, shared
    paths and cycle lanes linking residential areas to Activity Centres, public open spaces including
    the Bellarine Rail Trail, school and community uses and adjoining networks.
  - Integration with the Open Space Master Plan.

A Road Network and Traffic Management Plan that complies with VicRoads requirements and
must include:

- An internal road network that provides a high level of access within the development for all
  vehicular and non-vehicular traffic, which responds to the topography of the land and provides
  opportunities for and encourages the use of public transport.
- A hierarchy of primary, secondary and local access roads.
- A primary road network providing direct access to the Neighbourhood Activity Centre from
  Geelong-Portarlington Road and from Wyndham Street.
- Provision for an east-west road link between Jetty Road and the growth area in the vicinity of
  the Clifton Springs Primary School.
- An extension of Bay Shore Avenue crossing Griggs Creek.
- Vehicle crossings of the Bellarine Rail Trail only at Jetty Road and the primary north-south
  entry road, and including road reserves that allow for future grade separation of the road and
  rail reserve.
- Major traffic control items for key intersections.
- Traffic management controls for the internal road network and provision for future bus routes.
A road traffic safety audit and traffic study that assigns a traffic volume range to each road commensurate with its position in the road hierarchy.

- Measures to ensure local roads do not exceed the traffic volume range commensurate with their position in the road hierarchy (with particular regard to Bay Shore Avenue and Coriyule Road).

- Engineering cross-sections for all road types.

Detailed **Flooding, Stormwater and Drainage Management Plans** that must include:

- Designs which are based on the following reference documents:
  - *City of Greater Geelong Stormwater Management Plan*, 2002;
  - *City of Greater Geelong Standard Specification for Roadworks and Drainage*.

- An integrated approach to stormwater system management designed and implemented on a catchment wide basis, that includes consideration of development impacts and provides for the stormwater management of any construction stage(s), interim stage(s) and the final development.

- A stormwater management system that ensures peak discharge rates, volumes and pollutant loads of all stormwater leaving a site post development are no greater than pre-development and that ensures no detriment to any surrounding area.

- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components and that:
  - Includes measures to safely control discharge to Port Phillip Bay for all storms, including 1 in 100-year ARI events;
  - Includes designation of all floodways or areas subject to inundation;
  - Identifies and quantifies any site discharge across the rural land to the west, detailing the location and manner of discharge across the site boundary;
  - Includes the design, sizing and location of all retarding basins to accord current best practice, and
  - Includes the design, sizing, construction details and maintenance requirements of all WSUD facilities including swales, wetlands and sedimentation basins, in particular during and post-construction when the wetland plants are establishing.

- A plan which ensures access to treated storm water for all downstream rural properties in similar quantities, qualities, location and concentration to pre-development overland flows.

- Incorporation of leading-edge water reuse strategies and alternative water supply sources.

- Hydrologic and hydraulic analysis of impacts on Griggs Creek.

- All proposed stormwater quality treatment measures shall be designed in accordance with current best practice guidelines and will be reviewed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to ensure compliance with current best practice.

**A Development Sequencing Plan** that must include:

- The sequence in which the initial development of the site is to proceed and identification of likely development fronts.

- The staging and early provision of infrastructure and other key facilities, including the timing of the development of the foreshore and creek reserves.
A road staging plan that includes provision for integration with subsequent stages of development. Any interim termination of roads which may be extended in the future across site boundaries must be designed and constructed to allow for functional vehicular movement during that interim period.

Evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.

**A Neighbourhood Activity Centre Master Plan** for land in areas C and D of the Property Identification Map at Clause 4 that responds to the topography of the site and resolves the design of a Neighbourhood Activity Centre located centrally to the Jetty Road growth area generally in the vicinity shown in the Jetty Road Urban Growth Plan 26 June 2007 (Amended 23 September 2008). The Neighbourhood Activity Centre Master Plan must include:

- A street-based centre with the majority of public space within the activity centre to be publicly owned and designed to create a strong sense of place within the Jetty Road precinct.
- Provision for commercial and non-commercial floor space in the order of 5,000m².
- Provision for community services and infrastructure, including joined up (or in hub formation) children’s services and allied uses and a Neighbourhood House in the order of 500 sqm.
- Proper integration between commercial and community facilities, including the sub-regional park located adjacent to and generally north and north west of the Activity Centre.
- Significant frontage to the primary road network and exposure to passing trade.
- Guidelines for development staging of the Neighbourhood Activity Centre.

The Neighbourhood Activity Centre Master Plan must have regard to the Activity Centre Guidelines published by the Department of Planning and Community Development.

A **Landslide Risk Assessment** for land in area A of the Property Identification Map at Clause 4 that must:

- Address potential issues arising from coastal instability and erosion along the foreshore and foreshore reserve, as per the *Preliminary Geotechnical Assessment* (October 2004, Chadwick Group Holdings).

An **Environmental Assessment** that 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 *Environment Protection Act 1970*, or
  - An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of the *Environment Protection Act 1970* that the environmental conditions of the land are suitable for the sensitive use.

Any planning permit must contain whatever conditions are reasonably necessary to give effect to the requirements of the certificate or statement as the case may be.

### Decision guidelines

In considering whether or not to approve or amend the development plan, the responsible authority must consider the *Jetty Road Urban Growth Plan*, 26 June 2007 (Amended 23 September 2008).
**SCHEDULE 21 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO21**.

**POINT LONSDALE RESIDENTIAL AND WATERWAYS DEVELOPMENT**

This schedule applies to the land at Point Lonsdale described as:

Part of Volume 10662 Folio 736, Part of Volume 10662 Folio 737
Volume 10045 Folio 074, Volume 10045 Folio 075
Volume 10684 Folio 101, Volume 10721 Folio 275 and Volume 9901 Folio 324.

It is required to ensure that the new residential and open space system proposed for the land is planned and developed in a fully integrated and comprehensive manner that has regard to all major planning issues (including native vegetation protection, stormwater management, landscaping, open space linkages, flood protection, urban design, traffic issues and pedestrian linkages).

1.0

29/04/2010  
C150

**Requirement before a permit is granted**

Before a Development Plan has been approved by the responsible authority, a permit may be granted for:

- the use and development of any social, community or educational facility.
- the staged subdivision, associated earthworks, native vegetation removal and road access generally in accordance with planning application number 673/2007.

2.0

29/04/2010  
C150

**Conditions and requirements for permits**

A planning permit allowing the development of the Point Lonsdale Residential and Waterways project must include conditions relating to the following:

- The subdivision and development of the land must not commence until a Development Plan has been approved under Schedule 21 to Clause 43.04.
- Compliance with Building and Landscape Design Guidelines forming part of the approved Development Plan.
- Preparation and approval of the following plans and staging plans:
  - Project Environmental Management Plan (PEMP), generally in accordance with the Environmental Management Framework forming part of the approved Development Plan;
  - Earthworks Plans, generally in accordance with the Earthworks Master Plan forming part of the approved Development Plan;
  - Landscape Plans, generally in accordance with the Landscape Master Plan forming part of the approved Development Plan;
  - Stormwater Drainage Plans, generally in accordance with the Stormwater Drainage Master Plan forming part of the approved Development Plan;
  - Construction Management Plan;
  - Waterways Plans, generally in accordance with the Waterways Master Plan forming part of the approved Development Plan;
  - Native Vegetation Offset Plan.
- A requirement to enter into agreements pursuant to Section 173 of the *Planning and Environment Act 1987*, containing:
  - the timing for the transfer to Greater Geelong City Council of conservation areas, open space and waterways as shown in the approved Development Plan;
- requirements to design and construct, at the Owner's cost the intersections at primary access points off Bellarine Highway and Shell Road;
- requirements for line-marking works on Fellows Road at the Owner's cost;
- requirements to contribute a reasonable proportion of the cost of any intersection upgrades at:
  - Bellarine Highway/Fellows Road; and
  - Point Lonsdale Road/Lawrence Road;
- construction or upgrading of a shared path along Lawrence Road between Fellows Road and Point Lonsdale Road;
- requirements for the design and construction of a community facility not exceeding 500 square metres to the satisfaction of the responsible authority at the Owner's cost and the subsequent transfer of ownership of the facility to the City of Greater Geelong;
- requirements for the construction and maintenance of all dwellings to comply with the Building and Landscape Guidelines forming part of the approved Development Plan;
- requirements to ensure no cats are kept on any lot;
- requirements for minimum floor levels for all residential and commercial buildings of 2.35m AHD on all lots.

### Requirements for Development Plan

The Development Plan must be generally in accordance with:

- The Point Lonsdale Residential and Waterways Illustrative Master Plan in Clause 4.0.
- The Minister’s Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009).

The responsible authority must consult with the Borough of Queenscliffe Council and Department of Sustainability and Environment before approving the Development Plan.

At any one time, only one Development Plan may be approved for the land covered by this Schedule.

The Development Plan must include the following:

- The location, type and extent of residential accommodation including for aged care, retirement living and medium density housing.
- The location of community, rural, retail and open space uses including conservation areas and waterways.
- The provision of an aged care facility to accommodate approximately 120 beds and a retirement village containing a minimum of 170 independent living units.
- The provision of a community hub, including a multi-functional community facility having a minimum building area of 500 square metres, to service both the existing residents of Point Lonsdale and the new community.
- The provision of any temporary community facility to operate before the completion of the community hub.
- The provision of a minimum of 87 hectares of open space, including conservation areas, local parks and waterways.
- Lot layouts, approximate number of lots and estimated number of dwellings.
- The extent of earthworks (areas of cut and fill).
- Contours at 0.5m intervals and existing vegetation.
- Views to and from the site.
- Access and connection points.
- Road layout.
- Proposed linking points to surrounding land.
- Pedestrian and cycle paths.
- The location of vegetation to be retained and removed.
- Any sites of environmental, cultural or heritage significance.
- Open space and recreation areas and their intended functions.
- Major drainage lines, water features, and floodways.
- The relationship of the development of the land to the existing and proposed land uses on adjoining land.
- Key environmental characteristics of the site including environmental constraints;
- Any other matter the responsible authority may reasonably require.

**An Environmental Management Framework.** The Environmental Management Framework must be generally in accordance with the Point Lonsdale Environmental Management Framework (Golders Associates Pty Ltd revised March 2009).

**An Earthworks Master Plan.** The Earthworks Master Plan must be generally in accordance with the approved EES for the land and the Minister’s Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must include:
- Areas and volumes of soil to be excavated and filled;
- An area representative of the original condition of the northern dune;
- Reference to, and demonstration of compliance with, any requirements specified by the Corangamite Catchment Management Authority (CCMA) in relation to finished surface levels, flood levels, proposed minimum floor levels and limitations or conditional statements attached to data provided by the CCMA;
- Approximate finished landform contours and finished levels;
- Provision for minimum floor levels for all residential and commercial buildings of 2.35m AHD to accommodate the Victorian Coastal Strategy 2014 projected sea level rise of 0.8 metres by the year 2100 (or any subsequent state government adopted sea level rise figure) including consideration of options for raising floor levels that do not rely on bulk fill;
- Geotechnical specifications to ensure that the residential development areas are suitable for the intended use;
- A testing programme for the placement and compaction of fill material including provision for completed works to be certified by an agreed appropriately qualified Geotechnical Engineer, to be funded by the developer.

**A Landscape Master Plan.** The Landscape Master Plan must be generally in accordance with the approved EES for the land and the Minister’s Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must include:
A strategy for landscaping throughout the site which shows design principles for each space, what amenities they might provide, the function of the open space, the suite of vegetation species to be used in roads and open space areas (including indigenous tree canopy adjacent to open space reserves), interface approaches to site boundaries and major roads, and fence design for lots adjacent to open space reserves;

A Nutrient and Irrigation Management Plan (NIMP) which lays out the annual water usage and fertilizer (nitrogen and phosphorus) loading associated with treatments outlined in the Landscape Master Plan. The NIMP should provide details of any proposed soil amendments composition and phosphorus retention capacity of imported fill and soil and plant testing schedules to be employed to ensure these regimes are retained;

Staging and likely sequence of development of the open space areas;

Vegetation communities to be established on the land;

The location for a future bicycle/pedestrian link between the subdivision and the Bellarine Rail Trail;

Car parking locations and layout adjacent to all open space areas. This must detail treatment of car parks including landscaping and lighting;

Show measures that restrict swimming, fishing, powered boating and dogs within the waterways, including appropriate signage, with all watercraft prohibited in the western conservation area;

The western conservation area of the waterway should have a natural edge treatment, where possible to allow for natural regeneration of plants and wading birds, and should involve the relocation of the boardwalk from the tidal saltmarsh area further east over the waterway. This will result in the construction of a bicycle and pedestrian bridge;

Final design, location and type of paths in the western conservation area and Moonah woodland to the satisfaction of the Responsible Authority;

Deletion of all referencing to the species Leptospermum laevigatum (Coastal Tea-tree);

Landscaping at all intersections must be designed to ensure that the landscaping does not impact upon sight distances;

The maintenance schedule that details responsibilities and requirements for the ongoing maintenance of all landscaped areas.

A Stormwater Drainage Master Plan. The Stormwater Drainage Master Plan must be generally in accordance with the approved EES for the land and the Minister’s Assessment under the Environment Effects Act 1978 of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must cater for the entire site, existing areas draining to the site and abutting undeveloped land and detail:

Any temporary or permanent drainage infrastructure that is required to facilitate effective staging of the subdivision to ensure the completion of any stage;

How the drainage system integrates with the function of the Waterways Master Plan;

How the plans are consistent with the design objectives of the State Environment Protection Policy (Waters of Victoria);

How the plans differentiate between aesthetic and functional features and identifies their locations;

How the flow management system would achieve the design objectives during construction and operation of the waterways;

The design of the hydraulic connection from Lake Victoria in a manner consistent with the adopted flood levels of both the site and land adjacent to Lake Victoria;
- Measures to retrofit the existing Lonsdale Lakes residential estate with bioretention systems to further reduce the pollutant load to the Site Lake System.

- **A Waterways Master Plan.** The Waterways Master Plan must be generally in accordance with the approved EES for the land and the Minister’s Assessment under the *Environment Effects Act 1978* of the Stockland Residential & Waterways Development Point Lonsdale (Jan 2009) and must be designed in accordance with best practice principles and provide the following details all to the satisfaction of the responsible authority and the relevant Floodplain Management Authority:
  - The staged development of the lake system;
  - The form, function and management of the waterways, which includes:
    - the design of the lakes, edge treatments, depth and function;
    - the provision of appropriate safety barriers or fencing to manage public access;
    - the provision of appropriate facilities for public uses;
    - the provision of appropriate safety barriers or fencing to manage public access;
    - compliance with the requirements of the Royal Life Saving Society – Guidelines for Safety in Urban Water Developments.
  - The minimisation of stagnant water within the stormwater drainage system to reduce the potential breeding ground for mosquitoes;
  - How the lake system integrates with the function of the Stormwater Drainage Master Plan;
  - A long term management, maintenance and monitoring strategy for the waterways during and post construction;
  - Measures to limit any impacts on Lakers Cutting in particular groundwater and sediment runoff;
  - The installation of a floating litter trap (Bandalong type) in the outlet channel north of the Bellarine Highway. Note, this must have legal vehicular access at a safe location that will ensure the litter trap can be easily serviced;
  - Life cycle management and maintenance costing for the waterways;
  - Have regard to catchment-wide issues, including flood levels, catering for flood flows within and through the site, upstream impacts on Lake Victoria, minimum development levels and floor levels.

- **Building and Landscape Design Guidelines.** The Guidelines must be consistent with Chapter 5 of the approved EES for the land and have regard to relevant guidelines in the Building Siting and Design Guidelines – Point Lonsdale Coastal Area – Borough of Queenscliffe.
Map to Schedule 21 (Illustrative Master Plan)
SCHEDULE 22 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO22.

OCEAN GROVE GROWTH AREA

This schedule applies to the undeveloped Residential 1, Business 1, Business 4 and Industrial 3 zoned land located generally to the north and east of the existing Ocean Grove Industrial Estate, Kingston Downs and The Parks residential estates, between Grubb Road and Banks Road, Ocean Grove.

The aim of the schedule is to ensure development occurs generally in accordance with the Ocean Grove Structure Plan 2007, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.

1.0 Requirement before a permit is granted

A permit may be granted for the following before a development plan has been prepared provided that the Responsible Authority is satisfied that the subdivision, use or development will not prejudice the approval of the development plan or future development:

- The construction of one dwelling and associated out buildings on an existing lot provided it is the only dwelling on the lot.

- Any buildings and works associated with the use of the land for agriculture.

- Extensions or alterations to existing buildings and associated works.

- The subdivision of the land into superlots, or to realign property boundaries provided that the realigned lots or the superlot cannot be used or developed for any purpose other than for the activities described above.

- The subdivision of the land to create a road reserve, or a subdivision which does not create an additional lot.

2.0 Requirements for development plan

2.1 Objectives

A development plan must be generally consistent with the Ocean Grove Growth Area Master Plan in Clause 4.0 and meet the following objectives:

Community Design Objectives

- To ensure the development of new sustainable neighbourhoods are integrated with the surrounding community and urban environment.

- To provide for a range of lot sizes to suit a variety of dwelling and household types including provision of a major aged care facility and substantial retirement village.

- To manage sensitive residential interfaces by the use of open space buffers or other mechanisms.

- To provide a safe, convenient and legible subdivision design that enables development to front streets, open space and public areas.

- To provide for a community hub comprising the Grubb Road Activity Centre, a primary school site (if required), regional park and medium density residential development.

- To create an employment node by expanding the existing Ocean Grove Industrial Estate and restricted retail areas.

- To create an attractive and safe entrance to the Ocean Grove township along the duplicated Grubb Road frontage of the Growth Area in a manner which maintains the significant roadside vegetation where possible.
Open Space Objectives

- To provide an open space network that contains both active and passive open space.
- To provide for the enhancement of the landscape values of the area.
- Areas of open spaces should seek to:
  - Provide links into the existing network, including links to key established walking and cycling networks.
  - Contribute to the character of the local area.
  - Assist with stormwater management.
  - Be efficiently and easily maintained.
  - Incorporate indigenous species to enhance biodiversity values.

Movement Network Objectives

- To provide a road network that:
  - Integrates with the existing residential areas to the south and future residential areas to the north.
  - Provides for community safety.
  - Provides an integrated pedestrian and bicycle path network incorporated into the road and public open space system.
  - Distributes traffic so as to minimise congestion on local roads and intersections.
  - Provides for a bus network that improves accessibility of residents and provides connectivity to the Grubb Road Activity Centre and community hub.
  - Incorporates future road upgrades as proposed by VicRoads.

Sustainable Development Objectives

- To ensure that the stormwater quality management system integrates best practice treatment and reuse into the landscape.
- To create a subdivision layout that promotes water sensitive urban design, water conservation, water reuse, energy efficiency and reduction of all wastes.
- To focus the layout of roads, footpaths and cyclepaths in drainage lines to maximise their contribution to the environmental character of the area.
- To ensure an integrated water management system is created in accordance with best practice principles, with inclusion of urban stormwater management systems that prevent any adverse impact on downstream areas and provide some mitigation of unacceptable flooding within downstream urban areas under existing and future conditions.
- To ensure all indigenous and native vegetation is identified and addressed in accordance with the requirements of the State Native Vegetation Management Framework.

Requirements

A Development Plan must include:

An **Urban Design Masterplan** that includes as appropriate:

- The location of all proposed land uses including regional active open space, a primary school and all medium density residential development.
A plan indicating how the regional park, primary school and medium density residential development will be linked to the Grubb Road Activity Centre by vehicle, bicycle and pedestrian traffic.

Contours of land at 0.5m intervals.

The general subdivision layout including location and general distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types and other compatible land uses.

A subdivision design which provides a positive identity and contributes to the amenity and safety of Grubb Road and to ensure that all development addresses the Grubb Road frontage (and does not back onto Grubb Road or provide for screen fencing along Grubb Road).

A residential development summary, including details of housing yield, mix of housing types and densities.

Details of proposed treatments to manage sensitive interfaces between residential and non-residential land uses including widths of any buffer areas, planting species list and their future ownership and management. A 30-metre buffer should be provided between the rear of Coolamon Close properties and the Industrial 3 Zone which will also provide a pedestrian/cycle link to Kingston Park.

Details of existing vegetation to be retained and trees to be removed, including in road reserves.

An open space network which includes:
- A public open space contribution equal to 10 % of the residential land.
- Any land contribution for open space must be fit for purpose.
- A system of public open spaces that takes into account the physical characteristics of the site and which will enhance the permeability and character of the development.
- Adequate local open spaces within safe walking distance from all dwellings.
- Passive and active recreational uses.
- Provision of a regional park of at least 8.0 hectares with two ovals suitable for active sports together with an associated pavilion and car parking to be located nearby to the proposed primary school.
- Public open spaces should be edged by roads or other active frontages on at least one side.

A walking and cycling network which will:
- Provide an east-west pedestrian, cycle and environment corridor through the development from Grubb Road to Banks Road which connects with existing and proposed walking and cycling tracks.
- Within the development area, provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths and cycle lanes linking residential areas together with connectivity to activity centres, public open spaces, school and community uses and the surrounding areas.
- Provide a pedestrian/cycle linkage between future residential areas and Kingston Park either via Coolamon Close or the adjoining industrial estate.

An Activity Centre Urban Design plan which provides for:
- A conceptual design for the ultimate development of the Grubb Road Activity Centre.
- Integration of community/recreational/open space facilities as and when required with future retail facilities.

A Restricted Retail and Industrial Area Urban Design plan which provides for:
- Future road network and general subdivision layout including buffers to adjoining residential areas.
- Proposed measures to ensure the Grubb Road frontage creates an attractive entrance to the town.
- The siting of an electricity sub-station.

A **Road Network and Traffic Management Plan** having regard to any VicRoads requirements that includes:

- An internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic which responds to the topography of the land and provides opportunities for public transport.
- A Road hierarchy displaying trunk collector, collector and local access roads, including:
  - Provision for the future duplication of Grubb Road on the east side in accordance with requirements of VicRoads, including measures to ensure retention of the existing roadside vegetation where possible.
  - Interim intersection treatments on Grubb Road to provide access until Grubb Road is duplicated as proposed by VicRoads.
  - All proposed future access roads onto Grubb Road and Banks Road, the concepts for intersection treatments for all new connections to those roads all in accordance with the requirements of VicRoads and the provision of arrangements for cyclists and pedestrian paths along Grubb Road and Banks Roads.
  - Access to the extension of Kingston Downs Drive to the south of the site and any other connections to Kingston Downs Estate in a manner which discourages direct vehicular traffic movement connection between Grubb Road and Shell Road.
  - Provision for access to Banks Road.
  - All proposed future road connections between Kingston Downs (North) and land adjoining to the north.
- A road layout and alignment, subject to detailed design, that is consistent with the engineering standards applied in the existing subdivisions in the area.
- Road reserve widths and cross-sectional dimensions clearly displaying parking, traffic and bicycle lanes/paths, central medians, kerb and channel, footpaths, nature strips and services, which accord with the Clause 56 Residential Subdivision provisions.
- Traffic management controls for the internal road network.
- Provision for future bus routes, bus stops and shelters in consultation with the Department of Transport and the local bus provider.

A **Stormwater Management Masterplan** providing for:-

- Analysis of north eastern and south eastern sub-catchments, with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to downstream drainage systems, drainage lines, waterways and water bodies (including Freshwater Lake and Lake Victoria) to ensure no adverse impact. The strategy for the south eastern sub-catchment shall be informed by findings of the South Eastern Ocean Grove Drainage/Flood Study, which has identified flood prone areas within this sub-catchment and a need to provide measures within the growth area to mitigate unacceptable flooding within downstream urban areas under existing and future conditions. Existing urban areas downstream of growth areas are known to be flood-prone for existing conditions due to limited capacity of existing drainage systems.
Analysis of major and minor drainage systems within proposed urban stormwater management strategies in order to identify systems that achieve best practice urban runoff management objectives to the satisfaction of the Responsible Authority.

The regulation of stormwater discharge from the growth area within the north-eastern sub-catchment to the downstream rural farm land and Freshwater Lake located at the northern end of Lagoon Road South, and those portions of the south-eastern sub-catchment that may discharge to rural farm land ensuring maintenance of flow rates, reasonable volumes and quality.

A plan showing all drainage works which need to be undertaken both internally and externally to the Ocean Grove Growth Area together with the allocation of costs of provision of identified external drainage works between developers of the Growth Area.

A **Water Sensitive Urban Design** that:

- Provides for catchment stormwater drainage and flood mitigation management measures on the subject land ensuring no unreasonable detriment to surrounding areas to the standard required by the responsibility authority;
- Provides for the collection, treatment and disposal of stormwater runoff that reflects best practice including the provision of water detention basins and water quality treatment wetlands within the open space and bioretention systems within the local street network;
- Is consistent with guidelines established using appropriate Australian design standards consistent based on the following reference documents:
  - City of Greater Geelong Stormwater Management Plan, 2002;
  - Melbourne Water, 2003, Guidelines for Development in Flood-prone Areas;
  - Royal Lifesaving Society – guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.
- Minimises the incidence of blue-green algal bloom outbreaks during summer periods in permanent water bodies if any are provided.
- Is underpinned by a design report for all stormwater quantity and quality systems that:
  - Outlines the original design objectives including a requirement to retain downstream flows to existing rural flows;
  - Ensures a design philosophy of ‘zero adverse impacts’ to surrounding areas;
  - Details short- and long-term maintenance requirements and responsibilities for the wetlands, detention basins and aesthetic lakes;
  - Identifies any other elements or issues to assist long-term management of these systems;
  - Identifies lifecycle issues;
  - Provides for the design of overflow paths for a 1 in 100-year flood event;
  - Identifies measures to improve stormwater quality before it is discharged downstream, including details of design to ensure that floating debris is removed, including installation of litter and gross pollutant traps to the satisfaction of the responsible authority;
  - Provides measures for managing and treating stormwater run off from the industrial precinct.
  - Sets out details of the stormwater quality treatment measures which have been reviewed using the MUSIC (Model for Stormwater Improvement Conceptualisation) program to determine the benefits of the proposed works. These measures shall ensure any stormwater
discharged from the area meets the State Environment Protection Policy (SEPP) best practice performance objectives of 80% retention of suspended solids, 45% reduction in nitrogen, 45% reduction in phosphorous and 70% reduction in litter. The detailed plans shall show the various measures to be used as well as details on the means by which the rate of stormwater runoff will be reduced prior to it entering any constructed wetlands, detention basins or open drainage channels during times of peak flow.

- The capture and re-use of stormwater for irrigation or other purposes to be made available to land and facilities within or external to the growth area as determined by Council, including the provision for the piping of stormwater from the Grubb Road Activity Centre for storage at the regional park.

An **Environmental Management Plan** providing:-

- Details of the construction procedures and practices to ensure there is no unreasonable off-site impact to stormwater quality during the construction phase.
- The measures to be undertaken for the management and control of erosion and silt discharged beyond the site during the construction phase of the development.
- Construction techniques that incorporate the provisions within the Guidelines for Environmental Management – Doing it right on Subdivisions (EPA Publication 960).
- A cultural heritage assessment of the land.
- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any contamination. 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 for the *Environment Protection Act 1970*; or
  - An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with the Part IXD of the *Environment Protection Act 1970* that the environmental conditions of the land are suitable for the sensitive use.

Any planning permit must contain whatever conditions are reasonably necessary to give effect to the requirements of the certificate or statement as the case may be.

An **Open Space Landscape Masterplan** that includes:-

- Landscape and character areas plan showing landscape character areas and principles.
- Plans for the regional park, linear linkages and other proposed open space areas showing the location of proposed improvements such as sports fields, pavilions, car parks, playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems (including on-site water storage), drainage lines and detention basins.
- The coordination between developers and the timing of construction of proposed improvements on the regional park.
- Details of plant species to be used to create distinctive precincts for public open space areas (including shared pathways) and road reserves including extensive use of local indigenous species.
- Landscaping treatments to provide an attractive entrance to Ocean Grove along the Grubb Road frontage using local indigenous species which complements and enhances the existing indigenous vegetation along Grubb Road.

A **Development Staging Plan** which generally reflects the overall staging as shown on the Ocean Grove Growth Area Masterplan in Clause 4.0 and provides for :-

- The detailed staging by which the residential development of the site is to proceed cognisant of catchment and drainage lines, other practicalities including servicing, and the desirability of the promotion of competition in the supply of residential lots.
Information relating to the timing and provision of infrastructure and other key facilities, including the timing of the development of open space areas consistent with any section 173 agreement that relates to the provision of external works and services.

Evidence that reticulated water supply and sewerage services can be provided to the land in a timely and efficient manner.

The staging of the activity centres to provide for early provision of convenience shopping and long-term provision of a neighbourhood activity centre at Grubb Road.

The progression of development in Stage 1 such that areas to the north and north west of the existing residential development to the south of the Stage 1 area are developed in roughly equal proportions to any residential development to the north east areas of Stage 1 to ensure road and infrastructure connection between existing residential areas and Grubb Road is achieved at the earliest possible time.

Development plans may be prepared and approved in stages and may be prepared and approved for various parts or land holdings. Separate development plans are anticipated for the Neighbourhood Activity Centre at Grubb Road, restricted retail area and industrial area.

3.0 Decision guidelines

In considering whether or not to approve or amend a development plan, the responsible authority must consider:

- The requirements of this schedule.
- The State and Local Planning Policy Frameworks.
- The Ocean Grove Growth Area Masterplan in Clause 4.0.
- The views of any relevant government agency or statutory authority.
- Whether the land can be provided with reticulated water supply and sewerage services to the satisfaction of Barwon Water, and
- Any submissions received as a result of Council seeking comments from developers within the Ocean Grove Growth Area.
- Whether land required for the widening of Grubb Road and the development of the primary school will be publicly acquired.
4.0
Ocean Grove Growth Area Masterplan
SCHEDULE 23 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO23.

LAND BOUNDED BY JETTY ROAD, CENTRAL ROAD, ADA STREET & THOMAS STREET, CLIFTON SPRINGS

1.0

Requirement before a permit is granted

Before a development plan has been prepared, a permit may be granted for the following:

- The construction of one dwelling and associated out buildings on any lot existing at the approval date provided it is the only dwelling on the lot.
- Any buildings and works associated with the use of the land for agriculture.
- Extensions or alterations to existing buildings and associated works.

2.0

Requirements for development plan

A development plan must be prepared to the satisfaction of the Responsible Authority to guide the future subdivision, use and development of the land bounded by Jetty Road, Central Road, Ada Street & Thomas Street, Clifton Springs.

Only one Development Plan may be approved for the entire area covered by this Schedule.

2.1

Requirements

The Development Plan must include:

An Urban Design Masterplan that includes:

- The location of all proposed land uses including but not restricted to roads, public open space, drainage reserves, and other known authority reserves.
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types.
- An open space network which includes:
  - A minimum 10% unencumbered land open space contribution.
  - Public open spaces should be bounded only by development frontages and/or roads on at least three sides.
- Designated off road walking and cycling paths connecting to the adjoining walking and cycling path network (Reference to Greater Geelong Cycle Strategy, 2008).

A Road Network and Traffic Management Plan complying with any VicRoads requirements that includes:

- An internal road network that provides a high level of permeability through, and access within, the development for all vehicular and non vehicular traffic and which responds to the topography of the site. Road intersections should be located on Thomas Street and Ada Street only, with no new road intersections to be located on Jetty Road or Central Road. Treatment of the Jetty Road frontage should take into account existing site conditions and any relevant future planning elements within the Jetty Road Urban Growth Area.
- Limited direct access for lots fronting Ada Street and Central Road in the vicinity of the Ada Street and Central Road intersection, as determined by Council. These lots are to be accessed by the internal road network only.
- Traffic management controls for the internal road network.
- The Road Network and Traffic Management Plan is to address all off-site traffic infrastructure requirements associated with the development of this site.
- The Road Network and Traffic Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit.

- Perimeter roads shown to cater for a parking lane adjacent the land to which this DPO applies, and a through lane of 4.1 metres.

- Provision of on-road bicycle lanes for Ada Street and Thomas Street.

- Conflict treatment where Thomas Street intersects with Jetty Road and Central Road and where Ada Street intersect with Jetty Road and Central Road (Reference to Greater Geelong Cycle Strategy, 2008).

A detailed **Flooding, Stormwater and Drainage Management Plan** that takes an integrated approach to stormwater system management, is designed with reference to the whole of the catchment and includes:

- Reference to:

- A Drainage Feasibility Study.

- Water Quality Impact Report.

- A single, integrated stormwater management system that ensures peak discharge rate, and pollutant load of stormwater leaving the land covered by this DPO post development is no greater than pre-development and is to be discharged to Griggs Creek or as otherwise nominated by Council.

- Approximate size and location of all drainage system components.

- The Flooding, Stormwater and Drainage Management Plan is to address all off-site drainage infrastructure requirements associated with the development of this site and be developed with due consideration of other land and developers in the whole of the catchment containing this site.

An **Open Space and Landscape Masterplan** that includes:

- A Flora Assessment in accordance with the Native Vegetation Management Framework.

- The extensive use, where possible, of local indigenous species throughout the development.

- A recreation reserve of a minimum of 0.5 hectares, located at 19-49 Thomas Street, Clifton Spring, generally central to the development and incorporating children’s play facilities, park furniture, path network and landscape elements.

- An assessment of existing vegetation within the amendment area and the abutting road reserves and identification of any vegetation to be retained. Such vegetation may influence road alignments, overland flow paths for stormwater or open space siting.

**Decision guidelines**

In considering whether or not to approve or amend a development plan, the responsible authority must consider:

- The objectives and requirements of this schedule,

- The State and Local Planning Policy Frameworks, and

- The views of any Government Department or statutory authority.
SCHEDULE 24 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO24.

LAND BOUNDED BY PRINCESS STREET, WOODVILLE STREET, CLARENDON ROAD & MURRADOC ROAD, DRYSDALE

A development plan must be prepared to the satisfaction of the Responsible Authority to guide the future subdivision, use and development of land generally bounded by Princess Street, Woodville Street, Clarendon Road and to the rear of the business zoned properties fronting Murradoc Road.

The objective of this Schedule is to ensure development occurs generally in accordance with the Princess Street Drysdale Concept Plan – 2009, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.

1.0

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing use or development.

2.0

Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

A permit for subdivision must contain a condition which requires the owner to enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to provide development contributions for:

- Road and Drainage Works;
- Open Space Works;
- Community Infrastructure;

as outlined in the approved Development Plan

3.0

Requirements for development plan

The Development Plan must include the following:

An Urban Design Masterplan that includes:-

- The location of all proposed land uses including but not restricted to roads, public open space, drainage reserves, and other known authority reserves.
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to provide for a range of housing types and supporting the Drysdale Increased Housing Diversity Area as shown in Clause 22.63. The layout is to maximise solar efficiency to as many lots as possible.
- Identification of the natural east-west waterway as an adjunct to the linear open space network. The linear open space network along the edges of the waterway must include a shared trail (walking/cycling track) located along one side of the waterway (although it may change sides if necessary and appropriate) which provides a link to or between Clarendon Road and Woodville...
and Princess Streets. On the side where the shared trail is located the open space reserve shall be no less than 10 metres wide from the edge of the embankment to the waterway and must be located above the 1 in 100 year flood level.

- An interface treatment to the business zoned land to the north provided on the residential land to protect the amenity of future residents. The interface treatment must be to the satisfaction of the responsible authority, and must be cognisant of the Burton Acoustic Report (December 2008) and the Environmental Science Associates Report (November 2008) and may include any combination of the following:
  - active road frontage to business zoned land
  - plantation buffers
  - lineal open space link
  - acoustic fencing

  The interface treatment will be dependent on and must be responsive to adjoining land uses, internal road layout, pedestrian pathways and linkages and the lot layout.

- Pedestrian and/or bicycle links to Princess Street, Mortimer Street and the proposed supermarket site.

- Residential lots fronting Woodville Street should be designed to incorporate, as appropriate, the following features so as to provide for an appropriate transition to and interface with the low density residential land to the south:

  - no or low front fences
  - adequate opportunities for landscaping that includes canopy trees in front setbacks
  - limited coverage of paved surfaces including driveway crossovers

- Designation of areas to be subject to building restrictions and fencing provisions particularly in relation to the interface with public open space areas.

- Recognition and consideration of the heritage significance of properties fronting Princess Street, as defined in HO1620.

- The stages by which the development of the land is to proceed. The development is to commence at the western portion of the site.

A Road Network and Traffic Management Plan that includes:-

- An internal road network that provides for a high level of permeability through, and access within, the development, for all vehicular and non vehicular traffic and which responds to the topography of the site.

- Road intersections to be located on Woodville Street, Mortimer Street, Clarendon Road and potentially Princess Street (within the vicinity and directly south of Eversley Street).

- Road connectivity through to Mortimer Street and Clarendon Road.

- Traffic management controls for the internal road network, including actions and road alignments to restrict potential unwarranted through traffic from outside the site.

- Provision of a footpath along one side of Woodville Street and a footpath along one side of Clarendon Road where it shares an abuttal to the subject land.

- The upgrading of Woodville Street and Clarendon Road where it shares an abuttal to the subject land to Council’s satisfaction, including widening of the Clarendon Road reserve to a minimum of 13.5 metres north of the Woodville Street ‘T’ intersection.
Definition of the cross-sections, including where relevant, verge widths, naturestrips, kerb & channel, pavement widths and pathways for all identified roads within and abutting the development, to meet the network traffic needs and be capable of incorporating any drainage elements (eg WSUD).

The Road Network and Traffic Management Plan is to address all off-site traffic infrastructure requirements associated with the site.

The Road Network and Traffic Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit which arise as a consequence of the development of the land.

A detailed **Flooding, Stormwater and Drainage Management Plan** that adopts an integrated approach to stormwater system management, is designed with reference to the whole of the catchment and includes:

- Reference to:
  - *Clause 56-07 of the Greater Geelong Planning Scheme;*

- A Drainage Feasibility Study.
- Water Quality Impact Report.

- A single, integrated stormwater management system which ensures that peak discharge rate, and pollutant load of stormwater leaving the land covered by this DPO post development is no greater than pre-development conditions and provides for discharge to the existing drainage system west of Princess Street, or as otherwise nominated by Council.

- Best practice stormwater treatment of stormwater runoff from the adjoining Business 4 zoned land, including the installation of a suitably sized gross pollutant trap (GPT) that removes litter and larger sediment. The GPT should be located at the head of the catchment.

- Approximate size and location of all drainage system components, including any upgrades, modifications or reconstruction of the major bridge/culvert crossings of Woodville Street and Clarendon Road.

- Assessment of the natural east-west waterway bank stability, particularly the Clarendon Road end, to ensure the linear open space can be constructed in a manner that conforms to relevant safety standards. This area may require a revegetation and management plan to stabilise the banks and provide a guide for the shared walking / bike path (i.e. start and end point of the 10m wide reserve).

- Input from the Corangamite Catchment Management Authority for works in, on or over the natural east-west waterway, which is a designated waterway on the Authority’s maps.

The Flooding, Stormwater and Drainage Management Plan is to address all off-site drainage infrastructure requirements associated with the development of this site and be developed with due consideration of other land in the whole of the catchment containing this site.

An **Open Space and Landscape Masterplan** that includes:

- An open space contribution (in cash or land or a combination of cash and land) up to a maximum of 10% of the developable residential land. Encumbered land shall not be credited as Public Open Space including land set aside for plantation buffer treatments (unless it is demonstrated that they can be used for the purpose of open space), drainage basins and land within the natural east-west waterway defined as the bed and banks and that area generally required for the overland flow from the 1 in 100 year recurrence interval flows.
- A Landscape Masterplan for the natural east-west waterway (linear open space reserve) showing the location of the shared trail. The Landscape Masterplan shall include seating and resting points, linkages to Clarendon Road and Woodville, Princess and Mortimer Streets and the proposed location of the local playground. The shared trail is to provide a continuous link from the eastern end to the western end.

- A local playground (multi-age play space) readily accessible to the internal road and pedestrian/cycle network. The playground design shall comply with Council’s Developer Playground Guidelines.

- The natural east-west waterway (linear open space reserve) shall have an active frontage on at least one boundary to provide passive surveillance. Where possible, an active frontage is encouraged for both sides of the waterway. Residential lots adjacent to the linear open space to take advantage of the park aspect by including low fencing or visually permeable fencing without compromising the need to provide for secluded private open space.

- The extensive use, where possible, of local indigenous plant species throughout the development site, including appropriate implementation of the recommendations in the Vegetation report prepared by Mark Trengrove Ecological Services, July 2008. The identified single Manna Gum is to be protected in a small open space reserve.

- Suitable fencing to the north boundary with the adjoining Business 4 Zone to provide noise attenuation and visual screening, including appropriate implementation of the recommendations in the Burton Acoustic Report, 11 December 2008.

- Design of the interface treatment with the adjoining Business 4 Zone to ameliorate dust and noise emissions, including appropriate implementation of the recommendations in the Air Quality Assessment, Environmental Science Associates, November 2008. The Open Space and Landscape Masterplan is to ensure that areas set aside for useable public open space are clearly visible and accessible, providing safe and convenient land to serve the recreational needs of current and future residents in the locality. Passive surveillance to such areas shall accord with Crime Prevention Through Environmental Design (CPTED) principles.
Concept Plan – Princess Street, Drysdale 2010
SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO25.

LAND BOUNDED BY MOSS ROAD, PORTARLINGTON ROAD, KENSINGTON ROAD & THE BELLARINE RAIL TRAIL, LEOPOLD

A development plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of land generally bounded by Moss Road, Portarlington Road, Kensington Road and the Bellarine Rail Trail.

The objective of this schedule is to ensure development occurs generally in accordance with the Moss Road Leopold Concept Plan – 2010, and to require a range of detailed planning issues to be resolved prior to commencement of development of the area.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing use or development.

2.0 Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

3.0 Requirements for development plan

The Development Plan must be generally in accordance with the Moss Road Leopold Concept Plan – 2010, and include the following:

An Urban Design Masterplan that includes:

- The location of all proposed land uses including but not restricted to roads, public open space, drainage reserves, and other known authority reserves.
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types. The layout is to maximise solar efficiency to as many lots as possible and provide for the possible future decommissioning of the Leopold Sportsmans Club.
- An internal road network that provides a high level of permeability through, and access within, the development, for all vehicular and non vehicular traffic and which responds to the topography of the site.
- Road intersections to be located on Moss Road and Kensington Road. There is to be no direct road or lot access to Portarlington Road.
- Active road frontage to the Bellarine Rail Trail and dam site so that all lots, other than corner lots as necessary, face both the road and open space areas.
- The Portarlington Road interface is to show a 5 metre wide landscape buffer reserve. The buffer reserve vegetation is to effectively screen perimeter fencing.
- Active road frontage to Portarlington Road within the vicinity of the bus stop so that lots face both roads and allow casual surveillance to the stop. Buffer vegetation in this area to be designed accordingly.
• Pedestrian links to the adjacent 0.5 hectare Municipal park, the Portarlington Road bus stop and to the Leopold Sportsmans Club from the west.

• Provision of a footpath on Kensington Road abutting the subject land, from the Portarlington/Kensington Road intersection to the bus stop in front of the Leopold Sportsmans Club, and provision of a footpath on Moss Road.

• Designation of fence design provisions in relation to the interface with public open space areas to maximise casual surveillance.

• Design and treatment of the interface with the Leopold Sportsmans Club to address noise and light impacts, notably the vehicle access-way on the Club land.

The Urban Design Masterplan is to be prepared as one integrated plan.

A **Road Network and Traffic Management Plan** (including a Traffic Impact Assessment) complying with any VicRoads requirements, that includes:

• Definition of the cross-sections, including where relevant, verge widths, naturestrips, kerb & channel, pavement widths and pathways for all identified roads within and abutting the development, to meet the network traffic needs and be capable of incorporating any drainage elements (e.g. water sensitive urban design).

• The upgrading of Moss Road, including a footpath where it shares an abuttal to the subject land to match the design and construction of the road of the adjacent Melaluka Gateway Estate.

• High standard street lighting and way-finding signage (to indicate the Bellarine Rail Trail and municipal park) at the intersection of Moss Road with Portarlington Road.

• Traffic management controls for the internal road network, including actions and road alignments to restrict potential unwarranted through traffic from Kensington Road to Moss Road.

• Allowance for the possible future decommissioning of the Leopold Sportsmans Club so that the internal road network for all vehicular and non-vehicular traffic can seamlessly link to the site.

The Road Network and Traffic Management Plan is to address all off-site traffic infrastructure requirements associated with the site and is to be accompanied by a Road Safety Audit, prepared by an appropriately qualified person. The Plan must address any safety issues raised by the Audit.

The Road Network and Traffic Management Plan may be prepared in stages.

A **detailed Flooding, Stormwater and Drainage Management Plan** that builds on the Stormwater Management Report April 2009 prepared by SMEC Urban, adopts an integrated approach to stormwater system management, and includes:

• Reference to:
  - *Clause 56-07 of the Greater Geelong Planning Scheme*;

• A Drainage Feasibility Study.

• Water Quality Impact Report.

• Approximate size and location of all drainage system components.

• A single, integrated stormwater management system that ensures peak discharge rate of stormwater leaving the land covered by this DPO post development (or stages thereof) is no greater than pre-development, and is to be discharged to the existing drainage system(s) as nominated by Council.
- New or upgrades, modifications or reconstruction of the major culvert crossing of Portarlington Road and downstream main drainage channel along the Moss Road reserve (subject to Council approval and provided by the developer and at the cost of the developer), are to occur in lieu of any main drainage levy payments, drainage scheme contribution or provision of an on-site retarding basin and may provide flexibility to the preceding dot point for ‘Area A’, as outlined in the Stormwater Management Report April 2009.

- The drainage design for ‘Area A’, as outlined in the Stormwater Management Report April 2009, shall demonstrate no adverse impact to titles abutting Moss Road between Portarlington Road and the Bay.

- Assessment of the dam/open space interface to ensure conformity with relevant safety standards, including the Royal Lifesaving Society Guidelines. This area may require a revegetation and management plan to address such issues.

The Flooding, Stormwater and Drainage Management Plan is to address all off-site drainage infrastructure requirements associated with the development of this site and be developed with due consideration of other land in the whole of the catchment containing this site.

The Flooding, Stormwater and Drainage Management Plan may be prepared in two stages; being one stage for “Area A” and another stage for “Area B”, as outlined in the Stormwater Management Report April 2009.

**An Open Space and Landscape Masterplan** that includes:

- An open space contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both. Encumbered land shall not be credited as Public Open Space including land set aside for the Portarlington Road landscape buffer reserve, land required for the future stormwater retarding basin (i.e. the dam site) and pedestrian link reserves.

- A Landscape Masterplan for the dam site which includes park furniture and is well integrated with the adjoining municipal park. Existing canopy trees to be retained which provide a feature to the area.

- The extensive use, where possible, of local indigenous plant species throughout the development site.

The Open Space and Landscape Masterplan is to ensure that areas set aside for useable public open space are clearly visible and accessible, providing safe and convenient land to serve the recreational needs of current and future residents in the locality. Passive surveillance to such areas shall accord with Crime Prevention Through Environmental Design (CPTED) principles.

The Open Space and Landscape Masterplan may be prepared in stages.

The development plan may be amended with the approval of the responsible authority.
Concept Plan – Moss Road, Leopold 2010

GREATER GEELONG PLANNING SCHEME

MOSS ROAD, LEOPOLD CONCEPT PLAN - 2010
Land generally bounded by Moss Road, Portarlington Road, Kensington Road and Bellarine Rail Trail
SCHEDULE 26 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO26.

LONSDALE GOLF COURSE REDEVELOPMENT

1.0 Requirement before a permit is granted

A permit may be granted for use or to subdivide land or to construct a building or to construct or carry out works that is not in accordance with the development plan, including:

- Any buildings or works associated with the operation of the existing golf course (including relocation of course maintenance facilities).
- Subdivision of Lot 1 on Title Plan 822391K into two lots generally in accordance with Greater Geelong Planning Permit Application 879/2017.

2.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

A permit for the subdivision of the land into residential lots must include, as appropriate, conditions relating to:

- Compliance with and implementation of the Urban Design Master Plan, Landscape Master Plan and the Stormwater Drainage Master Plan forming part of the approved Development Plan.
- A detailed Tree Protection Plan in accordance with AS4970-2009 including trees in the Fellows Road and Gill Road road reserves.
- A Native Vegetation Off-Set Management Plan if remnant vegetation is to be removed.
- Compliance with and Implementation of the Building and Landscape Guidelines forming part of the approved Development Plan.

A permit for the development of the golf course area must include, as appropriate, conditions relating to:

- Compliance with and implementation of the Golf Course Layout and Landscape Master Plan and Environmental Management Framework forming part of the approved Development Plan.
- A Project Environmental Management Plan.
- Landscape and revegetation plans generally in accordance with the Landscape Master Plan forming part of the approved Development Plan;
- Stormwater Management Plans generally in accordance with the Stormwater Drainage Master Plan forming part of the approved Development Plan for the Residential Subdivision Area.
- A Native Vegetation Off-Set Management Plan.
- A Maintenance Plan for the ongoing management of all landscaped and natural areas.
- Coastal Acid Sulphate Soils Management Plan to the satisfaction of the Department of Sustainability and Environment and the Environment Protection Authority.
- An Earthworks Master Plan.

3.0 Requirements for development plan

A development plan must include the following requirements:

The development plan must be generally in accordance with:
· The Lonsdale Golf Club Proposed Golf Course Layout Masterplan prepared by Ogilvy Clayton Cocking Mead (OCCM) included in this clause.

Separate development plans may be prepared and approved for the Residential Subdivision Area and the Golf Course Area in order that the residential subdivision can precede the golf course works.

A development plan may be amended with the approval of the responsible authority.

**Residential Subdivision Area**

The development plan for the Residential Subdivision Area must include the following requirements:

An **Urban Design Master Plan** that includes:

- A detailed site analysis plan showing existing conditions on the subject land and adjoining and opposite properties, contours at 0.5 metres and existing vegetation.

- A subdivision layout that:
  - Creates a safe, convenient and legible street layout design that ensures development fronts streets and public open space.
  - Provides for a minimum of 100 residential lots including a mix of lot sizes to provide for multi dwelling residential development.
  - Shows key surface stormwater drainage elements including stormwater/irrigation basins, treatment areas, outfalls and overland flow paths to protect existing and future residential developments.
  - Provides a road network and hierarchy providing two access points to Fellows Road, the primary access to be opposite Kirk Road.
  - A concept for the intersection treatment of the primary access road, Fellows Road and Kirk Road.
  - Provides no direct road access from Gill Road other than pedestrian/cycle access to the residential area and clubhouse precinct.
  - Shows proposed pedestrian networks providing permeability through the site including access to the future clubhouse precinct and through the golf course area at the rear of properties fronting Diggorra Court and Norman Crescent to the Emily Street reserve.
  - Shows the primary open space area and any associated area set aside for stormwater management adjacent to the future clubhouse precinct and minor open spaces providing connection to Fellows Road.
  - Provides for a 5 metre widening of the Gill Road and Fellows Road reserves where appropriate in order to protect existing roadside vegetation.
  - Shows a lot layout along the Fellows and Gill Road frontages which provides for common access-ways where necessary to avoid removal of trees designated for retention in the Landscape Master Plan.
  - Retains significant vegetation as shown on the Landscape Master Plan.
  - Shows staging of development.

An **Landscape Master Plan** that includes:

- Detailed tree retention and tree removal plans which aim to retain existing trees where practicable.

- The provision of a 5 metre landscape buffer along the north boundary of the site adjoining the existing residential properties.
• Measures by which all the 5 metre landscape buffer areas along the northern boundary is to be protected by title restrictions or other agreements.

• Landscaping details for public open space areas (including all playgrounds, earthworks, seats, bollards and fencing), road reserves and the 5 metres landscape buffer strip along the northern boundary.

• Details of plant species to be used including extensive use of local indigenous species within open space areas and where suitable within nature strips or street trees throughout the development.

• Landscaping treatment of the Fellows Road and Gill Road reserves designating trees to be removed, retained and re-established using local indigenous species.

• Implementation measures which need to be taken to ensure protection of trees designated for protection from damage caused by residential building construction and creation of access-ways on residential lots and by the provision of services in road reserves.

• Provision of pedestrian walkways throughout the residential area to the future clubhouse/open space precinct and an unsealed path along the Fellows Road frontage of the site.

**Building and Landscape Design Guidelines** that have regard to the Building Siting and Design Guidelines – Point Lonsdale Coastal Area – Borough of Queenscliffe.

**A Stormwater Drainage Master Plan** that:

• Is designed in accordance with the following reference documents:
  - Infrastructure Design Manual.

• Provides for the collection, treatment and disposal of stormwater runoff which reflects best practice in water sensitive ‘urban’ design, in particular the manner in which stormwater excess from the residential component is harvested for golf course irrigation;

• Provides a detailed written description and concept plans of the proposed system of stormwater quality treatment measures. This should include suitable sized areas to be set aside for features such as wetlands, vegetated swales, bio-retention systems, gross pollutant traps and water detention/sedimentation basins. Stormwater quality treatment measures are to be assessed using the MUSIC (Model for Urban Stormwater Improvement Conceptualisation) program to determine whether the proposed treatments meet the water quality objectives listed in the State Environment Protection Policy (Waters of Victoria) and CSIRO Urban Stormwater Best Practice Guidelines;

• Demonstrates that there will be no decrease in run-off water quality and that existing downstream flows are restricted to pre-development levels to prevent impacts on the surrounding sensitive environments, including Lake Victoria;

• Provides for the design of overflow paths for a 1:100 year flood event to protect existing and future residential development and which takes account of erosion impacts;

• Provides for the staging of construction of stormwater infrastructure having regard to the proposed staging of residential subdivision.

• Outlines in detail the construction and maintenance requirements of the wetland and detention/sedimentation basins, in particular while development is proceeding and post construction when the wetland plants are establishing.
Golf Course Area

The development plan for the Golf Course Area must include the following requirements:

A Golf Course Layout and Landscape Master Plan that includes:

- A detailed site analysis plan showing existing conditions on the subject land and adjoining properties.
- Details of vegetation communities to be removed, retained and established on the land showing plant species to be used including extensive use of local indigenous species.
- A detailed course layout plan including:
  - All earthworks, tees, fairways, greens and clubhouse precinct.
  - Earth mounding and vegetation screening measures to minimise disturbance to avifauna adjoining golf holes around the edge of Lake Victoria.
  - Stormwater overland flow paths, storage and detention basins and treatment wetlands.
  - Concept plans of the proposed system of course irrigation.
  - The location of any public pedestrian paths through the golf course land.
  - Areas of restricted access to golfers.
  - Details of fencing to regulate human access to restricted areas or reduce the likelihood of errant golf balls entering restricted access areas or adjoining land.
  - Interfaces with adjoining land.
- A layout plan of the clubhouse precinct and car parking area and related landscaping and proposed built form of the clubhouse.

An Environment Management Framework incorporating:

- Erosion and sediment control measures to protect Lake Victoria and surrounding wetlands, including during construction of the new golf holes;
- A Stormwater Drainage Masterplan including details of site drainage measures including permanent water bodies and dams for on-site irrigation;
- A Nutrient Management Plan outlining water quality management measures and monitoring program (including irrigation and chemical/fertilizer use) to minimise wetland and ground water contamination;
- Management strategies which respond to a detailed Coastal Acid Sulphate Soils (CASS) Hazard Assessment;
- A Native Vegetation Management Plan which identifies all existing native vegetation, areas proposed for rehabilitation, removal and offset requirements (including monitoring and reporting) and the means of protection of all sensitive vegetation both on-site and in the immediately surrounding areas;
- Detail the means of implementing on-going monitoring of the Native Vegetation Management Plan to ensure long-term habitat improvement;
- A Maintenance Schedule for the eradication and control of pest plants, weeds and vermin;
- Identification of any areas of Orange-bellied Parrot habitat within the site or the immediately surrounding area and the measures to be implemented to ensure their protection and enhancement;
- A Construction Management Plan which ensures minimal site disturbance during construction, outlines measures for protecting sensitive flora and fauna both on site and in immediately surrounding areas (including avoidance of construction during bird migratory periods); and
- Details of the resources and expertise required to implement the Environmental Management Framework, including liaison with and utilisation of community environmental groups.
SCHEDULE 27 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO27.

270 – 300 PLANTATION ROAD, CORIO

A Development Plan must be prepared to the satisfaction of the responsible authority to guide the future subdivision, use and development of the land at 270 – 300 Plantation Road, Corio.

The objective of this schedule is to ensure development occurs generally in accordance with the 270 – 300 Plantation Road Corio Concept Plan – 2012, and to ensure a range of planning, infrastructure and amenity issues are resolved prior to the commencement of development of the area.

1.0 Requirement before a permit is granted

A permit may be granted before a Development Plan has been approved if the permit is to construct or extend a single dwelling and associated outbuildings on a lot or to construct and carry out works, provided that:

- It is the only dwelling on the lot;
- The responsible authority is satisfied that the building and / or works will not prejudice the preparation and / or implementation of the Development Plan.

2.0 Conditions and requirements for permits

All proposals to construct a building or construct or carry out works before the Development Plan has been prepared must be accompanied by a report demonstrating that it will not prejudice the long term future of the land for residential development by siting any buildings or works which would impede the alignment of any future road or drain.

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

Any permit for subdivision creating lots which abut useable public open space or pedestrian link reserves must include a condition to have registered on title Agreements under Section 173 of the Planning and Environment Act which require;

- Fences abutting the useable public open space or pedestrian link reserve to be not greater than 1500mm in height for at least 75% of the length of the abuttal, unless agreed by the Responsible Authority.

3.0 Requirements for development plan

The Development Plan may comprise of a plan, report and associated consultant reports and other documents.

The Development Plan, must be generally in accordance with the 270 – 300 Plantation Road Corio Concept Plan – 2012 and include the following:-

A. A Community Design, including:

- A subdivision design which:
  - provides a range of lot sizes to suit a variety of dwelling and household types.
  - provides an interface on the northern boundary of the subject land with the adjoining linear open space and shared path which is predominantly composed of a public roadway.
  - provides for north – south pedestrian connectivity generally mid-way between Sutcliffe Reserve and the eastern boundary of the alignment of the high voltage electricity transmission easement.
- provides for some medium density development to be:
- Located abutting areas of public open space; and
- For vehicular access to these lots to be provided via rear loading.

- Identification of areas forming part of the stormwater management system including detention basin/s and floodways.
- Location of noise attenuation works along the Geelong Ring Road boundary, whether comprised of acoustic fences or earth mounds, so as maximise the amenity of the linear open space and shared path for both adjoining residents and other users.

B. A Movement Network which includes:

- Indicative location of all proposed roads and lots, which allows for vehicle and pedestrian connection to be provided:
  - between all parts of the land; and
  - in the event that the land at 302 – 300 Plantation Road is subdivided and developed for residential use, across the high voltage electricity transmission easement.

- A street network which facilitates:
  - a high degree of pedestrian and bicycle access between the site and open space within the vicinity of the land to which the schedule applies, including:
    - the existing bicycle path along the southern perimeter of the Geelong Outer Ring Road; and
    - the PPRZ land opposite the south west corner of the affected land which extends from Plantation Road Corio to Cox Road Norlane; and
    - a shared bicycle and pedestrian path along the north side of Plantation Road from the existing path at the intersection of Plantation and Matthews Roads to the entrance to Sutcliffe Park.

C. A Water Sensitive Urban Drainage Masterplan which:

- Provides for the collection, treatment and disposal of stormwater runoff as detailed in Clause 56.09 of the Planning Scheme.
- Ensures no adverse amenity impacts to the subject land or surrounding areas, particularly impacts resulting from drainage system design, by demonstrating that:
  - no static storage or ponding will occur within road reserves; and
  - an acceptable overland surface flow depth-velocity relationship has been proven.
- Applies and implements water sensitive urban design best practice principles to ensure stormwater is of an acceptable quality before it is discharged downstream.
- Provides a suitable piped drainage system to an approved legal point of discharge which satisfies all current best practice design standards, including sufficient fall to ensure self cleansing of the pipe network, and identifies any easements required.
- If practicable and subject to agreement with the City of Greater Geelong and the owner of the land, provides for the treatment and storage of stormwater run-off in sufficient volumes to meet a significant percentage of the irrigation requirements of Sutcliffe Reserve.

D. An Open Space and Landscape Masterplan which includes:

- An open space contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both.
Encumbered land shall not be credited as Public Open Space. Encumbered land includes land required for the following purposes:

- the provision of:
  - a noise buffer to the Geelong Ring Road.
  - any buffer to or land contained with the easement for the high voltage electricity transmission lines which abut the western boundary of and run through the southwestern corner of the subject land.
  - land required for the future stormwater retarding, detention and or treatment basin.
  - landscaping works along the eastern boundary of the the subject land, at its interface with Sutcliffe Reserve and pedestrian link reserves.

- A Landscape Masterplan for the retarding basin which ensures it is well integrated with its surrounds and, in the event that a stormwater treatment and storage basin is located in Sutcliffe Reserve that it is subject to a landscape masterplan that promotes integration opportunities.

- A Landscape Masterplan for the public open space proposed to be located centrally on the subject land, which includes park furniture and playground equipment appropriate to the scale and setting of the park.

- The extensive use where possible of local indigenous plant species throughout the development site.

- The Open Space Masterplan is to ensure that:
  - areas set aside for useable public open space and pedestrian link reserves are clearly visible and accessible, so as to provide safe and convenient land to serve the recreational needs of future residents;
  - Passive surveillance of useable public open space and pedestrian link reserves accord with Crime Prevention Through Environmental Design (CPTED) principles.

**E. An Electromagnetic Field and Transmission Line Easement Impact Assessment:**

The Impact Assessment must demonstrate that:

- The proposed subdivision of the land is fully compliant with all relevant aspects of the GUIDELINES FOR SUBDIVISION AND DEVELOPMENT OF LAND AFFECTED BY TRANSMISSION LINE EASEMENTS (SP Ausnet, 16/2/2006).

These plans may be amended with the approval of the Responsible Authority.
SCHEDULE 28 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO28.

240 BACCHUS MARSH ROAD, CORIO

A development plan is required to guide the future subdivision, use and development of land at 240 Bacchus Marsh Road Corio which is proposed for a business park.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- The subdivision of the land along the boundary between the commercial and residential zones.
- The subdivision of the land to create a road reserve or drainage reserve or a combination of both.

2.0 Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

If the approved Road Network and Traffic Management Plan requires access to the subject land from the signalised intersection on Bacchus Marsh Road and the access road immediately to the north of the subject land, then before a permit is granted the owner must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 containing a requirement to make:

- A reasonable contribution to the cost of the signalised intersection (including the signals and the intersection works); and
- A reasonable contribution to the cost of the access road, including the roundabout; and
- A reasonable contribution to the maintenance, design and ancillary costs of the signalised intersection and access road, including the roundabout.

3.0 Requirements for development plan

The Development Plan must include the following:

An Urban Design Masterplan that includes:

- A general subdivision layout including streets, drainage reserves, open space for permeability, distribution of land uses and interface treatments with adjoining residential zoned properties.
- Attention in design and layout applied to the Bacchus Marsh Road frontage.
- Physical infrastructure proposed in the Urban Design Masterplan shall meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:
  - City of Greater Geelong adopted Infrastructure Development Guidelines (IDG) 2010
  - City of Greater Geelong adopted Infrastructure Design Manual (IDM) 2010
- A staging plan that identifies the stages by which the development of the land may proceed, identifying the infrastructure required to facilitate development without causing adverse impacts to surrounding land and land upstream or downstream.

An Economic Impact Assessment for retail components if the combined total leasable floor space is more than 2,000 sq m.

A Road Network and Traffic Management Plan that includes:
- Arrangements for access to the commercial zoned land from Bacchus Marsh Road.
- Permeability and connectivity for pedestrians and cyclists throughout the development and integrated where practicable with landscaped open space.

A detailed **Flooding, Stormwater and Drainage Management Plan** that adopts an integrated approach to stormwater system management, including:

- Reference to, but not restricted to, the following documents:
  - Clause 34.03 including decision guidelines relating to drainage and flooding in Clause 65 of the Greater Geelong Planning Scheme;
  - *City of Greater Geelong Stormwater Management Plan*, 2002
  - *Royal Lifesaving Society – guidelines concerning safety in and around open water bodies* to ensure adequate safety measures are built into the design.

- A Drainage Feasibility Study.
- Water Quality Impact Report.
- Flood Impact Report.

- The above technical reports shall present the results of data collection, investigation, analysis and evaluation, in accordance with industry best practice. The principle of ‘no adverse impact’ elsewhere (post-development) must be followed within the work undertaken for the technical reports.

- The site is within the floodplain identified by the Kosciusko Avenue Main Drain Catchment Drainage/Flood Study, which utilised detailed two-dimensional (2D) hydraulic modelling. The work undertaken for the Flood Impact Report shall require a similar level of detail over the relevant area in order to properly account for conveyance of overland flows (internal and external) and loss of flood storage.

- A drainage and flood mitigation design that manages upstream flows affecting the site and caters for loss of storage, all producing no adverse impacts upstream or downstream. The system must integrate with any system approved for the land to the north and the balance of the 240 Bacchus Marsh Road land zoned residential including any necessary works within Bacchus Marsh Road road reserve, and existing and/or proposed drainage reserves

- Approximate size and location of all drainage system components.

- A single, integrated stormwater management system that ensures peak discharge rate of stormwater leaving the land covered by this DPO post development (or stages thereof) is no greater than pre-development, and is to be discharged to the existing drainage system(s) as nominated by Council.

4.0

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**Decision guidelines**

Before approving a development plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate, the views of VicRoads, Barwon Water and the relevant catchment management authority.
SCHEDULE 29 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO29.

MANZEEENE VILLAGE, LARA

This schedule applies to land in the Manzeene Village Precinct in Lara, generally bounded by Patullos Road, O’Hallorans Road, Kees Road and to the rear of established residential properties to the east.

The objective of this schedule is to ensure that a range of detailed planning issues are resolved prior to commencement of development of the area.

1.0 Requirement before a permit is granted

A permit may be granted for the following before a development plan has been approved by the responsible authority:

- an extension or alteration to existing building
- the construction or carrying out of minor works including site preparation works,
- subdivision of land to create a lot for an existing dwelling

Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated and orderly manner.

2.0 Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

A permit for subdivision of land within the Kees Road Catchment identified within the Stormwater Management Plan April 2013 prepared by Spire must contain the following conditions and requirements, unless the responsible authority is satisfied that the conditions and requirements has been satisfied by an alternative method:

- Prior to certification of the Plan of Subdivision the developer must secure easement(s) (or widened easements) to Hovells Creek to the satisfaction of Council.
- All costs associated with the facilitation and delivery of down stream drainage works to Hovells Creek, including acquisition of easement land and outfall construction, shall be at the cost of the developer.

3.0 Requirements for development plan

The Development Plan may consist of a plan and associated planning and technical reports and other documents. The Development Plan must ensure the Manzeene Village Precinct is planned and integrated with the adjacent Lara West Precinct.

The Development Plan must include:

An Urban Design Masterplan that includes:

- The location of all proposed land uses including, but not restricted to, roads, open spaces, encumbered open spaces, and medium density housing.
- A general subdivision pattern that:
  - includes the location and general distribution of lots showing a variety of lot sizes and densities to encourage a diversity of housing types.
  - optimises solar access to as many lots as possible.
  - provides for restricted access to lots off Kees Road.
- ensures roads are not edged by back fencing.
- ensures open space reserves are primarily interfaced by roads and dwelling frontages.

- Details of proposed treatments to manage sensitive interfaces between residential and non-residential land uses and residential and established rural residential uses.
- Details of proposed urban design treatments, such as front setbacks and fencing treatments, to conserve and enhance the rural ‘avenue’ character of Manzeene Avenue and the rural character of Kees Road.
- Details of how land identified for useable public open space will be delivered as part of the open space contribution.
- Identification of the south-west corner as a possible site for non-residential uses including hotel, food and drink premises and service station.
- The views of the relevant authority administering the *Pipelines Act 2005*, on proposed land uses located within the pipeline measurement length (as shown in Map 1).
- A requirement that the development of land directly abutting the established residential properties to the east is designed to include a public pedestrian connection, if a lot on Cameron Crescent between Penny and Tydman Courts has been identified for this connection by Council prior to certification of the relevant stage of subdivision, or as otherwise agreed by Council and the Proponent.

**An Integrated Water Management Plan** responding to flooding, stormwater and drainage management. The plan must be generally in accordance with the principles outlined in the Stormwater Management Plan April 2013, prepared by Spiire (and informed by the BMT WBM Flood Impact Report April 2013), and include:

- Reference to:
  - Clause 56.07 of the Greater Geelong Planning Scheme;
  - City of Greater Geelong Stormwater Management Plan, 2002; and
  - The Infrastructure Design Manual and associated Design Notes.

- A Drainage Strategy that addresses:
  - Drainage Feasibility;
  - Stormwater Quality Management;
  - Peak Discharge Management; and
  - Functional Peak Flood Level Determination.

- Identification of all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD elements to meet Best Practice Environmental Management Guidelines.

- Identification of any land (including land external to the Manzeene Village development on which flooding will be affected by the Manzeene Village development) that:
  - is to be set aside for drainage purposes, including size, location and type of use of each of the major drainage elements to be located therein;
  - is subject to flooding pre-development;
  - is subject to flooding post-development; and
is proposed to be filled.

- A demonstration that all land proposed to be used for residential and permitted non-residential uses is above the 100 year ARI flood event plus the appropriate freeboard.

- Easement creation and/or widening and realignment as necessary to ensure adequate provision for pipe-laying and maintenance, both within the development Precinct, and to external affected properties.

- A stormwater management system that ensures peak discharge rates, pollutant loads of all stormwater leaving the site post development are no greater than pre-development and that ensures no adverse impacts to any surrounding area, upstream or downstream.

- Consideration of development staging in the event of: (a) the Lara West Precinct commencing prior to the Manzeene Village Precinct; or (b) the Manzeene Village Precinct commences first with the Lara West Precinct remaining undeveloped.

**A Road Network and Traffic Management Plan** that includes:

- A Movement Network that:
  - promotes a high degree of internal permeability for a variety of transport modes.
  - enables integration with the Lara West Precinct, including the continuation of the main East-West Connector Street through to Manzeene Avenue and along Manzeene Avenue to Kees Road, being designed to accommodate a public bus route and signalised at its intersection with O’Hallorans Road.
  - integrates with the proposed shared path along Patullos Road.

- A Traffic Impact Assessment that:
  - calculates the expected traffic volumes and the impact on the existing road network as a result of the development.
  - identifies necessary treatments or upgrades of roads, intersections or the pedestrian network, including Kees Road, between Benjamin Drive and Windermere Road.
  - outlines the management of the south-west corner by concentrating access/egress on O’Hallorans Road and limiting access/egress to Manzeene Avenue and Patullos Road.
  - defines the cross-sections, including where relevant, verge widths, nature strips, kerb & channel, pavement widths and pathways for all identified roads within the development, to meet the network traffic needs.

  - Concept designs for O’Halloran’s Road and the intersections of Patullos Road/ O’Hallorans Road and Windermere Road with O’Hallorans & Kees Roads (subject to inclusion of channelised right turn lanes), consistent with designs prepared for the Lara West Precinct.

- A Pedestrian and Bicycle Network Plan should be prepared that:
  - provides an integrated and continuous network of safe, efficient and convenient footpaths, shared paths and bicycle lanes.
  - enables connections with the future growth area to the west.

**An Open Space and Landscape Masterplan** that includes:

- An open space contribution equal to the amount specified in the schedule to Clause 52.01 or in-lieu cash payment or combination of both. No more than 2.3% of encumbered open space, including drainage reserves and native grassland reserves, shall form part of the open space contribution.
Areas of at least 0.5 hectares to be developed as small local parks generally adjacent to drainage reserves to cater for active and passive uses provided generally within 400 metres walking distance of all dwellings.

All public open space to be a useable size and configuration. Buffer areas to drainage basins are not creditable as unencumbered open space unless they meet the minimum 0.5 hectare amount of useable open space.

Areas of public open space should be clearly visible and accessible.

Conceptual plans for all areas of public open space showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council’s Sustainable Communities Infrastructure Development Guidelines May 2010 and the use of local indigenous plant species where appropriate.

The extent of existing native grassland areas set aside for practical retention. The Masterplan must include specific reserve management actions addressing the retention and enhancement of the native grassland areas.

The retention, where possible, of trees of high arboricultural value as identified in the assessment prepared by Tree Logic Pty Ltd, 29 November 2012, to provide biodiversity, landscape and amenity value.

The Open Space and Landscape Masterplan must be consistent with the purpose and objectives of the Manzeene Village Lara Native Vegetation Precinct Plan, June 2014.
Manzeene Village Precinct, Lara

Map 1: High-Pressure Gas Pipeline Measurement Length (as defined in AS2885)
SCHEDULE 30 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO30.

LEOPOLD SUB REGIONAL ACTIVITY CENTRE

This schedule applies to land at 641-659 Bellarine Highway, Leopold (the existing shopping centre), 621-639 Bellarine Highway, Leopold (the “southern expansion site”) and 92-100 Melaluka Road, Leopold (the “northern expansion site”).

The aim of the schedule is to ensure development occurs generally in accordance with the objectives of the Leopold Sub Regional Activity Centre Urban Design Framework 2011, and to coordinate the expansion of the centre across the three properties outlined above.

1.0 Requirement before a permit is granted

Before a Development Plan has been approved by the responsible authority, a permit may be granted for:

- Any buildings and works associated with the use of the land for agriculture;
- Minor extensions or alterations to existing buildings and associated works including no more than 500 square metres of additional leasable floor space at the existing shopping centre;
- New uses, signage, alterations to access to the Road Zone, and use of land to sell or consume liquor, on the existing shopping centre land only;
- Building and works, use of land for an office and restricted recreation facility (gymnasium), car parking waiver and removal of native vegetation where generally in accordance with planning permit 944/2012 (including any amendment to that permit) which applies to the existing shopping centre and southern expansion sites.

2.0 Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan.

Before any permit (including permit 944/2012) is granted which would result in an activity centre expansion of greater than 500 square metres of leasable floor space the owner must enter into an agreement (s) with Council pursuant to Section 173 of the Planning and Environment Act 1987 in relation to contributions (including works in kind) towards key infrastructure including:

- A new signalised intersection at Clifton Avenue and Bellarine Highway;
- Upgrades to Melaluka Road and Clifton Avenue adjoining the site;
- Construction of the new central east-west street and the northern service road;
- Extensions and improvements to the existing, off-site footpath and shared pathway network; and
- Off site stormwater management systems.

3.0 Requirements for development plan

A Development Plan must be generally consistent with the Leopold Sub Regional Activity Centre Concept Plan in Clause 4.0 and the objectives of the Leopold Sub Regional Activity Centre Urban Design Framework 2011 (page10).

Separate development plans may be prepared, submitted and approved for the southern and northern expansion sites but must show how development may be integrated across both sites.

A Development Plan must include:

An overall **Urban Design Masterplan** which includes:
- Proposed land uses, car parking, vehicle, pedestrian and cycling access, public spaces, and infrastructure;
- A breakdown of floor space allocation for different land uses including shop, food and drink, restricted retail, office and trade supplies;
- The total amount of “shop” leasable floor space (other than restricted retail premises) limited to a total of 35,000 square metres within the area covered by this overlay including: no more than 30,000 square metres of shop on the existing and southern expansion sites; and no more than 5,000 square metres of shop on the northern expansion site;
- A pedestrian based, main street treatment along Melaluka Road that is consistent for both the southern and northern expansion sites;
- Concept sketches and plans showing elevations of building frontages to all streets and public spaces, including:
  - A high standard of design treatment and activation of frontages to the public realm in particular Bellarine Highway and Melaluka Road:
  - High quality building design for the south west corner of the site as the western gateway to Leopold and the Bellarine Peninsula;
  - Avoidance of elevations that are blank and clad in a single material where they are visible from the public realm.
  - Elevations of significant size broken down through a combination of window openings, projections and recessions, and the use of different materials;
  - The use of awnings and shade canopies to provide pedestrian protection from inclement weather (excluding car park areas);
  - The use of public art work in accordance with Council’s Public Art Strategy.

A Traffic Management Plan that takes into account likely development on both the southern and northern expansion sites, has regard to any VicRoads requirements and includes:
- Proposed car parking provision, indicative design of access, service roads and intersections, bicycle routes, bicycle parking and arrangements for loading and unloading of vehicles;
- Plans and cross sections of the central east-west road showing staging and pedestrian friendly treatments;
- Plans and cross sections of the “main street” treatment of Melaluka Road including traffic calming measures, pedestrian crossing points and vehicle access into the activity centre having regard to the Memorial Reserve Masterplan;
- Traffic modelling showing how the projected traffic flows would be catered for;
- Details of upgrades required to the surrounding road system (Bellarine Highway, Melaluka Road and Clifton Avenue), including road cross sections and intersection layouts;
- Accessible and integrated public transport facilities for people of all abilities.

A detailed Flooding, Stormwater and Drainage Management Plan that is cognisant of catchment boundaries, takes into account likely development on both the southern and northern expansion sites and includes:
- Reference to, but not restricted to, the following documents:
  - Clause 34.03 including decision guidelines relating to drainage and flooding in Clause 65 of the Greater Geelong Planning Scheme;
  - City of Greater Geelong Stormwater Management Plan, 2002
- Melbourne Water Guidelines for Development in Flood Prone Areas 2003
- Royal Lifesaving Society – guidelines concerning safety in and around open water bodies to ensure adequate safety measures are built into the design.

- A Drainage Feasibility Study;
- A Water Quality Impact Report;
- A Flood Impact Report;

The above technical reports must include the following elements:

- The principle of ‘no adverse impact’ elsewhere (post-development) must be followed within the work undertaken for the above technical reports;
- A drainage and flood mitigation design that manages upstream flows affecting the site and caters for any loss of onsite storage;
- Approximate size and location of all on and off site drainage system components;
- Measures to minimise inundation around the basin on the south side of the Bellarine Highway;
- Access, maintenance and power supply arrangements for the basin on the south side of the Bellarine Highway.

A **Landscape Masterplan** that shows consistency with any development plan approved for an adjoining expansion site and includes:

- Details of landscaping across the activity centre including along street frontages and access roads, within car parks and along buffer areas to adjoining properties;
- Details of the proposed treatment of any existing native vegetation;
- Details of all hard landscaping treatments such as street furniture and paving;
- A consistent landscape treatment along the frontage to Melaluka Road.

An **Economic Impact Assessment** for any new or expanded provision of retail floorspace that includes:

- A demonstration that there is sufficient retail demand for any new floor area without unacceptable impact on existing centres (including Central Geelong) and the retail hierarchy;
- A new or updated assessment for any new stages of development prepared at the time the expansion is proposed;
- Reference to, but not restricted to, the following documents:
  - City of Greater Geelong Retail Strategy 2006 (or subsequent updates).
  - Assessment Criteria for Retail Planning Applications at Clause 22.03 of the Planning Scheme (or subsequent updates and revisions).

A **Staging Plan** that includes:

- The creation of a “main street” strip along Melaluka Road as part of the first stage of development of the activity centre;
- Stage 1 of the expansion generally as indicated in the Concept Plan in Clause 4.0 with the amount of leasable “shop” floor space no greater than 23,000 square metres.
- Information relating to the timing of construction of new activity centre buildings (shops, offices etc) and related infrastructure such as car parking, road intersections, access streets and stormwater management systems;
- Plans that show how the activity centre will function at each stage of its development as an attractive and user friendly centre including, but not limited to: interim carparking and access arrangements, landscape treatments, pedestrian connections and building frontage treatments.
Leopold Sub Regional Activity Centre Concept Plan

GREATER GEELONG PLANNING SCHEME

Leopold Sub Regional Activity Centre - Concept Plan

[Diagram showing the concept plan for Leopold Sub Regional Activity Centre]

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SCHEDULE 31 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO31.

TRETHOWAN AVENUE/OCEAN GRAND DRIVE OCEAN GROVE

This Schedule applies to the area generally north of Shell Road, west of Banks Road incorporating properties in Trethowan Avenue and Ocean Grand Drive, Ocean Grove.

The aim of this Schedule is to ensure that development occurs in accordance with broad development principles as shown in the Trethowan Avenue/Ocean Grand Drive Outline Development Plan 2014 and to ensure delivery of essential community infrastructure as set out in the Trethowan Avenue Final Shared Infrastructure Funding Plan.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared for the following:

- The construction of one dwelling and associated out buildings on any lot existing at the approval date provided it is the only dwelling on the lot.
- Any buildings and works associated with the use of the land for agriculture.
- Extensions or alterations to existing buildings and works.

2.0 Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved development plan including the Trethowan Avenue Final Shared Infrastructure Funding Plan as appropriate.

3.0 Requirements for development plan

Separate development plans may be prepared and approved for Catchments 1 & 3 combined and Catchment 2 as shown in the Trethowan Avenue Final Shared Infrastructure Plan.

The Development Plan must be generally in accordance with Trethowan Avenue/Ocean Grand Drive Outline Development Plan as shown in Clause 5.0, and include the following:

An Urban Design Masterplan that includes:-

- The location of all proposed land uses including roads, public open space and drainage reserves.
- Contours of land at 0.5m intervals.
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types and other compatible land uses.
- A subdivision design which provides a positive identity and contributes to the amenity and safety of Banks Road and Shell Road by ensuring all development addresses these road frontages (and does not back onto or provide screen fencing along these roads).
- A walking and cycling network which will:
  - Provide a pedestrian and cycle access through the development from established residential areas to the west connecting to proposed walking and cycling tracks in future residential areas to the north.
  - Within the development area, provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths and cycle lanes.
  - Provide a continuous pedestrian/cycle path along the Banks Road/Shell Road frontages of the site.
A **Road Network and Traffic Management Plan** complying with any VicRoads requirements that includes:-

- An internal road network that provides for a high level of access within the development for all vehicular and non-vehicular traffic and which responds to the topography of the site.
- No new road access to Banks Road or Shell Road and the creation of no new lot access to Banks Road or Shell Road (other than already approved by permit 447/2011).
- Details of the Trethowan Avenue/Banks Road and Ocean Grand Drive/Banks Road upgraded intersection treatments.
- Proposed future road connections between the development area and residential areas to the north and west.
- A road layout and alignment, subject to detailed design, that is consistent with the engineering standards applied in the existing subdivisions in the area.
- Traffic Management controls for the internal road network.
- Removal of the temporary road barrier which prevents vehicular access through to Daintree Way.

An **Integrated Water Management Plan** that takes an integrated approach to flooding, stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Reference to:
  - *Clause 56.07 of the Greater Geelong Planning Scheme*.
  - *City of Greater Geelong Stormwater Management Plan, 2002*.
  - *The Infrastructure Design Manual and associated Design Notes*.

- A Drainage Feasibility Study which analyses the sub-catchment with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to the downstream drainage system, drainage lines, waterways and water bodies to ensure no adverse impact.

- A Water Sensitive Urban Design that:
  - Demonstrates the methods of collection, treatment and disposal of stormwater run-off in an environmentally acceptable manner including as appropriate, provision of detention and water quality treatment.
  - Utilises the MUSIC (Model for Stormwater Improvement Conceptualisation) program to measure the benefits and performance outcomes incorporated into the plan.
  - Provides for the safe overflows paths for the 1% ARI and considers the impact of the >1% ARI event.

An **Open Space and Landscape Masterplan** that includes:

- An Open Space Contribution equal to 10% of the developable residential land or in-lieu cash payment or combination of both. Encumbered land shall not be credited as Public Open Space including land required for the future retarding basins.
- A subdivision layout demonstrates how impacts on biodiversity values identified in the Vegetation Assessment report dated June 2014 can be avoided and minimised.
- A roadside native vegetation management plan which shows how impacts on remnant vegetation on roadsides can be avoided and minimised through local and design of new roads and crossovers.
- Details of all existing vegetation to be retained and those trees to be removed.
- Details of protection measures to be applied to all individuals species of indigenous Swamp Gum, Manna Gum and Drooping Sheoak.
- Details of plant species to be used to create distinctive precincts for public open space areas (including shared pathways) and road reserves including extensive use of local indigenous species within open space areas and where suitable, within nature strips as streets throughout the development.
- Landscaping treatments to provide an attractive entrance to Ocean Grove along the Shell Road and Banks Road frontages using local indigenous species which complements and enhances the existing indigenous vegetation.
- Plans for all open space areas showing the location of proposed improvements including playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems, drinking fountains, drainage lines and detention basins.
- Provision for the early construction of a park utilising the southern portion of the Trethowan Avenue retarding basin site and the existing road reserve, incorporating a children’s playground.

A Final Shared Infrastructure Funding Plan (to be identified as the Trethowan Avenue Final Shared Infrastructure Funding Plan) which updates as necessary the Draft Shared Infrastructure Funding Plan exhibited as part of Greater Geelong Planning Scheme Amendment C203.
SCHEDULE 32 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO32.

ST LEONARDS GROWTH AREA 2

The aim of this Schedule is to ensure that development occurs generally in accordance with the St Leonards Growth Area 2 Outline Development Plan 2015 and to ensure delivery of essential community infrastructure as set out in the St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan.

1.0 Requirement before a permit is granted

A permit may be granted before a Development Plan has been approved for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing buildings and works or development.

2.0 Conditions and requirements for permits

A permit must contain conditions which give effect to the approved Development Plan and the St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan.

The requirements for permits are as follows:

Objectives

General

To facilitate the orderly and integrated residential development of the area.
To promote a mix of lot sizes including higher density lots adjacent to open space.

Access

To improve vehicle and pedestrian access to and from Murradoc Road and to established residential areas.
To provide a central connector road between Leviens Road and Bluff Road.

Open Space

To ensure local parks are conveniently connected to linear open space and/or the connector road network.
To provide an off-road linear open space network and pathway around the growth area.
To encourage a subdivision design that avoids or minimises the loss of remnant vegetation both on-site and in abutting roadside reserves.
To establish Ibbotson Street as a high amenity, high conservation value open space trail.
To manage the interface between linear and buffer open space, remnant vegetation and residential development.
To ensure best practice stormwater management objectives (quantity, quality, volume) are met to prevent adverse impact on downstream areas.
Design requirements

General

- Subdivision must not result in the further fragmentation of land where it would prevent orderly development in accordance with the objectives and requirements of this schedule.
- Subdivision sequencing must generally support the efficient delivery of service infrastructure.
- Subdivision should be generally in accordance with the *St Leonards Growth Area 2 Outline Development Plan 2015* that forms part of this schedule.
- Subdivision must implement the requirements of the *St Leonards Growth Area 2 Final Shared Infrastructure Funding Plan*.

Urban Design

- Subdivision should provide a range of lot sizes and densities to encourage a variety of housing types.
- Open space and drainage reserves must be interfaced by roads and/or dwelling frontages on at least three sides.
- Subdivision should provide for the retention, where appropriate, of high arboricultural value scattered remnant River Red Gum, Drooping Sheoak and vegetation patches in future road reserves or open space reserves.

Ibbotson Street

- Subdivision should provide for the discontinuation of Ibbotson Street, between Murradoc Road and Bluff Road, and the establishment of this land as a greenway for the retention and protection of vegetation and accommodation of pedestrian and cyclist traffic.
- Subdivision must not provide direct vehicle or road access to the greenway.
- Existing vehicle access to Ibbotson Street from abutting properties shall remain until redirected into the new internal road network or Murradoc Road.
- Subdivision should provide for the inclusion of existing vegetation immediately adjacent to Ibbotson Street (i.e. on the boundary) into the greenway.
- Subdivision should ensure residential lots have frontage to the greenway.
- Subdivision should provide an open space buffer of 10 metres (generally) between Ibbotson Street and residential development. The design of the buffer should give consideration to bushfire risk, fencing treatments, vegetation (existing and proposed) and pedestrian/bicycle access.

Stormwater Management

- The design of retarding basins must have sufficient land area set aside for heavy vehicle access and sediment drying, as well as measures to mitigate mosquito breeding in accordance with best practice guidelines.
- Easement creation, widening and/or realignment as necessary to ensure adequate provision for pipe-laying and maintenance, and identify overland flow paths, both within the development area, and to external affected land.
- A stormwater management system must be designed to ensure that:
peak discharge rates and pollutant loads of all stormwater leaving the site post development are regulated to integrate with downstream infrastructure, at no greater than pre-development rates.

- no adverse impacts to any surrounding land, upstream or downstream.

- the volume of water discharging towards Swan Bay either as surface water or groundwater shall be maintained at or below existing to the maximum extent reasonably practicable.

Traffic and Pedestrian Movements

- Subdivision should provide a movement network that:
  - promotes a high degree of internal permeability for a variety of transport modes, including the provision of a centrally located north-south connector road.
  - enables integration with St Leonards, by utilising the surrounding road network, including a vehicle link to Pearl Bay Passage and a pedestrian link to Diver Dan Lane.
  - provides for possible future central road access to the west.
  - provides an integrated and continuous network of safe and convenient footpaths, shared paths and bicycle lanes including connections to the greenway.
  - improves connectivity to St Leonards, particularly Murradoc Road via a new footpath on McBeth Street.

Public Open Space

- Subdivision should provide an open space contribution (in cash or land or a combination of both) to a minimum of 10% of the developable residential land generally as specified in the St Leonards Growth Area 2 Shared Infrastructure Funding Plan. Encumbered land must not be credited as Public Open Space including land required for the future drainage basins and any unmade future road reserves.

- Subdivision should provide unencumbered open space (to form part of the open space contribution) of the following general widths:
  - 10 metres for Buffer Open Space;
  - 10 metres for Linear Open Space (Leviens Road);
  - 10 metres for Linear Open Space and 5 metres for Linear Open Space abutting stormwater retarding basins (Bluff Road).

- Footpaths (and possibly services) should not be provided in the Leviens and Bluff Road Reserves and instead, constructed on parallel abutting linear open space within the growth area, subject to arboriculture assessments. This footpath (i.e. shared 2.5 metre wide reinforced concrete path) should ‘loop’ around the site.

- Subdivision should provide for two 1 hectare parks located generally as shown in the St Leonards Growth Area 2 Outline Development Plan 2015.

Application requirements

The following information must be submitted with a permit application:

Stormwater Management

- A Stormwater Management Plan responding to flooding, stormwater and drainage conditions generally in accordance with the principles outlined in the Afflux Consulting Report, dated August 2016.
Traffic and Pedestrian Movements

- A Road Network and Traffic Management Plan generally in accordance with the recommendations of the Cardno Traffic and Transport Assessment, dated May 2016.
- Advice from Barwon Water relating to any works to Leviens Road.

Public Open Space

- Conceptual plans for all areas of public open space, including the Ibbotson Street greenway, showing general layout and indicative landscape treatments (such as seating, play spaces and paving materials) with any infrastructure being in accordance with the standards set out in Council’s Sustainable Communities Infrastructure Development Guidelines May 2010 and the use of local indigenous plant species, where appropriate.
- An arboricultural assessment of the health, retention value and recommended protective measures for all:
  - native trees within the growth area; and
  - Australian vegetation within Bluff Road, Leviens Road and the Ibbotson Street greenway and immediately adjacent to these road reserves (i.e. on the boundary within the linear and buffer open space).
- Vegetation management plans for Leviens Road and Bluff Road showing how impacts on existing vegetation from new intersecting roads, road pavement widening and service installation can be avoided or minimised.

A Weed Management and Eradication Plan.

An Environmental Assessment that includes:

- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil contamination. 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 Environment Protection Act 1970; or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

Requirements for development plan

Only one Development Plan shall be prepared and is to include:

- An overall plan for the area showing key land uses including residential, open space, road connections, shared paths and stormwater infrastructure generally in accordance with the St Leonards Growth Area 2 Outline Development Plan 2015.
- A description of the land to which it applies.
- Development objectives.
SCHEDULE 33 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO33.

ASH ROAD WEST, LEOPOLD

This Schedule applies to the area on the west side of Ash Road.

The aim of this Schedule is to ensure that development occurs in accordance with broad development principles as shown in the Ash Road West Outline Development Plan 2015 and to ensure delivery of essential community infrastructure as set out in the Ash Road Final Shared Infrastructure Funding Plan.

1.0 Requirement before a permit is granted

A permit may be granted before a development plan has been approved for the following:

- One dwelling on an existing lot, including outbuildings, provided it is the only dwelling on the lot;
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes;
- Extensions, additions or modifications to any existing buildings and works or development.

2.0 Conditions and requirements for permits

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved development plan and the Ash Road Final Shared Infrastructure Funding Plan.

A permit for subdivision must include conditions relating to:

- The outcomes of the assessment of the proposed action against matters of national environmental significance listed under the Environment Protection and Biodiversity Conservation Act 1999, in particular the Growling Grass Frog and the wetland of international significance (Port Phillip Bay and Bellarine Peninsula).

3.0 Requirements for development plan

Separate development plans may be prepared and approved for land to the north and south of Walkers Road.

The Development Plan can be implemented in stages.

The Development Plan may be amended with the approval of the responsible authority.

The Development Plan must be generally in accordance with the Ash Road West Outline Development Plan as shown in clause 4.0 and include the following:

An Urban Design Masterplan that includes:

- The location of all proposed land uses including roads, public open space, drainage reserves, and other known authority reserves;
- Contours of land at 0.5m intervals;
- The general subdivision layout including location and distribution of lots showing a variety of lot sizes and densities to encourage a range of housing types. The layout is to maximise solar efficiency to as many lots as possible;
- Lots to have a frontage to Ash Road to avoid rear fences fronting Ash Road;
- A walking and cycling network which will provide;
  - a continuous 2.5 metre wide shared pedestrian and cycle path along the Ash Road frontage.
- an appropriate interface to rural living lots located to the south of the site, designed to operate as a recreational link for pedestrians and cyclists;

- Public open space areas, including drainage reserves, to have road frontage to three boundaries except where open space is located adjacent to an existing rear or side boundary, in which case the open space may have frontage to two roads. Where possible, open space should not be bordered by back fences;

- Opportunities to locate any medium density development adjacent to open space areas; and

- A requirement that the development of the land directly abutting the established residential properties to the north is designed to include a public pedestrian connection, if a lot on Hazelwoor Crescent between Ridgeview Court and Ash Road has been identified for this connection by Council prior to certification of the relevant stage of subdivision, or as otherwise agreed by Council and the proponent.

- The stages by which the development of the land is to proceed.

A Road Network and Traffic Management Plan that includes:-

- An internal road network that provides a high level of access within the development for all vehicular and non-vehicular traffic and which responds to the topography of the site;

- Upgrade of the existing section of Walkers Road to the same standard and cross section as Estuary Boulevard;

- Extension of Walkers Road westward to seamlessly link with Estuary Boulevard to the west;

- The strategy for delivering an upgraded and extended Walkers Road to a collector road standard in the first stage development plan.

- Identification of upgrades to the external road network to the satisfaction of the responsibly authority including;
  - Upgrade to the Ash Road / Bellarine Highway intersection to meet VicRoads standards
  - Upgrade of Ash Road to urban standard

- Traffic Management controls for the internal road network.

- Road reserves adjacent to the southern buffer open space and the southern co-located open space/drainage reserve may be reduced to no less than 13 metres wide, provided services are not located within the adjoining open space.

- Details of the Ash Road/Walkers Road upgraded intersection treatment and intersection treatments for any new roads connecting directly into Ash Road.

The Road Network and Traffic Management Plan must be accompanied by a Road Safety Audit prepared by an appropriately qualified person and must address any safety issues raised by the Audit.

An Integrated Water Management Plan that takes an integrated approach to stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Reference to:
  - Clause 56-07 of the Greater Geelong Planning Scheme;
  - City of Greater Geelong Stormwater Management Plan, 2002;
  - The Infrastructure Design Manual and associated Design Notes.
• A Drainage Feasibility Study which analyses the sub-catchment with appropriate hydrological and hydraulic modelling, to determine urban stormwater management strategies to the satisfaction of the Responsible Authority. Strategies shall be based on limiting flows and runoff volumes to the downstream drainage system, drainage lines, waterways and water bodies to ensure no adverse impact.

• Details of the management and control of stormwater during the construction phase of the development and contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.

• Measures to be incorporated into the design and construction of the drainage basins to discourage mosquito breeding.

• A Water Sensitive Urban Design that:
  - Demonstrates the methods of collection, treatment and disposal of stormwater run-off in an environmentally acceptable manner including as appropriate, provision of detention and water quality treatment.
  - Utilises the MUSIC (Model for Stormwater Improvement Conceptualisation) program to measure the benefits and performance outcomes incorporated into the plan.
  - Provides for the safe overflows paths for the 1% ARI and considers the impact of the >1% ARI event.
  - Includes relevant outcomes of the assessment of the proposed action against matters of national environmental significance listed under the Environment Protection and Biodiversity Conservation Act 1999, in particular the Growling Grass Frog and the wetland of international significance (Port Phillip Bay and Bellarine Peninsula).

An Open Space and Landscape Masterplan that includes:

• An open space contribution (in cash or land or a combination of cash and land) to a minimum of 10% of the developable residential land. Land credited as Public Open Space must be unencumbered and useable. Encumbered land shall not be credited as Public Open Space. (The northern basin reserve is an entirely encumbered reserve, whilst the area of the southern basin reserve above the 1:100 year event can be credited as public open space.)

• A 2.5 metre wide concrete shared pedestrian/cycle path within a minimum 10 metre wide reserve along the southern boundary of the site, connecting to the path in the Estuary Estate.

• A Landscape Masterplan for all areas of Public Open Space (including linear linkages and WSUD basins) detailing proposed planting and the location of proposed improvements;

• Plans for all open space areas showing the location of proposed improvements including playgrounds, pedestrian and cycle paths, earthworks, seats, bollards, fencing, landscaping, irrigation systems, drinking fountains, drainage lines and detention basins.

• The extensive use, where possible, of local indigenous plant species throughout the development site; and

• The Open Space and Landscape Masterplan is to ensure that areas set aside for useable public open space are clearly visible and accessible, providing safe and convenient land to serve the recreational needs of current and future residents in the locality. Passive surveillance to such areas shall accord with Crime Prevention Through Environmental Design (CPTED) principles.

A Biodiversity Assessment that includes the application requirements of Clause 52.17 and the Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013).

An Environmental Assessment that must include:
- Assessment of the land by a suitably qualified environmental professional detailing the level and location of any soil 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 Environment Protection Act 1970; or
  - An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of the Environment Protection Act 1970 that the environmental conditions of the land are suitable for the sensitive use.

A Final Shared Infrastructure Funding Plan (to be identified as the Ash Road Final Shared Infrastructure Funding Plan) which updates as necessary the Draft Shared Infrastructure Funding Plan.
SCHEDULE 34 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO34.

BARRABOOL ROAD AND CITYVIEW DRIVE, WANDANA HEIGHTS

1.0

Requirement before a permit is granted

A permit may be granted before a Development Plan has been approved if the permit is for:

- An extension, addition modification to an existing building or development;
- The staged subdivision, associated earthworks, native vegetation removal and road access generally in accordance with a planning permit issued for planning application number 392/2015, including any amendments to that permit

2.0

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit must contain conditions or requirements which give effect to the provisions and requirements of an approved Development Plan.
- A permit must contain a condition specifying that a statement of compliance for the subdivision of the subject land must not be issued until the owner has entered into an agreement(s) with the Council pursuant to Section 173 of the Planning and Environment Act 1987 in relation to:
  - Payment of infrastructure contributions; and
  - A public open space contribution comprising works-in-kind to Drewan Park, to be agreed to the satisfaction of the responsible authority, at 50% of the value of total public open space contributions, with the remainder of public open space contributions to be paid as a cash contribution.

3.0

Requirements for development plan

Only one Development Plan may be approved for the entire area covered by this Schedule.

The objectives of the Development Plan are to:

- Ensure integrated subdivision across the area;
- To minimise or avoid adverse off-site impacts;
- To ensure appropriate infrastructure provision; and
- To ensure appropriate interfaces between the development on the subject land and adjacent land.

A Development Plan must include the following requirements:

- An indicative subdivision layout including areas set aside for residential development and other land uses, reserves for open space and drainage, indicative key road alignments, key easements and an indication of the range of lot sizes that:
  - Provides for integrated subdivision layout across the site;
  - Includes high voltage transmission line easements as encumbered public open space, with high levels of surveillance and road frontage where practicable;
  - Shows road access points to Cityview Drive and roads along the northern and western boundaries of Drewan Park;
  - Shows plantation reserves along the boundaries of Barrabool Road and the Geelong Ring Road;
- Shows the general location of land to be retained by Barwon Water;
- Provides appropriate interfaces between development on the subject land and Drewan Park, Cityview Drive, Barrabool Road, the Geelong Ring Road and the remaining Barwon Water tank site, including ensuring surveillance of public open space and a lot size transition between the subject land and the Low Density Residential Zone to the east of Cityview Drive; and
- Takes advantage of key view lines, vistas and topography of the site

- A Stormwater Management Plan that demonstrates drainage infrastructure would limit discharge of stormwater to pre-development levels and ensure no exacerbation of flooding potential downstream in the Kardinia Creek catchment.

- A Road Network and Traffic Management Plan that:
  - Includes an internal road and pedestrian/cyclist movement network that provides a high level of access and connectivity both within and to and from the site;
  - Identifies required upgrades to the external road network and external pedestrian/cyclist movement network, including pedestrian access to bus stops on the nearest public transport route; and
  - A road safety audit prepared by an appropriately qualified person and report addressing any safety issues identified by the audit.

- An Open Space and Landscape Masterplan that includes:
  - The landscaping theme for the residential subdivision of the site;
  - Street tree planting; and
  - Landscape treatments for public open space.

- Acoustic measures:
  - Noise measurements and modelling to determine whether any proposed residential property is predicted to have a noise level exceeding 63dBA (L10,18hr) based on predicted traffic volumes 10 years from anticipated completion of subdivision and, if such noise level is predicted to be exceeded, a plan for acoustic measures to be implemented as part of subdivision.
SCHEDULE 36 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO36.

LAND BOUNDED BY GEELONG-PORTARLINGTON ROAD, BATMAN ROAD, ALLENS ROAD & TOWER ROAD, PORTARLINGTON

1.0 Requirements before a permit is granted

Prior to the approval of a Development Plan, the responsible authority may grant a permit for the following:

- The construction of one dwelling and associated outbuildings on an existing lot, provided it is the only dwelling on the lot.
- Agriculture and any buildings or works in association with the use of the land for agricultural purposes.
- Extensions or alterations to existing buildings and associated works.

2.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Except for a permit issued under Clause 1.0, a permit must contain conditions or requirements which give effect to the provisions and requirements of the approved Development Plan. This may include a condition requiring a Section 173 Agreement to facilitate delivery of local infrastructure identified in the Staging and Infrastructure Delivery Plan and to provide a contribution to community infrastructure.

3.0 Requirements for development plan

A development plan must be prepared for the whole of the area covered by this Schedule, and must include the following requirements:

An Urban Design Masterplan that includes:

- Slope analysis including land contours at 0.5 metre intervals.
- A general subdivision layout including streets, drainage reserves, open space, distribution of land uses, landscaping of streets and reserves, and interface treatment with adjoining roads, with dwellings on lots abutting Batman and Allens Roads generally fronting those roads.
- A subdivision design that ensures that:
  - There are no new intersections with Geelong-Portarlington Road and no direct vehicular access from any lot to Geelong-Portarlington Road.
  - A 3 metre wide vegetation reserve abutting Geelong-Portarlington Road is provided along the frontage of the development.
  - Residential development addresses Geelong-Portarlington Road by use of service roads or internal roads to enable dwellings to front Geelong-Portarlington Road, but with no direct access from any lot to Geelong-Portarlington Road.
  - Lot layout which incorporates a variety of lot sizes to encourage a range of housing types, maximises solar access, responds to the topography of the land and generally provides larger lots on higher portions of the land to minimise visual impact of development.
  - Provision for public open space of not less than 10% of the development area, within walking distance (400 metres) of each household. Encumbered land shall not be credited as public open space, including land required for drainage basins. Open space is to be located and designed to maximise casual surveillance including lots that positively address adjoining public open
space reserves. Public open space is to include the highest point of the site, adjacent to the intersection of Batman and Allens Roads, to help ensure that built development does not intrude on the nearby ridgeline as viewed from the Point Richards area.

- Details of the interface treatment applied to the Geelong-Portarlington Road frontage, with residential development to address Geelong-Portarlington Road.

- Physical infrastructure proposed in the Urban Design Masterplan must meet Council standards or if not defined, be subject to the approval of Council and be generally in accordance with the following:

A Visual Assessment, based on the development that would ensue from the general subdivision layout in the Urban Design Masterplan, that:

- Demonstrates the protection of the ridgeline to the south of the area from the visual intrusion of development, as viewed from the Point Richards area.

- Shows that the development will not have any greater visual impact than the existing development on the foothills surrounding the town.

A Staging and Infrastructure Delivery Plan that shows the indicative staging of development and timing and delivery of key infrastructure including drainage, open space, road upgrades and intersection treatments.

A Landscape Master Plan, including:

- Predominantly indigenous and native landscape species that are suitable for planting in a residential area.

- The location of trees to be removed.

- Retention of significant vegetation, including Drooping Sheoke (Allocasuarina verticillata), which is of Regional Conservation Significance and has been recorded on the site.

- Street trees in keeping with the size and scale of each street, passive solar orientation and integration with adjoining and surrounding street networks.

- Use of existing olive trees in streets and public open space, where their condition warrants retention and where compatible with utilities, infrastructure and open space layout.

- A concept plan for landscaping of the proposed open space areas.

- A landscape boulevard along Geelong-Portarlington Road.

- A concept plan for all areas that interface with adjoining road reserves, with landscaping to soften the interface between new residential development and existing rural areas, while specifying that the siting and species used do not substantially impede coastal views from existing dwellings on adjacent rural land.

- The location and design of entry treatments adjacent to Geelong-Portarlington Road to provide an attractive gateway/entrance to Portarlington.

A Road Network and Traffic Management Plan that includes:

- An internal road network that provides a high level of access and connectivity within the development and to adjoining residential areas for all vehicular traffic and non-vehicular traffic. This shall include:
  - Road reserve widths.
  - Cross-sections, including where relevant, verge widths, nature strips, kerb and channel, pavement widths and pathways.
- An overall plan which facilitates ease of movement for all forms of transport (walking, cycling and vehicular), provides good pedestrian access to bus stops on Geelong-Portarlington Road and provides for footpaths in streets in accordance with Council requirements.

- The construction of perimeter roads to an appropriate standard as required.

- A concept design road safety audit for the section of Geelong-Portarlington Road abutting the site, including the proposed intersection layouts and internal road network.

- Upgrading of the three intersections with Geelong-Portarlington Road (being Batman and Tower Roads and Pigdon Street) to the satisfaction of VicRoads.

- Proposed locations of pedestrian crossings on Geelong-Portarlington Road.

- Investigation of potential construction of a 1.5 metre wide pedestrian pathway on one side of Geelong-Portarlington Road between Tower Road and Smythe Street.

An Integrated Water Management Plan that takes an integrated approach to flooding, stormwater and drainage management, is designed with reference to the whole of the catchment and includes:

- Provision for the collection, treatment and disposal of stormwater runoff in an environmentally acceptable manner within the subdivision layout, consistent with applicable guidelines and standards and including the implementation of best practice water quality measures.

Reference to:

- Australian Rainfall and Runoff
- Clause 56.07 of the Greater Geelong Planning Scheme
- City of Greater Geelong Stormwater Management Plan 2002
- The Infrastructure Design Manual and associated Design Notes.

- Ecological assessment of the impacts of increased cumulative stormwater runoff on wetlands within the Point Richards Flora and Fauna Reserve and west of Point Richards Road, undertaken by or with the participation of a suitably qualified and experienced aquatic ecologist, to the satisfaction of the responsible authority and the Department of Environment, Land, Water and Planning that:
  - Incorporates baseline monitoring of Growling Grass Frog population parameters including disease and pest monitoring and selected ecological parameters (e.g. terrestrial habitat availability surveys).
  - Has regard to the impacts on significant fauna species present in the Point Richards Flora and Fauna Reserve, including the Growling Grass Frog.
  - Informs the stormwater quality treatment measures to be undertaken on-site to ensure the water quality being discharged does not impact on threatened species including the Growling Grass Frog.
  - Demonstrates that there will be no unacceptable impact on the wetlands.

- A Drainage Strategy and Design Report that:
  - Outlines design objectives including a requirement to limit downstream flows to existing predevelopment flow rates and overall flow volumes or provide for developer contributions to upgrade downstream stormwater infrastructure to the satisfaction of the responsible authority.
  - Identifies all land to be set aside for drainage purposes, detailing the approximate size and location of all drainage reserves and system components, including retarding basins to meet peak discharge limits and WSUD features to meet Urban Stormwater – Best-Practice Management Guidelines.
- Incorporates on-site stormwater drainage design and management to alleviate the potential to transfer disease (including Chytridomycosis) and invasive fauna and flora species downstream.
- Provides details of short and long term maintenance requirements and responsibilities for the wetlands, detention basins and any aesthetic lakes.
- Provides for safe overflow paths for the critical 1% AEP event and considers the impact of the >1% AEP event.
- Considers the management of stormwater during the construction phase, particularly sediment control, and details contingency measures for floodwater treatment where any flooding occurs prior to the connection of all infrastructure.
- Identifies measures to treat stormwater to meet best practice pollutant removal targets before it is discharged downstream including the removal of nutrients, litter, hydrocarbons and sediment.

**A Biodiversity Assessment** that includes the application requirements of Clause 52.17 and the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).

**A Site Investigation Assessment** that:
- Takes into account the *Preliminary Site Investigation, 27 Hectare Parcel of Land at Pigdon Street, Portarlington, Victoria, Peter J Ramsay & Associates, October 2004*, and provides updated information where appropriate.
- Assesses the potential level and nature of contamination on the land.
- Provides clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.
- Recommends remediation actions for any contaminated land.
FLOODWAY OVERLAY

Shown on the planning scheme map as FO or RFO with a number (if shown).

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the *Water Act, 1989* if a declaration has been made.

To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Floodway objectives and statement of risk

A schedule to this overlay may contain:

- Floodway management objectives to be achieved.
- A statement of risk.

Buildings and works

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.
- A dependent person’s unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
- The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
- The erection of telephone or power lines provided they do not involve the construction of towers or poles.

To post and wire and post and rail fencing.

**44.03-3**

**Subdivision**

A permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this overlay. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.

- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

**44.03-4**

**Application requirements**

**Local floodplain development plan**

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

**Flood risk report**

If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report to the satisfaction of the responsible authority, which must consider the following, where applicable:

- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effects of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.
- An application must be accompanied by any information specified in a schedule to this overlay.

**Exemption from notice and review**

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Referral of applications**

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.
- The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.
- Any other matters specified in a schedule to this overlay.
SCHEDULE TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as FO or RFO

1.0

Permit requirement

A permit is not required to:

- Construct a building or to construct or carry out works by or on behalf of VicRoads for the purposes of the Breakwater Road project and associated works.
LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO with a number (if shown).

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Land subject to inundation objectives and statement of risk
A schedule to this overlay may contain:

- Land subject to inundation management objectives to be achieved.
- A statement of risk.

Buildings and works
A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- Rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.
- A dependent person’s unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
• To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
  - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
  - The erection of telephone or power lines provided they do not involve the construction of towers or poles.

• To post and wire and post and rail fencing.

44.04-3

Subdivision

A permit is required to subdivide land.

44.04-4

Application requirements

An application must be accompanied by any information specified in a schedule to this overlay.

44.04-5

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

44.04-6

Exemption from notice and review

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.04-7

Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

44.04-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

• The Municipal Planning Strategy and the Planning Policy Framework.
• Any local floodplain development plan.
• Any comments from the relevant floodplain management authority.
• The existing use and development of the land.
• Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
• The susceptibility of the development to flooding and flood damage.
• The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
- The flood warning time available.
- The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.

- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.

- The effect of the development on river health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality and sites of scientific significance.

- Any other matters specified in a schedule to this overlay.
SCHEDULE TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

1.0

Permit requirement

A permit is not required to:

- Construct a building or to construct or carry out works by or on behalf of VicRoads for the purposes of the Breakwater Road project and associated works.
SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO** with a number (if shown).

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.

To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

**Flooding management objectives and statement of risk**

A schedule to this overlay may contain:

- Flooding management objectives to be achieved.
- A statement of risk.

**Buildings and works**

A permit is required to construct a building or to construct or carry out works, including:

- A fence.
- Roadworks, if the water flow path is redirected or obstructed.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A rainwater tank with a capacity of not more than 10,000 litres.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.
- A dependent person’s unit.

This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To flood mitigation works carried out by the responsible authority or floodplain management authority.
- To the following works in accordance with plans prepared to the satisfaction of the responsible authority:
  - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
- The erection of telephone or power lines provided they do not involve the construction of towers or poles designed to operate at more than 66,000 volts.

- To landscaping, driveways, vehicle cross overs, footpaths or bicycle paths if there is no significant change to existing surface levels, or if the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

- To an extension of less than 20 square metres in floor area to an existing building (not including an out-building), where the floor levels are constructed to at least 300mm above the flood level or if the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

- To an upper storey extension to an existing building.

- To an alteration to an existing building where the original building footprint remains the same and floor levels are constructed to at least 300mm above flood level.

- To an out-building (including replacement of an existing building) if the out-building is less than 10 square metres in floor area and constructed to at least 150mm above the flood level or the relevant floodplain management authority has agreed in writing that the flowpath is not obstructed.

- To a replacement building (not including an out-building) if it is constructed to at least 300mm above the flood level and the original building footprint remains the same. The responsible authority may require evidence of the existing building envelope.

- To fencing with at least 25% openings and with the plinth at least 300mm above the flood level.

- To a replacement fence in the same location and of the same type and materials as the existing fence.

- To a pergola or an open deck area with unenclosed foundations.

- To a carport constructed over an existing carspace.

- To an in-ground swimming pool and associated security fencing, where the perimeter edging of the pool is constructed at natural surface levels and excavated material is removed from the flowpath.

- To a tennis court at existing surface level with fencing designed to minimise obstruction to flows.

- To an aviary or other enclosure for a domestic animal if it is less than 10 square metres in floor area at ground level.

- To open sided verandahs, open sided picnic shelters, barbeques and park furniture (excluding playground equipment) if there is less than 30mm change to existing surface levels.

- To radio masts, light poles or signs on posts or attached to buildings.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a building or construct or carry out works.</td>
<td>Clause 59.08</td>
</tr>
</tbody>
</table>

**Subdivision**

A permit is required to subdivide land.
VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any of the following classes of subdivision:</td>
<td>Clause 59.08</td>
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<tr>
<td>- Subdivide land to realign the common boundary between 2 lots where the area of either lot is reduced by less than 15 percent and the general direction of the common boundary does not change.</td>
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<td>- Subdivide land into lots each containing an existing building or car parking space where:</td>
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<td>- The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</td>
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<td>- An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</td>
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<td>- Subdivide land into 2 lots if:</td>
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<td>- The construction of a building or the construction or carrying out of works on the land is approved under this scheme or by a permit issued under this scheme and the permit has not expired.</td>
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<td>- The construction or carrying out of the approved building or works on the land has started lawfully.</td>
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<td>- The subdivision does not create a vacant lot.</td>
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</table>

Application requirements

Unless otherwise agreed in writing by the relevant floodplain management authority, an application to construct a building or construct or carry out works must be accompanied by a site plan which shows, as appropriate:

- The boundaries and dimensions of the site.
- Relevant existing and proposed ground levels, to Australian Height Datum, taken by or under the direction or supervision of a licensed land surveyor.
- The layout, size and use of existing and proposed buildings and works, including vehicle parking areas.
- Floor levels of any existing and proposed buildings to Australian Height Datum.
- Cross sectional details of any basement entry ramps and other basement entries to Australian Height Datum, showing floor levels of entry and exit areas and drainage details.
- Any other application requirements specified in a schedule to this overlay.

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.
44.05-5
31/07/2018
VC148

Exemption from notice and review
An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

44.05-6
31/07/2018
VC148

Referral of applications
An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed to in writing between the responsible authority and the floodplain management authority.

44.05-7
31/07/2018
VC148

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- Flood risk factors to consider include:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as SBO1.

1.0

Permit requirement

A planning permit is not required to construct the following buildings or to construct or carry out the following works on land specified in the table to this Schedule, where the following requirements are met:

Buildings:

All buildings, including dwellings and outbuildings, where no part of the floor level of the building is lower than the finished floor level specified as a restriction on the Plan of Subdivision, and / or in the table which forms part of this schedule.

Works:

- Any works on the boundary of a lot where it abuts a road reserve, including but not limited to the construction of a vehicle crossing or driveway, which would not result in a Finished Surface Level lower than the level specified for that lot as a restriction on the Plan of Subdivision, and / or as listed in the table which forms part of this Schedule.

- Any other works, including but not limited to the installation of in-ground water tanks, construction or reconstruction of pedestrian and vehicle access paths or the laying of stormwater drainage pipes, which do not:
  - alter the finished surface level of the land below the level specified as a restriction on the Plan of Subdivision, and / or as listed in the table which forms part of this Schedule, or
  - if the Finished Surface Level of the land is less than the finished surface level specified as a restriction on the Plan of Subdivision, and / or listed in the table which forms part of this Schedule, do not further reduce the finished surface level.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by four sets of plans drawn to scale which show:

- The boundaries and dimensions of the site.

- Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

- The layout of all existing and proposed buildings and works.

- Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

Referral of applications

An application to construct a building or construct or carry out works or an application to amend a permit does not have to be referred to the floodplain management authority if the application:

- Is accompanied by the relevant floodplain management authority’s written approval. The written approval must:
  - Be granted not more than three months prior to lodging with the responsible authority.
  - Quote the reference number, version number and date of the approved plans.
  - State the applicable flood level and any required floor levels; and

- Is in accordance with an adopted local floodplain development plan.
Table to Schedule 1 – Designated Flood Levels, Minimum Lot Finished Surface Levels & Minimum Finished Floor Levels

<table>
<thead>
<tr>
<th>Plan of subdivision</th>
<th>Lots affected</th>
<th>Designated flood level a.h.d.</th>
<th>Minimum lot finished surface level – a.h.d.</th>
<th>Minimum finished floor level – a.h.d. (see note 1.)</th>
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<tbody>
<tr>
<td>Plans of Subdivision not otherwise listed in this table which include lots on land to which this Schedule applies.</td>
<td>The relevant lot/s specified on the title to the land.</td>
<td>The designated flood level for the relevant lot/s, as set by the Drainage Authority on the advice of the Floodplain Management Authority.</td>
<td>Not less than 300mm above the designated flood level of the relevant lot/s.</td>
<td>The minimum finished floor level for the relevant lot/s as specified on the Plan of Subdivision, or otherwise in accordance with Note 1, below.</td>
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<td>Lots on Plans of Subdivision listed in the table, where a level is not specified.</td>
<td>The relevant lot number /s specified in the table</td>
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<td>Must comply with Note 1, below.</td>
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Minimum finished floor level – a.h.d. (see note 1.)

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Note 1: Freeboard to be consistent with Guidelines for Development in Flood-prone Areas, Melbourne Water 2003.
SCHEDULE 2 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as SBO2.

1.0 Permit requirement

A planning permit is not required to construct the following buildings or to construct or carry out the following works on land specified in the table to this Schedule, where the following requirements are met:

Buildings:

All buildings, including dwellings and outbuildings, where no part of the floor level of the building is lower than the finished floor level specified as a restriction on the Plan of Subdivision, and / or in the table which forms part of this schedule.

Works:

Any works on the boundary of a lot where it abuts a road reserve, including but not limited to the construction of a vehicle crossing or driveway.

Any other works typically located in residential lot frontages abutting a road reserve including (but not limited to) fencing, walking and vehicle paths, landscaping, letter boxes, in-ground water tanks, and service supplies including stormwater drainage pipes, power, gas and water supply.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by four sets of plans drawn to scale which show:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
- The layout of all existing and proposed buildings and works.
- Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

Referral of applications

An application to construct a building or construct or carry out works or an application to amend a permit is not required to be referred to the floodplain management authority if the application:

- Is accompanied by the relevant floodplain management authority’s written approval. The written approval must:
  - Be granted not more than three months prior to lodging with the responsible authority.
  - Quote the reference number, version number and date of the approved plans.
  - State the applicable flood level and any required floor levels; and
- Is in accordance with an adopted local floodplain development plan.
### Table to Schedule 2 – Designated flood levels, minimum lot finished surface levels & minimum finished floor levels

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<th>Designated flood level (AHD)</th>
<th>Minimum lot finished surface level I (AHD)</th>
<th>Minimum finished floor level (AHD) (see note 1)</th>
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<td>Plans of Subdivision not otherwise listed in this table which include lots on land to which this Schedule applies.</td>
<td>The relevant lot/s specified on the title to the land.</td>
<td>The designated flood level for the relevant lot/s, as set by the Drainage Authority on the advice of the Floodplain Management Authority.</td>
<td>Not less than 300mm above the designated flood level of the relevant lot/s.</td>
<td>The minimum finished floor level for the relevant lot/s as specified on the Plan of Subdivision, or otherwise in accordance with Note 1, below.</td>
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<tr>
<td>Lots on Plans of Subdivision listed in the table, where a level is not specified.</td>
<td>The relevant lot number /s specified in the table</td>
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<td>Must comply with Note 1, below.</td>
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*Note 1: Freeboard to be consistent with Guidelines for Development in Flood-prone Areas, Melbourne Water 2003.*
**BUSHFIRE MANAGEMENT OVERLAY**

Shown on the planning scheme map as **BMO** with a number (if shown).

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

**Bushfire management objectives and application of schedules**

A schedule to this overlay must contain a statement of the bushfire management objectives to be achieved for the area affected by the schedule and when the requirements within it apply.

**Permit requirement**

**Subdivision**

A permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.

**Buildings and works**

A permit is required to construct a building or construct or carry out works associated with the following uses:

- Accommodation (including a Dependent person’s unit)
- Education centre
- Hospital
- Industry
- Leisure and recreation
- Office
- Place of assembly
- Retail premises
- Service station
- Timber production
- Warehouse

This does not apply to any of the following:

- If a schedule to this overlay specifically states that a permit is not required.
- A building or works consistent with an agreement under Section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.
- An alteration or extension to an existing building used for a dwelling or a dependent person’s unit that is less than 50 percent of the gross floor area of the existing building.
- An alteration or extension to an existing building (excluding a dwelling and a dependent person’s unit) that is less than 10 percent of the gross floor area of the existing building.
- A building or works with a floor area of less than 100 square metres not used for accommodation and ancillary to a dwelling.

- A building or works associated with Timber production provided the buildings or works are not within 150 metres of Accommodation or land zoned for residential or rural residential purposes.

**Application requirements**

Unless a schedule to this overlay specifies different requirements, an application must be accompanied by:

- A **bushfire hazard site assessment** including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.

- A **bushfire hazard landscape assessment** including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.

- A **bushfire management statement** describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

If in the opinion of the responsible authority any part of these requirements is not relevant to the assessment of an application, the responsible authority may waive, vary or reduce the requirement.

**Requirements of Clause 53.02**

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

**Mandatory condition**

**Subdivision**

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

“Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [*insert name of applicable planning scheme*] Planning Scheme.

- Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.

- State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement.”
This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space.

A permit to subdivide land must include any condition specified in a schedule to this overlay.

**Buildings and works**

A permit to construct a building or construct or carry out works must include the following condition:

"The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed."

A permit allowing a dwelling to be constructed to the next lower bushfire attack level in accordance with AM1.2 in Clause 53.02-3 must include the following condition:

"Before the development starts, the owner must enter into an agreement with the responsible authority under section 173 of the Planning and Environment Act 1987 to provide for the following:

- A dwelling constructed in accordance with planning permit [*insert planning permit reference] must not be occupied until a private bushfire shelter (a Class10c building within the meaning of the Building Regulations 2006) is:
  - Constructed on the same land as the dwelling.
  - Available for use by the occupants of the dwelling at all times.
  - Maintained in accordance with the requirements of the building permit issued for that private bushfire shelter.

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement."

A permit to construct a building or construct or carry out works must include any condition specified in a schedule to this overlay.

**Referral of applications**

An application must be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03, unless a schedule to this overlay specifies otherwise.

**Notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act, unless a schedule to this overlay specifies otherwise.

A schedule to this overlay may specify that notice be given to any person or body in accordance with section 52(1)(c) of the Act.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:
- Any other matters specified in a schedule to this overlay.

Transitional arrangements

The requirements of Clause 44.06 Bushfire Management Overlay do not apply to a single dwelling, or a dependent person's unit, when a permit under the Building Act 1993 was issued before the commencement of Amendment GC13, if:

- vegetation is managed to accord with the bushfire attack level assessment undertaken at the time the building permit was issued; and

- a static water supply of:
  - 2500 litres on lots of 500 square metres or less
  - 5000 litres on lots of more than 500 square metres, is provided to the satisfaction of the responsible authority.

- no permit was required for such development under Clause 44.06 before the commencement of Amendment GC13.
SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as BMO1.

OCEAN GROVE, ST LEONARDS BAL-12.5 AREAS

1.0 Statement of the bushfire management objectives to be achieved

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 52.47 applies in all other circumstances.

2.0 Permit requirement

None specified.

3.0 Application requirements

An application must be accompanied by a bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

4.0 Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation:
  - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 52.47, and
- Vehicle access must be provided in accordance with Clause 52.47.

If these requirements are not met, the requirements of Clause 52.47 apply.

5.0 Substitute approved measures for Clause 52.47

None specified.

6.0 Additional alternative measures for Clause 52.47

None specified.

7.0 Mandatory Condition

An application must include the mandatory conditions as specified in Clause 44.06-4.
8.0
03/10/2017
GC13

Referral of application not required
An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

9.0
03/10/2017
GC13

Notice and review
None specified.

10.0
03/10/2017
GC13

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.
SCHEDULE 2 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as BMO2.

OCEAN GROVE, POINT LONSDALE, ST LEONARDS BAL-29 AREAS

1.0

Statement of the bushfire management objectives to be achieved

To specify bushfire protection measures to construct or extend one dwelling on a lot.
To specify referral requirements for applications to construct or extend one dwelling on a lot.

Application

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.
Clause 52.47 applies in all other circumstances.

2.0

Permit requirement

None specified.

3.0

Application requirements

An application must be accompanied by a bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

4.0

Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-29
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation:
  - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 52.47, and
- Vehicle access must be provided in accordance with Clause 52.47.
If these requirements are not met, the requirements of Clause 52.47 apply.

5.0

Substitute approved measures for Clause 52.47

None specified.

6.0

Additional alternative measures for Clause 52.47

None specified.

7.0

Mandatory Condition

An application must include the mandatory conditions as specified in Clause 44.06-4.
8.0 03/10/2017 GC13

Referral of application not required

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

9.0 03/10/2017 GC13

Notice and review

None specified.

10.0 03/10/2017 GC13

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider whether all of the bushfire protection measures in this schedule have been met.
OTHER OVERLAYS
PUBLIC ACQUISITION OVERLAY

Shown on the planning scheme map as **PAO** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify land which is proposed to be acquired by a Minister, public authority or municipal council.

To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.

To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

**Permit required**

A permit is required to:

- Use land for any Section 1 or Section 2 use in the zone.

- Construct a building or construct or carry out works, including:
  - A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
  - A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
  - A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.

- Damage, demolish or remove a building or works.

- Damage, remove, destroy or lop any vegetation. This does not apply:
  - If the vegetation has been planted for pasture, timber production or any other crop.
  - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
  - If the vegetation presents an immediate risk of personal injury or damage to property.

- Subdivide land.

This does not apply:

- To the acquiring authority for the land if the land has been acquired and any of the above matters for which a permit is required is consistent with the purpose for which the land was acquired.

- To an authority or a municipal council if the responsible authority, after consulting with the acquiring authority for the land, is satisfied that any of the above matters for which a permit is required is consistent with the purpose for which the land is to be acquired.

**Exemption from notice and review**

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
**Referral of applications**

An application must be referred under Section 55 of the Act to the acquiring authority for the land.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposed use or development on the purpose for which the land is to be acquired as specified in the schedule to this overlay.

A permit granted under this clause may be conditional on:

- The extent of alterations and extensions to an existing building and works, and the materials that may be used.
- The location, dimensions, design and material of a new building or works.
- The demolition, removal or alteration of any buildings or works.
- The demolition or removal of buildings or works constructed or carried out in accordance with a permit under this clause.
- No compensation being payable for the demolition or removal of any buildings or works constructed under the permit.

**Land not to be spoiled or wasted**

Land must not be spoiled or wasted so as to adversely affect the use of the land for the purpose for which it is to be acquired.

**Reservation for public purpose**

Any land included in a Public Acquisition Overlay is reserved for a public purpose within the meaning of the *Planning and Environment Act 1987*, the *Land Acquisition and Compensation Act 1986* or any other act.

**Acquiring authority**

An acquiring authority is the Minister, public authority or municipal council specified in the schedule to this overlay as the acquiring authority for the land.
### Public acquisition

<table>
<thead>
<tr>
<th>PS Map</th>
<th>Acquisition Authority</th>
<th>Purpose of Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAO1</td>
<td>Education Department</td>
<td>Proposed School</td>
</tr>
<tr>
<td>PAO2</td>
<td>City of Greater Geelong</td>
<td>Proposed Public Open Space</td>
</tr>
<tr>
<td>PAO3</td>
<td>VicRoads</td>
<td>Proposed Road - Category 1</td>
</tr>
<tr>
<td>PAO4</td>
<td>City of Greater Geelong</td>
<td>Proposed Road (no category)</td>
</tr>
<tr>
<td>PAO5</td>
<td>City of Greater Geelong</td>
<td>Proposed Car Park</td>
</tr>
<tr>
<td>PAO6</td>
<td>VicRoads</td>
<td>Proposed Road - Category 2</td>
</tr>
<tr>
<td>PAO7</td>
<td>Barwon Water</td>
<td>Proposed Water and Sewerage Infrastructure</td>
</tr>
<tr>
<td>PAO8</td>
<td>Department of Human Services</td>
<td>Proposed Health and Community Infrastructure</td>
</tr>
<tr>
<td>PAO9</td>
<td>Director of Public Transport</td>
<td>Proposed Railway Station</td>
</tr>
<tr>
<td>PAO10</td>
<td>Roads Corporation</td>
<td>Outer Metropolitan Ring / E6 Transport Corridor</td>
</tr>
<tr>
<td>PAO11</td>
<td>The Minister responsible for administering Part 2 of the Crown Land (Reserves) Act 1978</td>
<td>Western Grassland Reserves</td>
</tr>
<tr>
<td>PAO12</td>
<td>City of Greater Geelong</td>
<td>Proposed Drainage Infrastructure</td>
</tr>
<tr>
<td>PAO13</td>
<td>City of Greater Geelong</td>
<td>Proposed Drainage Infrastructure and Road (no category)</td>
</tr>
<tr>
<td>PAO14</td>
<td>Secretary to the Department of Economic Development, Jobs, Transport and Resources</td>
<td>Railway</td>
</tr>
<tr>
<td>PAO15</td>
<td>Secretary to the Department of Transport</td>
<td>Waurn Ponds Train Maintenance and Stabling Authority</td>
</tr>
</tbody>
</table>
ENVIRONMENTAL AUDIT OVERLAY

Shown on the planning scheme map as EAO.

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Requirement

Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or

- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.
ROAD CLOSURE OVERLAY
Shown on the planning scheme map as RXO.

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify a road that is closed by an amendment to this planning scheme.

Road closure
A road included in this overlay is closed on the date notice of approval of the amendment is published in the Government Gazette.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- That the road is closed.
**Restructure Overlay**

Shown on the planning scheme map as RO with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify old and inappropriate subdivisions which are to be restructured.

To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

**Subdivision**

A permit is required to subdivide land.

A subdivision must be in accordance with a restructure plan for the land listed in the schedule to this overlay. This does not apply if the subdivision is for one of the following purposes and no additional lots or subdivision potential is created:

- To realign boundaries between lots that have been consolidated in accordance with the restructure plan.
- To consolidate a restructure lot with a section of closed road or other land not included in a proposed restructure lot.

Each lot must be provided with reticulated sewerage if available. If reticulated sewerage is not available, the application must be accompanied by:

- A land assessment report which demonstrates that each lot is capable of treating and retaining all waste water in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- A plan which indicates the building envelope and effluent disposal area for each lot.

Before deciding on an application to subdivide land into residential lots, the responsible authority must consider Clause 56.

**Dwellings and other buildings**

A permit is required to construct or extend a dwelling or other building.

A permit must be in accordance with a restructure plan for the land listed in a schedule to this overlay. This does not apply if:

- No restructure plan is listed in the schedule and the permit is required to extend an existing dwelling or other building.
- The land is a lot for which a permit has been granted under Clause 45.05-1.

**Exemption from notice and review**

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The objectives of the restructure plan for the area.
- Appropriate measures to cope with any environmental hazard or constraint affecting the land, including slope, drainage, salinity and erosion.

- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and fauna habitats and the need to revegetate along waterways, gullies, ridge lines and property boundaries.

- The availability of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

- The relationship of the intended use and development to the existing or likely use and development of adjoining and nearby land.

- The effect on surrounding uses, especially agricultural uses and nearby public land.

- The design of buildings.
SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

Restructure plan

<table>
<thead>
<tr>
<th>PS Map reference</th>
<th>Land</th>
<th>Title of restructure plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>RO1</td>
<td>'New Station Estate', Broderick Road, Corio</td>
<td>New Station Estate Restructure Plan, July 2010 (Amended December 2017)</td>
</tr>
</tbody>
</table>
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

**Development contributions plan**

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

**Preparation of a development contributions plan**

The development contributions plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

The development contributions plan must:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.
- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.
1.0 Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Armstrong Creek North East Industrial Precinct. This area is shown as DCPO1 in the Greater Geelong Planning Scheme maps.

2.0 Summary of costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Total cost $</th>
<th>Time of provision</th>
<th>Actual cost contribution attributable to development $</th>
<th>Proportion of cost attributable to development %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>2,676,000</td>
<td>Time second access point is required.</td>
<td>2,676,000</td>
<td>100%</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>7,570,327</td>
<td>Over 20 years as shown in the DCP.</td>
<td>7,570,327</td>
<td>100%</td>
</tr>
<tr>
<td>Strategic Planning and DCP</td>
<td>1,500,000</td>
<td>Complete.</td>
<td>1,500,000</td>
<td>100%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11,746,327</td>
<td></td>
<td>11,746,327</td>
<td>100%</td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2009 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0 Demand Units

The Development Contributions Plan apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Armstrong Creek North East Industrial Precinct.

<table>
<thead>
<tr>
<th>Land use</th>
<th>Hectares</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total NEIP</td>
<td>178.37</td>
<td>100%</td>
</tr>
<tr>
<td>Existing roads</td>
<td>8.95</td>
<td>5.0%</td>
</tr>
<tr>
<td>Existing easements</td>
<td>10.46</td>
<td>5.9%</td>
</tr>
<tr>
<td>Drainage</td>
<td>4.79</td>
<td>2.7%</td>
</tr>
<tr>
<td>Land to be acquired for East West Link Road Reserve</td>
<td>6.69</td>
<td>3.8%</td>
</tr>
<tr>
<td>Land to be acquired for Barwon Heads Road widening (PAO)</td>
<td>1.94</td>
<td>1.1%</td>
</tr>
<tr>
<td>Gross Developable Area</td>
<td>145.54</td>
<td>81.6%</td>
</tr>
<tr>
<td>Unencumbered Open Space</td>
<td>5.47</td>
<td>3.1%</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>140.07</td>
<td>78.5%</td>
</tr>
</tbody>
</table>
Summary of contributions

<table>
<thead>
<tr>
<th>Category</th>
<th>Per Net Developable Hectare</th>
<th>Per Net Developable Hectare</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$ 19,104.73</td>
<td>n/a</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$ 54,046.74</td>
<td>n/a</td>
</tr>
<tr>
<td>Strategic Planning and DCP Preparation</td>
<td>$ 10,708.93</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$83,860.41</strong></td>
<td><strong>$0</strong></td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2009 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.
*Capped at $900 per dwelling

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Tables 15 & 16. Output of the general construction industry, Series 6427.0), published by the Australian Bureau of Statistics.
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek North East Industrial Precinct for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.
SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**.

**JETTY ROAD URBAN GROWTH AREA STAGE 1 DEVELOPMENT CONTRIBUTIONS PLAN**

The area covered by this Development Contributions Plan (DCP) is known as Stage 1 of the Jetty Road Urban Growth Area. This area is generally bounded by Port Phillip Bay to the north, the Bellarine Rail Trail to the south, Jetty Road and Griggs Creek to the east and a line running parallel to and approximately 400 metres east of McDermott Road to the west.

**Summary of costs – Stages 1 and 2**

<table>
<thead>
<tr>
<th>Facility</th>
<th>Total cost $</th>
<th>Timing of provision</th>
<th>Cost apportioned to development $</th>
<th>Proportion of total cost apportioned to development %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Construction of roads/ intersections</td>
<td>$6,484,716</td>
<td>As set out in the DCP infrastructure Project Sheets.</td>
<td>$7,321,163</td>
<td>100%</td>
</tr>
<tr>
<td>• Land Acquisition</td>
<td>$836,447</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Crossings</td>
<td>$2,368,471</td>
<td>As set out in the DCP infrastructure Project Sheets.</td>
<td>$2,368,471</td>
<td>100%</td>
</tr>
<tr>
<td>Open Space</td>
<td>$4,237,105</td>
<td>As set out in the DCP infrastructure Project Sheets.</td>
<td>$2,852,413</td>
<td>67%</td>
</tr>
<tr>
<td>Children and Community Hub</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Land Acquisition</td>
<td>$143,347</td>
<td>As set out in the DCP infrastructure Project Sheets.</td>
<td>$3,589,916</td>
<td>100%</td>
</tr>
<tr>
<td>• Construction</td>
<td>$3,446,569</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Community and Learning Hub (Community Infrastructure)</td>
<td>$7,768,375</td>
<td>2022 - 2023 or 1,800 lots.</td>
<td>$3,107,350</td>
<td>40%</td>
</tr>
<tr>
<td>Planning</td>
<td>$127,988</td>
<td>Complete</td>
<td>$127,988</td>
<td>100%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$25,413,019</strong></td>
<td></td>
<td><strong>$19,367,301</strong></td>
<td></td>
</tr>
</tbody>
</table>

*Note: Contributions are listed in July 2011 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.*

**Demand Units**

The DCP apportions cost for Development Infrastructure based on demand units. In this DCP one demand unit is equal to one hectare of Net Residential Developable Area. Within the Jetty Road Urban Growth Area Stage 1 there are 130.28 Equivalent Developable Hectares contributing to Development Infrastructure.
Some Development Infrastructure Items require contributions from landowners within Stage 2 of the Jetty Road Urban Growth Area. These items are identified in the incorporated DCP.

The DCP apportions the cost of Community Infrastructure items based on the projected number of dwellings in the DCP area. One demand unit for community infrastructure is equal to one dwelling.

### Summary of contributions

#### Development Infrastructure Levy per Demand Unit

<table>
<thead>
<tr>
<th>Infrastructure Type</th>
<th>Number of Stage 1 Equivalent Developable Hectares contributing to infrastructure item</th>
<th>Contribution Per Stage 1 Equivalent Net Developable Hectare $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads</td>
<td>130.28</td>
<td>$41,169.62</td>
</tr>
<tr>
<td>Land acquisition</td>
<td>130.28</td>
<td>$6,969.90</td>
</tr>
<tr>
<td>Trails</td>
<td>130.28</td>
<td>$9,079.62</td>
</tr>
<tr>
<td>Open Space</td>
<td>130.28</td>
<td>$10,934.83</td>
</tr>
<tr>
<td>Children and Community Hub</td>
<td>130.28</td>
<td>$13,212.56</td>
</tr>
<tr>
<td>Planning</td>
<td>130.28</td>
<td>$982.41</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>-</td>
<td><strong>$82,348.94</strong></td>
</tr>
</tbody>
</table>

#### Community Infrastructure Levy per Dwelling

<table>
<thead>
<tr>
<th>Facility</th>
<th>Total Estimated Number of Dwellings (Stage 1)</th>
<th>Total Community Infrastructure Levy collectable per dwelling (Capped at $900)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Community and Learning Hub</td>
<td>1,615</td>
<td>$900.00</td>
</tr>
</tbody>
</table>

The Development Contribution for each demand unit must be adjusted as follows:

In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:

- The capital costs of each infrastructure item must be adjusted by reference to the Building Price Index, Melbourne, as published in the latest edition of Rawlings Australian Construction Handbook, or if this index is not available:
  - Producer Price Index Australia, Victoria (Table 15 Selected Output of Division E - Construction industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc) published by the ABS (Series 6427.0) or similar index;
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

- In relation to the cost of land required under the DCP within Stage 1 of the Jetty Road Growth Area, the land value must be adjusted by multiplying the land value by the Consumer Price Index (All Groups Melbourne) as published by the Australian Bureau of Statistics.

- In relation to the cost of land to be acquired under a Public Acquisition Overlay (item RO02), the value of the land to be acquired is to be adjusted by an annual revaluation prepared by a qualified independent valuer.

- The adjusted land value and the adjustment of the contributions must be calculated as of 1 July in each year.
Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions on its website.

If the Community Infrastructure Levy cap (currently $900 per dwelling) is ever increased, Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation methods in this DCP up to the new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

5.0

Land or development excluded from development contributions plan

This DCP applies to all developable land in Stage 1 of the Jetty Road Growth Area.

Contributions towards applicable items in the Stage 1 DCP by Stage 2 landowners are to be detailed in the Stage 2 DCP.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.
SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO3

ARMSTRONG CREEK EAST PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Armstrong Creek East Precinct. This area is shown as DCPO3 in the Greater Geelong Planning Scheme maps.

Summary of costs

<table>
<thead>
<tr>
<th>Facility</th>
<th>Total cost $</th>
<th>Time of provision</th>
<th>Actual cost contribution attributable to development $</th>
<th>Proportion of cost attributable to development %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$ 4,408,350</td>
<td>Refer to DCP</td>
<td>$ 4,077,550</td>
<td>92.5%</td>
</tr>
<tr>
<td>Roads</td>
<td>$ 15,006,451</td>
<td>Refer to DCP</td>
<td>$11,111,558</td>
<td>74.0%</td>
</tr>
<tr>
<td>Trails</td>
<td>$ 3,800,000</td>
<td>Refer to DCP</td>
<td>$ 3,800,000</td>
<td>100%</td>
</tr>
<tr>
<td>Drainage</td>
<td>$ 33,283,289</td>
<td>Refer to DCP</td>
<td>$33,283,289</td>
<td>100%</td>
</tr>
<tr>
<td>Open space</td>
<td>$ 24,197,646</td>
<td>Refer to DCP</td>
<td>$21,510,646</td>
<td>88.9%</td>
</tr>
<tr>
<td>Community - CIL</td>
<td>$ 6,611,000</td>
<td>Refer to DCP</td>
<td>$ 6,611,000</td>
<td>100%</td>
</tr>
<tr>
<td>Community - DIL</td>
<td>$ 21,732,619</td>
<td>Refer to DCP</td>
<td>$21,732,619</td>
<td>100%</td>
</tr>
<tr>
<td>Strategic Planning and DCP</td>
<td>$ 2,250,000</td>
<td>Complete</td>
<td>$ 2,250,000</td>
<td>100%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$ 111,289,355</td>
<td></td>
<td>$104,376,712</td>
<td>93.8%</td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2010 values. Under the DCP, the contributions are to be adjusted following annual indexation. These figures exclude GST.

Demand Units

The Development Contributions Plan apportions cost based upon demand units. In this DCP one demand unit is equal to one hectare of developable land within the Armstrong Creek East Precinct.
### Summary of contributions

<table>
<thead>
<tr>
<th>FACILITY</th>
<th>LEVIES PAYABLE BY THE DEVELOPMENT</th>
<th>Community infrastructure*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Development Infrastructure</td>
<td></td>
</tr>
<tr>
<td></td>
<td>residential</td>
<td>non-residential</td>
</tr>
<tr>
<td><strong>Category</strong></td>
<td><strong>Per Net Developable Hectare</strong></td>
<td><strong>Per Dwelling</strong></td>
</tr>
<tr>
<td>Land Acquisition</td>
<td>$ 8,803.42</td>
<td>$ 5,272.68</td>
</tr>
<tr>
<td>Roads</td>
<td>$ 23,415.85</td>
<td>$ 23,415.85</td>
</tr>
<tr>
<td>Trails</td>
<td>$ 9,614.74</td>
<td>$ 0</td>
</tr>
<tr>
<td>Drainage</td>
<td>$ 70,139.28</td>
<td>$70,139.28</td>
</tr>
<tr>
<td>Open space</td>
<td>$ 44,464.32</td>
<td>$ 0</td>
</tr>
<tr>
<td>Community</td>
<td>$ 46,434.10</td>
<td>$ 0</td>
</tr>
<tr>
<td>Strategic Planning and DCP</td>
<td>$ 4,741.52</td>
<td>$ 4,741.52</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 207,613.23</strong></td>
<td><strong>$ 103,569.32</strong></td>
</tr>
</tbody>
</table>

* Contributions are listed in July 2010 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

**Note:** Contributions are listed in July 2010 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

* Capped at a maximum contribution of $900 per dwelling

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria (Table 15 Selected Output of Division E - Construction industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc) published by the ABS (Series 6427.0) or similar index;
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

- In relation to the cost of land required under the Armstrong Creek East Precinct DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions on its website.

### Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek East Precinct for a period of 20 years.

*This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details*
SCHEDULE 4 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO4.

ARMSTRONG CREEK WEST PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Armstrong Creek West Precinct. This area is shown as DCPO4 in the Greater Geelong Planning Scheme maps.

2.0

Summary of costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Total cost $</th>
<th>Actual cost contribution attributable to development $</th>
<th>Proportion of cost attributable to development %</th>
<th>Time of provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$ 5,500,000</td>
<td>$ 5,500,000</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$ 22,885,676</td>
<td>$ 10,935,829</td>
<td>48%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Trails</td>
<td>$ 2,122,445</td>
<td>$ 2,122,445</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Drainage</td>
<td>$ 29,416,997</td>
<td>$ 26,978,868</td>
<td>92%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Open Space</td>
<td>$ 25,467,657</td>
<td>$ 22,432,502</td>
<td>88%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Community – DIL</td>
<td>$ 16,668,037</td>
<td>$ 16,668,037</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Community - CIL</td>
<td>$ 6,990,419</td>
<td>$ 6,990,419</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Strategic Planning and DCP</td>
<td>$ 1,700,000</td>
<td>$ 1,700,000</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$ 110,751,231</td>
<td>$ 93,328,099</td>
<td>84%</td>
<td></td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2011 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0

Demand Units

The Development Contributions Plan apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Armstrong Creek West Precinct.

<table>
<thead>
<tr>
<th>Land use</th>
<th>Hectares</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Precinct Area</td>
<td>552.96</td>
<td>100%</td>
</tr>
<tr>
<td>Land for Non Developable Uses</td>
<td>133.01</td>
<td>24.1%</td>
</tr>
<tr>
<td>Land for Open Space and Community Facilities</td>
<td>51.10</td>
<td>9.2%</td>
</tr>
<tr>
<td>Net Developable Area</td>
<td>368.85</td>
<td>66.7%</td>
</tr>
<tr>
<td>Residential Development</td>
<td>366.68</td>
<td>66.3%</td>
</tr>
<tr>
<td>Activity Centre Development</td>
<td>2.17</td>
<td>0.4%</td>
</tr>
</tbody>
</table>
## Summary of contributions

<table>
<thead>
<tr>
<th>Category</th>
<th>Development Infrastructure</th>
<th>Community Infrastructure*</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Residential</td>
<td>Non-residential</td>
</tr>
<tr>
<td>Per Net Developable Hectare</td>
<td>$ 14,924.42</td>
<td>$ 12,674.49</td>
</tr>
<tr>
<td>Land Acquisition</td>
<td>$ 12,674.49</td>
<td>$ 29,648.36</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$ 29,648.36</td>
<td>$ 29,648.36</td>
</tr>
<tr>
<td>Trails</td>
<td>$ 5,788.31</td>
<td>$ 73,142.98</td>
</tr>
<tr>
<td>Drainage</td>
<td>$ 73,142.98</td>
<td>$ 73,142.98</td>
</tr>
<tr>
<td>Open Space</td>
<td>$ 61,177.64</td>
<td>$ 0</td>
</tr>
<tr>
<td>Community</td>
<td>$ 45,456.87</td>
<td>$ 0</td>
</tr>
<tr>
<td>Structure Planning and DCP Preparation</td>
<td>$ 4,608.91</td>
<td>$ 4,545.09</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$ 234,747.47</td>
<td>$ 120,074.73</td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2011 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

*Capped at a maximum contribution of $900 per dwelling

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Tables 15 & 16. Output of the general construction industry, Series 6427.0), published by the Australian Bureau of Statistics.
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

### Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek West Precinct for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.
SCHEDULE 5 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO5.

HORSESHOE BEND PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Horseshoe Bend Precinct.

Summary of costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Total cost $</th>
<th>Actual cost contribution attributable to development $</th>
<th>Proportion of cost attributable to development %</th>
<th>Time of provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$19,377,531</td>
<td>$18,273,016</td>
<td>94%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$29,031,587</td>
<td>$24,258,782</td>
<td>84%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Trails</td>
<td>$5,188,220</td>
<td>$4,951,720</td>
<td>95%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Open Space</td>
<td>$21,432,567</td>
<td>$18,162,007</td>
<td>85%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>$22,158,973</td>
<td>$22,158,973</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Drainage</td>
<td>$34,543,335</td>
<td>$34,543,335</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Planning</td>
<td>$1,440,000</td>
<td>$1,440,000</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Community - CIL</td>
<td>$6,595,594</td>
<td>$6,047,733</td>
<td>92%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$139,767,807</td>
<td>$129,835,567</td>
<td>93%</td>
<td></td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

Demand Units

The Development Contributions Plan apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Horseshoe Bend Precinct Main Catchment Area (for the Development Infrastructure Levy), and one demand unit is equal to one dwelling within the Main Catchment Area (for the Community Infrastructure Levy).

<table>
<thead>
<tr>
<th>Charge areas</th>
<th>Demand units (dil)</th>
<th>Demand units (cil)</th>
</tr>
</thead>
<tbody>
<tr>
<td>DIL - Residential</td>
<td>459.079</td>
<td>-</td>
</tr>
<tr>
<td>DIL – Activity Centres</td>
<td>5.000</td>
<td>-</td>
</tr>
<tr>
<td>DIL Total</td>
<td>464.079</td>
<td>-</td>
</tr>
<tr>
<td>CIL Total</td>
<td>-</td>
<td>7,085</td>
</tr>
</tbody>
</table>
## Summary of contributions

<table>
<thead>
<tr>
<th>Category</th>
<th>Per Net Developable Hectare</th>
<th>Activity Centres DIL</th>
<th>Residential DIL</th>
<th>Community Infrastructure levy*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$39,405.02</td>
<td>$36,599.41</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$52,272.96</td>
<td>$52,272.96</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Trails</td>
<td>$10,786.20</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td>$48,268.32</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Community Facilities</td>
<td>$39,561.83</td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Drainage</td>
<td>$74,434.17</td>
<td>$74,434.17</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Planning</td>
<td>$3,102.92</td>
<td>$3,102.92</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Community - CIL</td>
<td></td>
<td></td>
<td></td>
<td>$853.60*</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$267,831.43</strong></td>
<td><strong>$166,409.45</strong></td>
<td><strong>$853.60</strong></td>
<td></td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

*Capped at a maximum contribution of $900 per dwelling

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method: The capital costs of each infrastructure item must be adjusted by reference to the:
  - Producer Price Indexes Australia, Victoria (Table 17. Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings) published by the ABS (Series 6427.0) or similar index;
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

## Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Horseshoe Bend Precinct for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.
SCHEDULE 6 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO6.

ARMSTRONG CREEK TOWN CENTRE DEVELOPMENT CONTRIBUTIONS PLAN

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Armstrong Creek Town Centre Precinct. The Main Catchment Area and Individual Charge Areas (precincts) are shown below.
2.0
Summary of costs

<table>
<thead>
<tr>
<th>Item</th>
<th>Total cost $</th>
<th>Actual cost contribution attributable to development $</th>
<th>Proportion of cost attributable to development %</th>
<th>Time of provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$6,687,184</td>
<td>$5,574,004</td>
<td>83%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$15,407,595</td>
<td>$8,575,385</td>
<td>56%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Drainage</td>
<td>$4,074,054</td>
<td>$4,074,054</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Community - CIL</td>
<td>$1,250,000</td>
<td>$1,250,000</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>Strategic Planning and DCP</td>
<td>$598,000</td>
<td>$598,000</td>
<td>100%</td>
<td>Refer to DCP</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$28,016,832</td>
<td>$20,071,443</td>
<td>72%</td>
<td></td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0
Demand Units

The Development Contributions Plan apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Armstrong Creek Town Centre Main Catchment Area (for the Development Infrastructure Levy), and one demand unit is equal to one dwelling within the Main Catchment Area (for the Community Infrastructure Levy).

<table>
<thead>
<tr>
<th>charge areas</th>
<th>demand units (dil)</th>
<th>demand units (cil)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precincts 1 – 4 Mixed Use/Commercial/Residential</td>
<td>35.12</td>
<td>613</td>
</tr>
<tr>
<td>Precinct 5 Mixed Use Residential</td>
<td>34.65</td>
<td>866</td>
</tr>
<tr>
<td>TOTAL</td>
<td>69.76</td>
<td>1,479</td>
</tr>
</tbody>
</table>

4.0
Summary of contributions

<table>
<thead>
<tr>
<th>Levies Payable By The Development</th>
<th>Development Infrastructure Levy</th>
<th>Community Infrastructure Levy*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category</td>
<td>Per Net Developable Hectare</td>
<td>Residential</td>
</tr>
<tr>
<td>Land Acquisition</td>
<td>$79,900</td>
<td>$79,900</td>
</tr>
<tr>
<td>Roads and Intersections</td>
<td>$149,281</td>
<td>$96,206</td>
</tr>
<tr>
<td>Drainage</td>
<td>$58,399</td>
<td>$58,399</td>
</tr>
<tr>
<td>Community</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Structure Planning and DCP</td>
<td>$8,572</td>
<td>$8,572</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$296,152</td>
<td>$243,077</td>
</tr>
</tbody>
</table>
Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

*Capped at a maximum contribution of $900 per dwelling

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria Table 17. Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings) published by the ABS (Series 6427.0) or similar index;
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.

- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

### 5.0 Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek Town Centre Precinct for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.
SCHEDULE 7 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO7.

LARA WEST DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Lara West DCP Main Catchment Area. This area is shown in the Lara West DCP. The Main Catchment Area and individual Charge Areas are shown below.

<table>
<thead>
<tr>
<th>Item</th>
<th>Total cost $</th>
<th>Time of provision</th>
<th>Actual cost attributable to development $</th>
<th>Proportion of cost attributable to development %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Acquisition</td>
<td>$1,215,700</td>
<td>Refer to DCP</td>
<td>$1,215,700</td>
<td>100%</td>
</tr>
<tr>
<td>Roads and intersections</td>
<td>$8,828,800</td>
<td>Refer to DCP</td>
<td>$8,828,800</td>
<td>100%</td>
</tr>
<tr>
<td>Trails</td>
<td>$291,200</td>
<td>Refer to DCP</td>
<td>$291,200</td>
<td>100%</td>
</tr>
<tr>
<td>Open Space</td>
<td>$9,842,090</td>
<td>Refer to DCP</td>
<td>$6,329,449</td>
<td>64%</td>
</tr>
<tr>
<td>Community - DIL</td>
<td>$15,635,297</td>
<td>Refer to DCP</td>
<td>$15,635,297</td>
<td>100%</td>
</tr>
<tr>
<td>Community – CIL</td>
<td>$4,026,990</td>
<td>Refer to DCP</td>
<td>$4,026,990</td>
<td>100%</td>
</tr>
<tr>
<td>Strategic Planning and DCP</td>
<td>$1,318,000</td>
<td>Refer to DCP</td>
<td>$1,318,000</td>
<td>100%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$41,158,077</strong></td>
<td></td>
<td><strong>$37,645,436</strong></td>
<td><strong>91%</strong></td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.
3.0

Demand Units

The DCP apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Lara West DCP Main Catchment Area (for the Development Infrastructure Levy), and one demand unit is equal to one dwelling within the Main Catchment Area (for the Community Infrastructure Levy).

<table>
<thead>
<tr>
<th>Charge Area</th>
<th>Demand Units (Development Infrastructure Levy)</th>
<th>Demand Units (Community Infrastructure Levy)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charge Area A</td>
<td>195.19</td>
<td>3,020</td>
</tr>
<tr>
<td>Charge Area B</td>
<td>15.33</td>
<td>230</td>
</tr>
<tr>
<td>Charge Area C</td>
<td>48.37</td>
<td>726</td>
</tr>
<tr>
<td>Charge Area D</td>
<td>44.63</td>
<td>669</td>
</tr>
<tr>
<td>Charge Area E</td>
<td>7.84</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>311.36</td>
<td>4,645</td>
</tr>
</tbody>
</table>

4.0

Summary of contributions

<table>
<thead>
<tr>
<th>Charge Area</th>
<th>DIL per ha</th>
<th>CIL per dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charge Area A</td>
<td>$125,716.34</td>
<td>$866.95</td>
</tr>
<tr>
<td>Charge Area B</td>
<td>$83,745.84</td>
<td>$866.95</td>
</tr>
<tr>
<td>Charge Area C</td>
<td>$80,662.17</td>
<td>$866.95</td>
</tr>
<tr>
<td>Charge Area D</td>
<td>$80,594.86</td>
<td>$866.95</td>
</tr>
<tr>
<td>Charge Area E</td>
<td>$37,932.59</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria (Table 17 Selected Output of Division E - Construction industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc) published by the ABS (Series 6427.0) or similar index.
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
  - In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.
5.0
Land or development excluded from development contributions plan

The DCP applies to all land in the Lara West Main Catchment Area for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the DCP. Refer to the incorporated development contributions plan for full details.
PARKING OVERLAY

Shown on the planning scheme map as PO with a number.

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To facilitate an appropriate provision of car parking spaces in an area.
To identify areas and uses where local car parking rates apply.
To identify areas where financial contributions are to be made for the provision of shared car parking.

Operation
This overlay operates in conjunction with Clause 52.06.

A schedule to this overlay may:
- Vary the requirements of Clause 52.06 as allowed by this overlay.
- Specify additional requirements to the requirements of Clause 52.06 as allowed by this overlay.
- Specify requirements for the provision of a financial contribution as a way of meeting the car parking requirements of Clause 52.06 or this overlay.

Parking objectives
A schedule to this overlay must specify the parking objectives to be achieved for the area affected by the schedule.

Permit requirement
A schedule to this overlay may specify that:
- The exemption from the requirement for a permit in Clause 52.06-3 does not apply. If the exemption does not apply, a permit is required for any of the matters set out in Clause 52.06-3.
- A permit must not be granted to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or this overlay.
- A permit must not be granted to provide some or all of the car parking spaces required under Clause 52.06-5 or this overlay on another site.
- A permit must not be granted to provide more than the maximum parking provision specified in a schedule to this overlay.
- A permit is not required under Clause 52.06-3.

Number of car parking spaces required
A schedule to this overlay may:
- Vary the car parking rate and measure for any use listed in Table 1 of Clause 52.06-5.
- Specify the car parking requirements for any use of land not listed in Table 1 of Clause 52.06-5.
- Specify maximum and minimum car parking requirements for any use of land.
- For any use listed in Table 1 of Clause 52.06-5, apply Column B in the Table to that use.

Application requirements and decision guidelines for permit applications
Before deciding on an application under Clause 52.06-3, in addition to the relevant decision guidelines in Clause 52.06-7, the responsible authority must consider, as appropriate:
• The parking objectives of the relevant schedule to this overlay.
• Any application requirements and decision guidelines specified in a schedule to this overlay.

Financial contribution requirement
A schedule to this overlay may allow a responsible authority to collect a financial contribution in accordance with the schedule as a way of meeting the car parking requirements that apply under this overlay or Clause 52.06.

A schedule must specify:
• The area to which the provisions allowing the collection of financial contributions applies.
• The amount of the contribution that may be collected in lieu of each car parking space that is not provided, including any indexation of that amount.
• When any contribution must be paid.
• The purposes for which the responsible authority must use the funds collected under the schedule. Such purposes must be consistent with the objectives in section 4 of the Act.

Requirements for a car parking plan
A schedule to this overlay may specify additional matters that must be shown on plans prepared under Clause 52.06-8.

Design standards for car parking
A schedule to this overlay may specify:
• Additional design standards.
• Other requirements for the design and management of car parking.

Plans prepared in accordance with Clause 52.06-8 must meet any design standards and requirements specified in a schedule to this overlay.

Decision guidelines for car parking plans
Before deciding whether a plan prepared under Clause 52.06-8 is satisfactory, in addition to the decision guidelines in Clause 52.06-10, the responsible authority must consider, as appropriate, any other matter specified in a schedule to this overlay.
SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO1.

ARMSTRONG CREEK TOWN CENTRE

1.0

Car parking objectives to be achieved

To encourage retail and other commercial activities within the Armstrong Creek Town Centre to reinforce its role as the major retail and service centre within the Armstrong Creek Growth Urban Area.

To ensure that new development provides adequate and convenient car parking.

To ensure car park access ways allow for the safe movement of pedestrians.

To ensure car parking areas are designed to address safety, sustainability and urban design outcomes.

2.0

Number of car parking spaces to be provided

Table 1: Car parking spaces

<table>
<thead>
<tr>
<th>Use</th>
<th>Rate</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Art and craft centre</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Betting agency</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Bowling Green</td>
<td>6</td>
<td>To each rink plus 50% of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Child care centre</td>
<td>0.22</td>
<td>To each child</td>
</tr>
<tr>
<td>Cinema based entertainment complex</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Convenience shop if the leasable floor area exceeds 80 sq m</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Display home</td>
<td>3.5</td>
<td>To each 100 sqm of floor area</td>
</tr>
<tr>
<td>Dwelling</td>
<td>1</td>
<td>To each dwelling, plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom) plus</td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>For visitors</td>
</tr>
<tr>
<td>Education centre (other than listed in this table)</td>
<td>0.3</td>
<td>To each student that is part of the maximum number of students that will be on the land at any time.</td>
</tr>
<tr>
<td>Food and drink premises other than listed in this table</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td>1</td>
<td>To each 100 sqm of net floor area</td>
</tr>
<tr>
<td>Fuel depot</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Funeral parlour</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Gambling premises other than listed in this table</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Golf course</td>
<td>4</td>
<td>To each hole, plus 50 per cent of the relevant requirement of all ancillary uses</td>
</tr>
<tr>
<td>Use</td>
<td>Rate</td>
<td>Measure</td>
</tr>
<tr>
<td>--------------------------------------------------</td>
<td>------</td>
<td>-------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Home occupation</td>
<td>0</td>
<td>To each employee not a resident of the dwelling</td>
</tr>
<tr>
<td>Hotel</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Industry other than listed in this table</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Mail centre</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Market</td>
<td>3.5</td>
<td>To each 100 sq m of site area</td>
</tr>
<tr>
<td>Materials recycling</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Medical centre</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Milk depot</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Motel</td>
<td>1</td>
<td>To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Motor repairs</td>
<td>1</td>
<td>For each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners</td>
</tr>
<tr>
<td>Office other than listed in this table</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Place of assembly except Amusement parlour</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Postal agency</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>1</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td>Primary school</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Research and development centre</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>0.3</td>
<td>To each lodging room</td>
</tr>
<tr>
<td>Residential village</td>
<td>1</td>
<td>To each one or bed bedroom dwelling, plus</td>
</tr>
<tr>
<td>Retirement village</td>
<td>2</td>
<td>To each three to more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom), plus</td>
</tr>
<tr>
<td>Restaurant</td>
<td>0</td>
<td>For visitors</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>3.5</td>
<td>To each 100 sqm of leasable floor area</td>
</tr>
<tr>
<td>Saleyard</td>
<td>2.5</td>
<td>To each 100sqm of leasable floor area</td>
</tr>
<tr>
<td>Secondary school</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Shop other than listed in this table</td>
<td>1.2</td>
<td>To each employee that is part of the maximum number of employees on the site at any one time</td>
</tr>
<tr>
<td>Squash court – other than in conjunction with a dwelling</td>
<td>3</td>
<td>To each court plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Store other than listed in this table</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
</tbody>
</table>
### Design requirements

#### Urban design

A car park should be designed in accordance with the Design Guidelines of the *Armstrong Creek Town Centre Design Guidelines* at Appendix 5 of the *Armstrong Creek Town Centre Precinct Structure Plan March 2014*.

#### Decision guidelines

Car parking must be generally accordance with the *Armstrong Creek Town Centre Precinct Structure Plan March 2014*.

#### Reference document

*Armstrong Creek Town Centre Precinct Structure Plan (March 2014)*

*Armstrong Creek Town Centre Movement and Access Technical Background Report (December 2012).*
SPECIFIC CONTROLS OVERLAY

Purpose
To apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

Use or development
Land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:

- Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.
- Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- Exclude any other control in this scheme.

Expiry of a specific control
If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The use and development is not started within two years of the approval date of the incorporated document or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.
## SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

### Specific controls

<table>
<thead>
<tr>
<th>PS Map Ref</th>
<th>Name of incorporated document</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCO1</td>
<td>Chisholm Road Prison Project, Lara, Incorporated Document, June 2019</td>
</tr>
<tr>
<td>SCO2</td>
<td>Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019</td>
</tr>
<tr>
<td>SCO3</td>
<td>Specialist Training Facility Incorporated Document, June 2019</td>
</tr>
<tr>
<td>SCO4</td>
<td>BUPA Aged Care Facility, Bellarine Lakes, May 2016</td>
</tr>
<tr>
<td>SCO5</td>
<td>Commercial Tenancies at 55, 57 &amp; 59 Kilgour Street, Geelong, July 2017</td>
</tr>
<tr>
<td>SCO6</td>
<td>Warrnambool Line Upgrade - Incorporated Document, December 2019</td>
</tr>
<tr>
<td>SCO7</td>
<td>14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011</td>
</tr>
<tr>
<td>SCO9</td>
<td>3 Bridge Road, Barwon Heads, June 2020</td>
</tr>
<tr>
<td>SCO10</td>
<td>Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020</td>
</tr>
</tbody>
</table>
PARTICULAR PROVISIONS

This section sets out Particular Provisions which apply to the matters specified.
SPECIFIC SITES AND EXCLUSIONS

Purpose

To recognise specific controls designed to achieve a particular land use and development outcome existing on the approval date.

To provide in extraordinary circumstances specific controls designed to achieve a particular land use and development outcome.

Use or development

Land identified in the schedule to this clause may be used or developed in accordance with the specific controls contained in the incorporated document corresponding to that land. The specific controls may:

- allow the land to be used or developed in a manner that would otherwise be prohibited or restricted;
- prohibit or restrict the use or development of the land beyond the controls that may otherwise apply;
- exclude any other control in this scheme.

Expiry of a specific control

If a specific control contained in an incorporated document identified in the schedule to this clause allows a particular use or development, that control will expire if any of the following circumstances applies:

- The development and use is not started within two years of the approval date or another date specified in the incorporated document.
- The development is not completed within one year of the date of commencement of works or another date specified in the incorporated document.

The responsible authority may extend the periods referred to if a request is made in writing before the expiry date or within three months afterwards.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of this scheme.
### Specific sites and exclusions

<table>
<thead>
<tr>
<th>Address of land</th>
<th>Title of incorporated document</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Melbourne to Geelong Railway shown on the project area maps for the Regional Fast Rail Project and the Fibre Optic Project in the incorporated document.</td>
<td>Rail Infrastructure Projects (comprising the Rail Gauge Standardisation Project, the Regional Fast Rail Project and the Fibre Optic Project), December 2002.</td>
</tr>
<tr>
<td>The land at 40-60 Brougham Street, Geelong and Allotment 2024 Township of Geelong (City).</td>
<td>Geelong TAC Office Development, October 2006.</td>
</tr>
<tr>
<td>The existing rail corridor for the ARTC Standard Gauge Western Mainline shown on the project area maps for the Rail Upgrades at Geelong Port Project.</td>
<td>Rail Upgrades at Geelong Port Project, May 2010.</td>
</tr>
<tr>
<td>The corridor for the Geelong Melbourne Interconnection Project shown on the project plans included in the incorporated document.</td>
<td>Melbourne Geelong Interconnection Project, June 2010.</td>
</tr>
<tr>
<td>The land required for the Geelong Ring Road – Section 4C as identified in clause 3 of the incorporated document.</td>
<td>Geelong Ring Road – Section 4C Incorporated Document, June 2010.</td>
</tr>
<tr>
<td>49 Little Malop Street, Geelong</td>
<td>Geelong Library and Heritage Centre Redevelopment, March 2013</td>
</tr>
<tr>
<td>Land at Drysdale between the High Street/ Jetty Road/ Grubb Road intersection and Whitcombes Road and identified in the Drysdale Bypass Project Area in the incorporated document.</td>
<td>Drysdale Bypass November 2017</td>
</tr>
</tbody>
</table>
COMBUSTIBLE CLADDING RECTIFICATION EXEMPTIONS

Purpose
To facilitate the rectification of combustible cladding on buildings.

Permit exemption
Any requirement of this planning scheme to obtain a permit does not apply to the rectification of combustible cladding on a building in accordance with an emergency order, building notice or building order made under Part 8 of the Building Act 1993.

Exemption from notice and review
An application to amend a permit to allow the rectification of combustible cladding on a building in accordance with an emergency order, building notice or building order made under Part 8 of the Building Act 1993 is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.
EASEMENTS, RESTRICTIONS AND RESERVES

Purpose
To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.

Permit requirement
A permit is required before a person proceeds:

- Under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.
- Under Section 36 of the Subdivision Act 1988 to acquire or remove an easement or remove a right of way.

This does not apply:

- If the action is required or authorised by the schedule to this clause.
- In the circumstances set out in Section 6A(3) of the Planning and Environment Act 1987.
- If the person proceeds under Section 362A of the Land Act 1958.
- In the case of a person proceeding under Section 36 of the Subdivision Act 1988, if the council or a referral authority gives a written statement in accordance with Section 36(1)(a) or (b) of the Subdivision Act 1988.

In this clause, restriction has the same meaning as in the Subdivision Act 1988.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider the interests of affected people.

Note: Section 23 of the Subdivision Act 1988 provides that either the council or the person benefiting from the direction must lodge a certified plan at the Titles Office for registration.
SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

1.0 Under Section 23 of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Easement Or Restriction</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2.0 Under Section 24A of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Person</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3.0 Under Section 36 of the Subdivision Act 1988

<table>
<thead>
<tr>
<th>Land</th>
<th>Easement or right of way</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
LEVEL CROSSING REMOVAL PROJECT

Purpose

To facilitate the Level Crossing Removal Project.

Application

This clause applies to the use and development of land (other than the subdivision of land) for projects undertaken by the Level Crossing Removal Project and declared under section 10(1)(b) of the Major Transport Projects Facilitation Act 2009.

This clause does not apply to a project for which a document has been incorporated into this planning scheme expressly for that project.

Exemption from planning scheme requirements

Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any use or development this Clause 52.03 applies to if the requirements of Clause 52.03 are met.

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

Use and development requirements

The use and development of land must be undertaken in accordance with the plans and documents approved under this clause, to the satisfaction of the Minister for Planning.

The construction of a building or the construction or carrying out of works in a Floodway Overlay, Land Subject to Inundation Overlay, Special Building Overlay or Urban Floodway Zone must be undertaken to the satisfaction of the relevant floodplain management authority.

The creation or alteration of access to a road in a Road Zone, Category 1, or land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road, must be undertaken to the satisfaction of the Roads Corporation.

The use and development of land in a Public Acquisition Overlay must be undertaken to the satisfaction of the relevant acquiring authority.

Consultation requirement

Prior to the commencement of the use or development:

- Public consultation, and consultation with the relevant municipal council, must be undertaken to the satisfaction of the Minister for Planning.

- A report that summarises the feedback provided during consultation and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the Minister for Planning.

Project boundary requirement

Prior to the commencement of the use or development, a plan that shows the boundary of the land on which the use or development will be undertaken must be prepared to the satisfaction of the Minister for Planning.
Other pre-commencement requirements

The following requirements may be satisfied for separate components or stages of a project but each requirement must be satisfied prior to the commencement of the use or development for that component or stage.

The following requirements may be varied or waived by the Minister for Planning.

Prior to the commencement of the use or development (other than a preparatory use or development), the following plans and documents must be prepared to the satisfaction of the Minister for Planning:

- An environmental management framework, prepared in consultation with each relevant municipal council, that includes:
  - A summary of key construction methodologies.
  - An overarching framework of measures to reduce and manage environmental and amenity effects during construction.
  - A summary of performance monitoring and reporting processes, including auditing, to ensure environmental and amenity effects are reduced and managed during construction.
  - A summary of how each relevant municipal council, the community and other stakeholders will be engaged during construction, including enquiries and complaints management.

The environmental management framework must be accompanied by a summary of the consultation with each relevant municipal council that informed the preparation of the environmental management framework.

- If the land is in the Heritage Overlay and the development would require a permit under the overlay were it not for the exemption in Clause 52.03-2:
  - A report that addresses the impact of that development on the heritage significance of the heritage place.
  - Site plans and elevations showing the extent of that development on the land.
  - Photographs of any buildings or works to be demolished or removed, including photographs of the exterior and interior of the building and contextual images of the building’s environs and setting.

- If the land is in an Environmental Significance Overlay, a Significant Landscape Overlay or a Vegetation Protection Overlay and the development would require a permit under the overlay were it not for the exemption in Clause 52.03-2, a report that addresses the impact of the development on any environmental, vegetation or landscape significance or objective specified in a schedule to the overlay.

- Any other information the Minister for Planning considers necessary to assist the Minister’s assessment of the plans and documents required to be submitted under this clause.

Prior to the commencement of the use of any new open space, an environmental assessment (or similar) that demonstrates that the environmental conditions of the land are suitable for that use must be undertaken to the satisfaction of the Minister for Planning.

Native vegetation requirements

The following requirements may be satisfied for separate components or stages of a project. However, each requirement must be satisfied prior to the removal, destruction or lopping of native vegetation for that component or stage.

Prior to the removal, destruction or lopping of native vegetation to enable a preparatory use or development, information about that native vegetation must be submitted to the Secretary to the Department of Environment, Land, Water and Planning. The information must include a description
of, and maps showing, the native vegetation to be removed, destroyed or lopped in accordance with application requirement 1 in Table 4 of the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017).

Prior to the removal, destruction or lopping of native vegetation (other than to enable a preparatory use or development):

- Information about that native vegetation in accordance with application requirements 1, 5 and 9 in Table 4 of the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) must be provided to the satisfaction of the Secretary to the Department Environment, Land, Water and Planning. The information provided to the Secretary must include information about any native vegetation that has been or is to be removed, destroyed or lopped to enable a preparatory use or development.

- The biodiversity impacts from the removal, destruction or lopping of that native vegetation must be offset in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017). The biodiversity impacts from the removal, destruction or lopping of native vegetation to enable a preparatory use or development must be included in the total biodiversity impacts when determining the offset.

- Evidence that the required offset has been secured must be provided to the satisfaction of the Secretary to the Department Environment, Land, Water and Planning.

The Secretary to the Department Environment, Land, Water and Planning may vary the timing of the above offset requirement if the Secretary considers there are exceptional circumstances to warrant the variation.

The secured offset for the project may be reconciled at the completion of a project in accordance with the *Assessor’s handbook – Applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, October 2018).

### 52.03-8

**Preparatory use and development**

For the purposes of Clause 52.03, a preparatory use or development is a use or development required to prepare for the construction of a project. It is limited to the following:

- Use and development that would not require a permit under a provision of this planning scheme were it not for the exemption in Clause 52.03-2.

- Works associated with investigating, testing and surveying land.

- Creation and use of construction access points, accessways and working platforms.

- Site establishment works including construction of temporary site fencing and hoarding, site offices, and hardstand and laydown areas.

- Construction and use of temporary car parking.

- Construction or installation of environment and traffic controls.

- Construction, protection, modification, removal or relocation of utility services, rail signalling, and overhead and associated infrastructure.

- Salvage and relocation of cultural heritage material and other management actions required to be undertaken in compliance with:
  - a cultural heritage management plan approved under the *Aboriginal Heritage Act 2006* or otherwise in compliance with that Act; or
  - the conditions of any permit or consent granted under the *Heritage Act 2017* or otherwise in compliance with that Act.
Demolition or removal of a building (other than a building in a Heritage Overlay) or works to the minimum extent necessary to enable another preparatory use or development.

Removal, destruction or lopping of vegetation (other than a tree in the Heritage Overlay specified below) to the minimum extent necessary to enable another preparatory use or development.

For the purposes of Clause 52.03, preparatory development does not include:

- Demolition or removal of a building in a Heritage Overlay.
- Removal, destruction or lopping of a tree in a Heritage Overlay if the schedule to the overlay specifies the heritage place as one where tree controls apply.
SATELLITE DISH

Purpose
To provide an opportunity to consider the impact of a satellite dish attached to a building or structure listed in a schedule to the Heritage Overlay.

To provide an opportunity to consider the effect of a satellite dish on the amenity of residential areas.

Application
This clause applies to:

- A building or structure listed in a schedule to the Heritage Overlay.
- Land in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Low Density Residential Zone, Mixed Use Zone or Township Zone.

Permit requirement
A permit is required to use land or to construct or install or carry out works for a satellite dish (whether or not it forms part of a network) even if it is ancillary to another use on the land.

This does not apply to a satellite dish with a diameter:

- Less than 1.2 metres.
- Between 1.2 metres and 2.4 metres provided:
  - The dish is not visible from the street (other than a lane) or a public park,
  - The dish is setback from the side or rear boundary 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, and
  - The dish is setback at least 3 metres from the boundary where it is opposite an existing habitable room window.

Decision guidelines
Before deciding on an application, in addition to Clause 15.01-2S and the decision guidelines in clause 65, the responsible authority must consider the effect of the satellite dish on the visual amenity of nearby land.
SIGNs

Purpose
To regulate the development of land for signs and associated structures.
To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.
To ensure signs do not contribute to excessive visual clutter or visual disorder.
To ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Application
This clause applies to the development of land for signs.

Requirements

Sign categories
Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone.
Each category is divided into three sections.
If a sign can be interpreted in more than one way, the most restrictive requirement must be met.

Section 1
A sign in Section 1 of the category may be constructed or put up for display without a permit, but all the conditions opposite the sign must be met. If the conditions are not met, the sign is in Section 2.
Some overlays require a permit for Section 1 signs.

Section 2
A permit is required to construct or put up for display a sign in Section 2.
This does not apply to a sign specified in Clause 52.05-10.
All the conditions opposite the sign must be met. If the conditions are not met, the sign is prohibited.

Section 3
A sign in Section 3 is prohibited and must not be constructed or put up for display.

VicSmart applications
Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct or put up for display a sign in an industrial zone, commercial zone,</td>
<td>Clause 59.09</td>
</tr>
<tr>
<td>Special Use Zone, Comprehensive Development Zone, Docklands Zone,</td>
<td></td>
</tr>
<tr>
<td>Priority Development Zone or Activity Centre Zone if:</td>
<td></td>
</tr>
<tr>
<td>- The sign is not within 30 metres of land (not a road) which is in a residential</td>
<td></td>
</tr>
<tr>
<td>zone.</td>
<td></td>
</tr>
</tbody>
</table>
**Class of application**

- The sign is not a pole sign, a sky sign, a reflective sign, internally illuminated sign, floodlit sign, electronic sign or animated sign.
- The display area of the sign does not exceed 10 square metres.

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**Referral of applications**

An application to construct or put up for display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the *Road Management Act 2004* must be referred in accordance with section 55 of the Act to the referral authority specified in Clause 66.03 or a schedule to that clause.

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**Expiry of permits**

A permit for a sign other than a major promotion sign expires on the date specified in the permit. If no date is specified, the expiry date is 15 years from the date of issue of the permit.

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**Existing signs**

A sign that was lawfully displayed on the approval date or that was being constructed or put up for display on that date may be displayed or continue to be displayed and may be repaired and maintained.

The content of a lawfully displayed sign may be renewed or replaced. However, a permit is required if:

- The display area is to be increased.
- The renewal or replacement would result in a different type of sign.

A sign that is reconstructed must meet the relevant sign requirements.

A major promotion sign displayed in accordance with a permit granted between 19 September 1995 and 18 September 1997 may continue to be displayed:

- until 31 December 2008; or
- where a permit application seeking permission to display the sign is lodged before 31 December 2008, until the permit application is finally determined.

---

**Application requirements**

An application must be accompanied by the following information, as appropriate:

**Site context**

- A site context report, using a site plan, photographs or other methods to accurately describe:
  - The location of the proposed sign on the site or building and distance from property boundaries.
  - The location and size of existing signage on the site including details of any signs to be retained or removed.
  - The location and form of existing signage on abutting properties and in the locality.
  - The location of closest traffic control signs.
  - Identification of any view lines or vistas that could be affected by the proposed sign.
Sign details

- The location, dimensions, height above ground level and extent of projection of the proposed sign.

- The height, width, depth of the total sign structure including method of support and any associated structures such as safety devices and service platforms.

- Details of associated on-site works.

- Details of any form of illumination, including details of baffles and the times at which the sign would be illuminated.

- The colour, lettering style and materials of the proposed sign.

- The size of the display (total display area, including all sides of a multi-sided sign).

- The location of any logo box and proportion of display area occupied by such a logo box.

- For animated or electronic signs, a report addressing the decision guidelines at Clause 52.05-8 relating to road safety.

- Any landscaping details.

Signs with a display area of 18 square metres or more

- For a sign with a display area of 18 square metres or more:
  - A description of the existing character of the area including built form and landscapes.
  - The location of any other signs over 18 square metres, or scrolling, electronic or animated signs within 200 metres of the site.
  - Any existing identifiable advertising theme in the area.
  - Photo montages or a streetscape perspective of the proposed sign.
  - Level of illumination including:
    - Lux levels for any sign on or within 60 metres of a Road Zone or a residential zone or public land zone.
    - The dwell and change time for any non-static images.
  - The relationship to any significant or prominent views and vistas.

Exemption from notice and review

An application for a sign is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act provided the sign:

- Is to be constructed or displayed on land specified in the schedule to this clause.

- Meets any condition specified in the schedule to this clause.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

All signs

- The character of the area including:
  - The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
- The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.
- The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.
- The consistency with any identifiable outdoor advertising theme in the area.

Impacts on views and vistas:
- The potential to obscure or compromise important views from the public realm.
- The potential to dominate the skyline.
- The potential to impact on the quality of significant public views.
- The potential to impede views to existing signs.

The relationship to the streetscape, setting or landscape:
- The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
- The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.
- The ability to screen unsightly built or other elements.
- The ability to reduce the number of signs by rationalising or simplifying signs.
- The ability to include landscaping to reduce the visual impact of parts of the sign structure.

The relationship to the site and building:
- The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.
- The extent to which the sign displays innovation relative to the host site and host building.
- The extent to which the sign requires the removal of vegetation or includes new landscaping.

The impact of structures associated with the sign:
- The extent to which associated structures integrate with the sign.
- The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.

The impact of any illumination:
- The impact of glare and illumination on the safety of pedestrians and vehicles.
- The impact of illumination on the amenity of nearby residents and the amenity of the area.
- The potential to control illumination temporally or in terms of intensity.

The impact of any logo box associated with the sign:
- The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.
- The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.

The need for identification and the opportunities for adequate identification on the site or locality.

The impact on road safety. A sign is a safety hazard if the sign:
Obstructs a driver’s line of sight at an intersection, curve or point of egress from an adjacent property.

Obstructs a driver’s view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.

Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.

Is at a location where particular concentration is required, such as a high pedestrian volume intersection.

Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.

Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.

Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.

Is within 100 metres of a rural railway crossing.

Has insufficient clearance from vehicles on the carriageway.

Could mislead drivers or be mistaken as an instruction to drivers.

**Major promotion signs**

- The effect of the proposed major promotion sign on:
  - Significant streetscapes, buildings and skylines.
  - The visual appearance of a significant view corridor, viewline, gateway location or landmark site identified in a framework plan or local policy.
  - Residential areas and heritage places.
  - Open space and waterways.

- When determining the effect of a proposed major promotion sign, the following locational principles must be taken into account:
  - Major promotion signs are encouraged in commercial and industrial locations in a manner that complements or enhances the character of the area.
  - Major promotion signs are discouraged along forest and tourist roads, scenic routes or landscaped sections of freeways.
  - Major promotion signs are discouraged within open space reserves or corridors and around waterways.
  - Major promotion signs are discouraged where they will form a dominant visual element from residential areas, within a heritage place or where they will obstruct significant viewlines.
  - In areas with a strong built form character, major promotion signs are encouraged only where they are not a dominant element in the streetscape and except for transparent feature signs (such as neon signs), are discouraged from being erected on the roof of a building.
Mandatory conditions

All signs
A permit for a sign that includes an expiry date must include a condition that provides that on expiry of the permit the sign and structures built specifically to support and illuminate it must be removed.

Major promotion signs
A permit for a major promotion sign must include conditions that specify:

- That the sign must not:
  - Dazzle or distract drivers due to its colouring.
  - Be able to be mistaken for a traffic signal because it has, for example, red circles, octagons, crosses or triangles.
  - Be able to be mistaken as an instruction to drivers.

- An expiry date that is 15 years from the date the permit is issued unless otherwise specified in this clause. This does not apply to a permit for major promotion sign for a special event or temporary building shrouding.

A permit for a major promotion sign may specify an expiry date other than 15 years, but the date must not be less than 10 years or more than 25 years from the date the permit is issued. Before deciding to alter the specified expiry date of 15 years, the responsible authority must consider, as appropriate:

- The purpose of the sign.
- The existing or desired character of the area.
- The Municipal Planning Strategy and the Planning Policy Framework in terms of the extent to which the proposed sign is consistent with any relevant policy direction and the extent to which the area may be expected to change over time.
- The extent to which the signage is physically and visually integrated into the architecture of the building.

Signs not requiring a permit
Despite any provision in a zone, overlay, or other particular provision of this scheme, a permit is not required to construct or put up for display any of the following signs:

- A sign identifying the functions or property of a government department, public authority or municipal council, but not a promotion sign displayed at the direction of any of these bodies.

- A sign controlling traffic on a public road, railway, tramway, water or in the air, provided it is displayed at the direction of a government department, public authority or municipal council.

- A sign at a hospital that gives direction to emergency facilities.

- A sign in a road reserve that gives direction or guidance about a tourist attraction, service or facility of interest to road users. The sign must be displayed to the satisfaction of the road authority.

- A sign required by statute or regulation, provided it is strictly in accordance with the requirement.

- A sign at a railway station or bus terminal that provides information or direction for people using the station or terminal.

- A sign on a showground, on a motor racing track or on a major sports and recreation facility, provided the sign’s display cannot be seen from nearby land.
• A sign with a display area not exceeding 1 square metre to each premises that provides information about a place of worship. It must not be an animated or internally illuminated sign.

• A sign inside a building that cannot generally be seen outside.

• A sign with a display area not exceeding 2 square metres concerning construction work on the land. Only one sign may be displayed, it must not be an animated or internally illuminated sign and it must be removed when the work is completed.

• A sign with a display area not exceeding 5 square metres publicising a local educational, cultural, political, religious, social or recreational event not held for commercial purposes. Only one sign may be displayed on the land, it must not be an animated or internally illuminated sign and it must not be displayed longer than 14 days after the event is held or 3 months, whichever is sooner. A sign publicising a local political event may include information about a candidate for an election.

• A sign publicising a special event on the land or in the building on which it is displayed, provided no more than 8 signs are displayed in a calendar year and the total number of days the signs are displayed does not exceed 28 in that calendar year. The sign must be removed when the event is finished.

• A sign with a display area not exceeding 2 square metres publicising the sale of goods or livestock on the land or in the building on which it is displayed, provided the land or building is not normally used for that purpose. Only one sign may be displayed, it must not be an animated or internally illuminated sign and it must not be displayed longer than 3 months without a permit.

• A sign with an display area not exceeding 10 square metres publicising the sale or letting of the property on which it is displayed. Only one sign may be displayed, it must not be an animated sign and it must not be displayed longer than 7 days after the sale date. A permit may be granted for:
  - The display area to exceed 10 square metres if the sign concerns more than 20 lots.
  - The sign to be displayed on land excised from the subdivision and transferred to the municipal council.
  - The sign to be displayed longer than 7 days after the sale date.

No permit is required to fly the Australian flag or to display the flag on a building, painted or otherwise represented, provided it is correctly dimensioned and coloured in accordance with the Flags Act 1953.

52.05-11

Category 1 - Commercial areas

Minimum limitation

Purpose

To provide for identification and promotion signs and signs that add vitality and colour to commercial areas.

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>The total display area of all signs to each premises must not exceed 8 sqm. This does not include a sign with a display area not exceeding 1.5 sqm that is below a verandah or, if no verandah, that is less than 3.7 m above pavement level.</td>
</tr>
<tr>
<td>Business identification sign</td>
<td></td>
</tr>
<tr>
<td>Home based business sign</td>
<td></td>
</tr>
<tr>
<td>Promotion sign</td>
<td></td>
</tr>
</tbody>
</table>
**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Direction sign</strong></td>
<td>None specified</td>
</tr>
<tr>
<td><strong>Internally illuminated sign</strong></td>
<td>The total display area to each premises must not exceed 1.5 sqm.</td>
</tr>
<tr>
<td></td>
<td>No part of the sign may be above a verandah or, if no verandah, more than 3.7 m above pavement level.</td>
</tr>
<tr>
<td></td>
<td>The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Any sign not in Section 1</strong></td>
<td>None specified</td>
</tr>
</tbody>
</table>

**Section 3 - Prohibited**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>None specified</td>
</tr>
</tbody>
</table>

---

**Category 2 - Office and industrial**

**Low limitation**

**Purpose**

To provide for adequate identification signs and signs that are appropriate to office and industrial areas.

**Section 1 - Permit not required**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Bed and breakfast sign</strong></td>
<td>The total display area of all signs to each premises must not exceed 8 sqm. This does not include a direction sign.</td>
</tr>
<tr>
<td><strong>Business identification sign</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Home based business sign</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Pole sign</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Direction sign</strong></td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td><strong>Internally illuminated sign</strong></td>
<td>The display area must not exceed 1.5 sqm. The sign must be more than 30 m from a residential zone or pedestrian or traffic lights.</td>
</tr>
</tbody>
</table>

**Section 2 - Permit required**

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Any sign not in Section 1</strong></td>
<td>None specified</td>
</tr>
</tbody>
</table>

---

52.05-12  
31/07/2018  
VC148
Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>None specified</td>
</tr>
</tbody>
</table>

52.05-13
31/07/2018
VC148

Category 3 - High amenity areas
Medium limitation

Purpose
To ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed or the surrounding area.

Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>The display area must not exceed 0.2 sqm.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above-verandah sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Business identification sign</td>
<td>The display area must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Electronic sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>None specified</td>
</tr>
<tr>
<td>High-wall sign</td>
<td>Must be a business logo or street number.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Pole sign</td>
<td>The display area must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Promotion sign</td>
<td>None specified</td>
</tr>
<tr>
<td>Reflective sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Sections 1 or 2</td>
<td>None specified</td>
</tr>
</tbody>
</table>

52.05-14
31/07/2018
VC148

Category 4 - Sensitive areas
Maximum limitation

Purpose
To provide for unobtrusive signs in areas requiring strong amenity control.
### Section 1 - Permit not required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed and breakfast sign</td>
<td>Only one to each premises.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>The display area must not exceed 0.2 sqm.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Section 2 - Permit required

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business identification sign</td>
<td>The total display area to each premises must not exceed 3 sqm.</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>None specified</td>
</tr>
</tbody>
</table>

### Section 3 - Prohibited

<table>
<thead>
<tr>
<th>Sign</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any sign not in Sections 1 or 2</td>
<td>None specified</td>
</tr>
</tbody>
</table>
SCHEDULE TO CLAUSE 52.05 ADVERTISING SIGNS

Notice, decision and review exemptions for major promotion signs

<table>
<thead>
<tr>
<th>Land</th>
<th>Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>
CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Scope

Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06 does not apply to:

- the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone; or
- the construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

Provision of car parking spaces

Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

Permit requirement

A permit is required to:
• Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.

• Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.

• Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this clause.

A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:

• The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.

• The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

A permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:

• The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.

• The gross floor area of the building is not increased.

• The reduction does not exceed 10 car parking spaces.

• The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.

VicSmart applications

Subject to Clause 71.06, an application under this clause to reduce the required number of car parking spaces by no more than 10 car parking spaces is a class of VicSmart application and must be assessed against Clause 59.10.

Exemption from notice and review

An application under Clause 52.06-3 is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if:

• the application is only for a permit under Clause 52.06-3; or

• the application is also for a permit under another provision of the planning scheme and in respect of all other permissions sought, the application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Number of car parking spaces required under Table 1

Table 1 of this clause sets out the car parking requirement that applies to a use listed in the Table.

A car parking requirement in Table 1 may be calculated as either:

• a number of car parking spaces; or

• a percentage of the total site area that must be set aside for car parking.
A car parking requirement in Table 1 is calculated by multiplying the figure in Column A or Column B (whichever applies) by the measure (for example square metres, number of patrons or number of bedrooms) in Column C.

Column A applies unless Column B applies.

Column B applies if:

- any part of the land is identified as being within the Principal Public Transport Network Area as shown on the Principap Public Transport Network Area Maps (State Government of Victoria, August 2018); or
- a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

Where the car parking requirement specified in Table 1 is calculated as a percentage of the total site area, the area to be provided for car parking includes an accessway that directly abuts any car parking spaces, but does not include any accessway or portion of an accessway that does not directly abut any car parking spaces.

The car parking requirement specified in Table 1 includes disabled car parking spaces. The proportion of spaces to be allocated as disabled spaces must be in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia.

The car parking requirement specified for a use listed in Table 1 does not apply if:

- a car parking requirement for the use is specified under another provision of the planning scheme; or
- a schedule to the Parking Overlay specifies the number of car parking spaces required for the use.

### Table 1: Car parking requirement

<table>
<thead>
<tr>
<th>Use</th>
<th>Rate Column A</th>
<th>Rate Column B</th>
<th>Car Parking Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Art &amp; craft centre</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Bar</td>
<td>0.4</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>Space to each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Betting agency</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Bowling green</td>
<td>6</td>
<td>6</td>
<td>To each rink plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td>Child care centre</td>
<td>0.22</td>
<td>0.22</td>
<td>To each child</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>0.3</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>--------------------------------------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Convenience shop if the leasable floor area exceeds 80 sq m</td>
<td>10</td>
<td>3.5</td>
<td>To each premises</td>
</tr>
<tr>
<td>Display home centre</td>
<td>5</td>
<td>2</td>
<td>To each dwelling for five or fewer contiguous dwellings, plus</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3.5 To each additional contiguous dwelling</td>
</tr>
<tr>
<td>Dwelling</td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling, plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every 5 dwellings for developments of 5 or more dwellings</td>
</tr>
<tr>
<td>Education centre other than listed in this table</td>
<td>0.4</td>
<td>0.3</td>
<td>To each student that is part of the maximum number of students on the site at any time</td>
</tr>
<tr>
<td>Food and drink premises other than listed in this table</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Freezing and cool storage,</td>
<td>1.5</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Fuel depot</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Funeral Parlour</td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Gambling premises other than listed in this table</td>
<td>0.4</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Golf course</td>
<td>4</td>
<td>4</td>
<td>To each hole plus 50 per cent of the relevant requirement of any ancillary uses.</td>
</tr>
<tr>
<td>Home based business</td>
<td>1</td>
<td>0</td>
<td>To each employee not a resident of the dwelling</td>
</tr>
<tr>
<td>Hotel</td>
<td>0.4</td>
<td>3.5</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td>Industry other than listed in this table</td>
<td>2.9</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Mail centre</td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Market</td>
<td>8</td>
<td>3.5</td>
<td>To each 100 sq m of site area</td>
</tr>
<tr>
<td>Materials recycling</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Medical centre</td>
<td>5</td>
<td>3</td>
<td>To the first person providing health services plus</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3</td>
<td>To every other person providing health services</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Milk depot</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Use</td>
<td>Rate Column A</td>
<td>Rate Column B</td>
<td>Car Parking Measure</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>---------------</td>
<td>---------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Motel</strong></td>
<td>1</td>
<td>1</td>
<td>To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
<tr>
<td><strong>Motor repairs</strong></td>
<td>3</td>
<td>3</td>
<td>To each 100 sq m of net floor area plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>1</td>
<td>for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners</td>
</tr>
<tr>
<td><strong>Office other than listed in this table</strong></td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td><strong>Place of assembly other than listed in this table</strong></td>
<td>0.3</td>
<td>0.3</td>
<td>To each patron permitted</td>
</tr>
<tr>
<td><strong>Postal agency</strong></td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td><strong>Primary produce sales</strong></td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td><strong>Primary school</strong></td>
<td>1</td>
<td>1</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td><strong>Research and development centre</strong></td>
<td>3.5</td>
<td>3</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td><strong>Residential aged care facility</strong></td>
<td>0.3</td>
<td>0.3</td>
<td>To each lodging room</td>
</tr>
<tr>
<td><strong>Residential village</strong></td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every five dwellings for developments of five or more dwellings</td>
</tr>
<tr>
<td><strong>Retirement village</strong></td>
<td>1</td>
<td>1</td>
<td>To each one or two bedroom dwelling plus</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2</td>
<td>To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>0</td>
<td>For visitors to every five dwellings for developments of five or more dwellings</td>
</tr>
<tr>
<td><strong>Restaurant</strong></td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td><strong>Restricted retail premises</strong></td>
<td>3</td>
<td>2.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td><strong>Rooming house</strong></td>
<td>1</td>
<td>1</td>
<td>To each four bedrooms</td>
</tr>
<tr>
<td><strong>Saleyard</strong></td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td><strong>Secondary school</strong></td>
<td>1.2</td>
<td>1.2</td>
<td>To each employee that is part of the maximum number of employees on the site at any time</td>
</tr>
<tr>
<td><strong>Shop other than listed in this table</strong></td>
<td>4</td>
<td>3.5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td><strong>Squash court – other than in conjunction with a dwelling</strong></td>
<td>3</td>
<td>3</td>
<td>To each court plus 50 per cent of the relevant requirement of any ancillary use</td>
</tr>
</tbody>
</table>
### Use

<table>
<thead>
<tr>
<th>Use</th>
<th>Rate Column A</th>
<th>Rate Column B</th>
<th>Car Parking Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Store other than listed in this table</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Supermarket</td>
<td>5</td>
<td>5</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Swimming pool – other than in conjunction with a dwelling</td>
<td>5.6</td>
<td>5.6</td>
<td>To each 100 sq m of the site</td>
</tr>
<tr>
<td>Tennis court – other than in conjunction with a dwelling</td>
<td>4</td>
<td>4</td>
<td>To each court plus 50% of the requirement of any ancillary use</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>10</td>
<td>10</td>
<td>Per cent of site area</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>5</td>
<td></td>
<td>To the first person providing animal health services plus</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td></td>
<td>To every other person providing animal health services</td>
</tr>
<tr>
<td></td>
<td>3.5</td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Warehouse other than listed in this table</td>
<td>2</td>
<td>2</td>
<td>To each premises plus</td>
</tr>
<tr>
<td></td>
<td>1.5</td>
<td>1</td>
<td>To each 100 sq m of net floor area</td>
</tr>
<tr>
<td>Winery</td>
<td>0.4</td>
<td></td>
<td>To each patron permitted</td>
</tr>
<tr>
<td></td>
<td>3.5</td>
<td></td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
</tbody>
</table>

### Number of car parking spaces required for other uses

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.

### Application requirements and decision guidelines for permit applications

#### For applications to reduce the car parking requirement

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- new use; or
- increase in the floor areas or site area of the existing use; or
- increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
The short-stay and long-stay car parking demand likely to be generated by the proposed use.

- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

- The Car Parking Demand Assessment.
- Any relevant local planning policy or incorporated plan.
- The availability of alternative car parking in the locality of the land, including:
  - Efficiencies gained from the consolidation of shared car parking spaces.
  - Public car parks intended to serve the land.
  - On street parking in non residential zones.
  - Streets in residential zones specifically managed for non-residential parking.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.
- The future growth and development of any nearby activity centre.
- Any car parking deficiency associated with the existing use of the land.
- Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Local traffic management in the locality of the land.
- The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- The need to create safe, functional and attractive parking areas.
- Access to or provision of alternative transport modes to and from the land.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.
- Any other matter specified in a schedule to the Parking Overlay.
- Any other relevant consideration.
For applications to allow some or all of the required car parking spaces to be provided on another site

Before granting a permit to allow some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay to be provided on another site, the responsible authority must consider the following, as appropriate:

- The proximity of the car parking on the alternate site to the subject site.
- The likelihood of the long term provision and availability of the car parking spaces.
- Whether the location of the car parking spaces is consistent with any relevant local policy or incorporated plan.
- Any other matter specified in a schedule to the Parking Overlay.

For applications to provide more than the maximum parking provision specified in a schedule to the Parking Overlay

An application to provide more than the maximum parking provision specified in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed use or increase to the existing use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

52.06-8
25/05/2017
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Requirement for a car parking plan

Plans must be prepared to the satisfaction of the responsible authority before any of the following occurs:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The plans must show, as appropriate:

- All car parking spaces that are proposed to be provided (whether on the land or on other land).
- Access lanes, driveways and associated works.
- Allocation of car parking spaces to different uses or tenancies, if applicable.
- Any landscaping and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.
- Any other matter specified in a schedule to the Parking Overlay.

Plans must be provided to the responsible authority under Clause 52.06-8 wherever Clause 52.06 applies, whether or not a permit application is being made under Clause 52.06-3 or any other provision of the planning scheme.

Where an application is being made for a permit under Clause 52.06-3 or another provision of the planning scheme, the information required under Clause 52.06-8 may be included in other plans submitted with the application.

Clause 52.06-8 does not apply where no car parking spaces are proposed to be provided.

**Design standards for car parking**

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

**Design standard 1 – Accessways**

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.

If entry to the car space is from a road, the width of the accessway may include the road.

**Design standard 2 – Car parking spaces**

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

**Table 2: Minimum dimensions of car parking spaces and accessways**

<table>
<thead>
<tr>
<th>Angle of car parking spaces to access way</th>
<th>Accessway width</th>
<th>Car space width</th>
<th>Car space length</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parallel</td>
<td>3.6 m</td>
<td>2.3 m</td>
<td>6.7 m</td>
</tr>
<tr>
<td>45º</td>
<td>3.5 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
</tbody>
</table>
### Car space dimensions

<table>
<thead>
<tr>
<th>Angle of car parking spaces to access way</th>
<th>Accessway width</th>
<th>Car space width</th>
<th>Car space length</th>
</tr>
</thead>
<tbody>
<tr>
<td>60°</td>
<td>4.9 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td>90°</td>
<td>6.4 m</td>
<td>2.6 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>5.8 m</td>
<td>2.8 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>5.2 m</td>
<td>3.0 m</td>
<td>4.9 m</td>
</tr>
<tr>
<td></td>
<td>4.8 m</td>
<td>3.2 m</td>
<td>4.9 m</td>
</tr>
</tbody>
</table>

**Note to Table 2:** Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).

A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked ‘clearance required’ on Diagram 1, other than:

- A column, tree or tree guard, which may project into a space if it is within the area marked ‘tree or column permitted’ on Diagram 1.
- A structure, which may project into the space if it is at least 2.1 metres above the space.

**Diagram 1 Clearance to car parking spaces**

Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.

Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.
Design standard 3: Gradients

Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Table 3: Ramp gradients

<table>
<thead>
<tr>
<th>Type of car park</th>
<th>Length of ramp</th>
<th>Maximum grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public car parks</td>
<td>20 metres or less</td>
<td>1:5 (20%)</td>
</tr>
<tr>
<td></td>
<td>longer than 20 metres</td>
<td>1:6 (16.7%)</td>
</tr>
<tr>
<td>Private or residential car parks</td>
<td>20 metres or less</td>
<td>1:4 (25%)</td>
</tr>
<tr>
<td></td>
<td>longer than 20 metres</td>
<td>1:5 (20%)</td>
</tr>
</tbody>
</table>

Where the difference in grade between two sections of ramp or floor is greater than 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Design standard 4: Mechanical parking

Mechanical parking may be used to meet the car parking requirement provided:

- At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle height of at least 1.8 metres.
- Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.
- The design and operation is to the satisfaction of the responsible authority.

Design standard 5: Urban design

Ground level car parking, garage doors and accessways must not visually dominate public space.

Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Design of car parks must take into account their use as entry points to the site.

Design of new internal streets in developments must maximise on street parking opportunities.

Design standard 6: Safety

Car parking must be well lit and clearly signed.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Pedestrian access to car parking areas from the street must be convenient.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.
**Design standard 7: Landscaping**

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

**Decision guidelines**

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).
- The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.
- Any other matter specified in a schedule to the Parking Overlay.

**Construction of car parking**

Where a plan is required under Clause 52.06-8, the car parking spaces, access lanes, driveways and associated works and landscaping shown on the plan must be:

- constructed and available for use in accordance with the plan approved by the responsible authority; and
- formed to such levels and drained so that they can be used in accordance with the plan; and
- treated with an all-weather seal or some other durable surface; and
- line-marked or provided with some other adequate means of showing the car parking spaces, before any of the following occurs:
  - the new use commences; or
  - the floor area or site area of the existing use is increased; or
  - the existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.
**BUSHFIRE RECOVERY**

**Purpose**

To facilitate and support recovery from a bushfire.

To facilitate the construction and use of temporary accommodation following a bushfire.

To enable businesses and services to continue operating following a bushfire.

**Exemption from planning scheme requirements**

Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use or development of land, requires the use or development of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to any of the following use or development if requirements of Clause 52.07 are met:

- The use of land or the construction of a building or the construction or carrying out of works:
  - Associated with bushfire recovery carried out by or on behalf of a municipal council or public authority; or
  - For accommodation; or
  - For a use (other than accommodation) that was lawfully carried out in a building immediately before that building was damaged or destroyed by a bushfire.

- The removal, destruction or lopping of vegetation.

This exemption does not apply to:

- The requirement in Clause 45.03-1.

- The use or development of land to which Clause 52.13 or Clause 52.14 applies.

- The use or development of land identified in a schedule to Clause 51.01.

- The use or development of land in the Specific Controls Overlay.

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

**Information to responsible authority**

Before the commencement of a use or the construction of a building under Clause 52.07, the following information must be given in writing to the responsible authority and to the satisfaction of the responsible authority:

- A description of the proposed use.

- A description of the proposed building.

- A description of the land on which the use will be carried out or the building will be constructed by:
  - Stating the address of the land; or
  - Stating the title particulars of the land; or
  - Including a plan showing the land; or
  - Any combination of these.

**Temporary accommodation requirements**

The following requirements do not apply to the use or development of land associated with bushfire recovery carried out by or on behalf of a municipal council or public authority.
Land must only be used for accommodation under this clause to accommodate a person whose principal place of residence was damaged or destroyed by a bushfire on the same land or contiguous land in the same ownership.

Land used for accommodation under this clause must meet the following requirements:

- Access to the accommodation must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The accommodation must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970 or treated and disposed of to the satisfaction of the responsible authority.
- The accommodation must be connected to a reticulated potable water supply or have an alternative potable water supply.
- The accommodation must be connected to a reticulated electricity supply or have an alternative energy source.

The use of land for accommodation under this clause must not continue after 3 years of the commencement of the use unless in accordance with the requirements of this planning scheme.

A building or works constructed or carried out under this clause for accommodation must be on the same land, or on contiguous land in the same ownership, as a building used for accommodation that was damaged or destroyed by a bushfire and must be completed within 18 months of the date that building was damaged or destroyed.

Unless in accordance with the written agreement of the responsible authority, the combined gross floor area of all buildings constructed for accommodation under this clause on contiguous land in the same ownership must not exceed 60 square metres.

52.07-4
11/03/2020
VC177

Other use and development requirements

The following requirements do not apply to the use or development of land:

- For accommodation; or
- Associated with bushfire recovery carried out by or on behalf of a municipal council or public authority.

Unless in accordance with the written agreement of the responsible authority, the use of land under this clause for a use that was carried out in a building immediately before that building was damaged or destroyed by a bushfire must be carried out on the same land, or on contiguous land in the same ownership, as the damaged or destroyed building.

A use commenced under this clause must not continue after 3 years of its commencement unless in accordance with this planning scheme.

A building or works constructed or carried out under this clause for a use that was carried out in a building damaged or destroyed by a bushfire, must be on the same land, or on contiguous land in the same ownership, as the damaged or destroyed building and must be completed within 18 months of the date that building was damaged or destroyed by a bushfire.

Unless in accordance with the written agreement of the responsible authority, the combined gross floor area of all buildings constructed under this clause on contiguous land in the same ownership must not exceed 100 square metres.

52.07-5
11/03/2020
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Vegetation removal requirement

Vegetation must only be removed, destroyed or lopped to the minimum extent necessary:
- To enable the removal of a building, equipment or other material that was damaged or destroyed by a bushfire within 3 years of the date it was damaged or destroyed; or

- To enable the repair or reconstruction of a fence that was damaged or destroyed by a bushfire within 3 years of the date it was damaged or destroyed for a combined maximum width of 4 metres either side of the fence.

This requirement does not apply to:

- The removal, destruction or lopping of vegetation within 10 metres of a building constructed for accommodation under this clause; or

- The removal, destruction or lopping of vegetation (other than a tree) within 30 metres of a building constructed for accommodation under this clause; or

- The removal, destruction or lopping of vegetation (other than a tree) within 50 metres of a building constructed for accommodation under this clause in a Bushfire Management Overlay.

**Overlay requirements**

Development of land in a Bushfire Management Overlay or Erosion Management Overlay that would require a permit, or would be prohibited, under the overlay were it not for the exemption in Clause 52.07-1, must be sited to the satisfaction of the responsible authority.

Development of land in a Heritage Overlay that would require a permit, or would be prohibited, under the overlay were it not for the exemption in Clause 52.07-1, must be undertaken to the satisfaction of the responsible authority.

Development of land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay that would require a permit, or would be prohibited, under the overlay were it not for the exemption in Clause 52.07-1, must be sited to the satisfaction of the relevant floodplain management authority.
EARTH AND ENERGY RESOURCES INDUSTRY

Purpose

To encourage land to be used and developed for exploration and extraction of earth and energy resources in accordance with acceptable environmental standards.

To ensure that geothermal energy extraction, greenhouse gas sequestration, mining and petroleum production are not prohibited land uses.

To ensure that planning controls for the use and development of land for the exploration and extraction of earth and energy resources are consistent with other legislation governing these land uses.

Permit requirement

A permit is required to use and develop land for earth and energy resources industry unless the table to this clause specifically states that a permit is not required.

Table of exemptions

<table>
<thead>
<tr>
<th>No permit is required to use or develop land for earth and energy resources industry if the following conditions are met:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extractive industry Complies with Section 77T of the Mineral Resources (Sustainable Development) Act 1990.</td>
</tr>
<tr>
<td>Geothermal energy exploration Complies with the Geothermal Energy Resources Act 2005.</td>
</tr>
<tr>
<td>Geothermal energy extraction Complies with Section 62 of the Geothermal Energy Resources Act 2005.</td>
</tr>
<tr>
<td>Mineral exploration Complies with Section 43(3) of the Mineral Resources (Sustainable Development) Act 1990.</td>
</tr>
<tr>
<td>Mining Complies with Section 42(7) or Section 42A Mineral Resources (Sustainable Development) Act 1990; or</td>
</tr>
<tr>
<td>Complies with Section 47A of the Electricity Industry Act 1993.</td>
</tr>
<tr>
<td>Petroleum exploration Complies with Section 118 of the Petroleum Act 1998.</td>
</tr>
<tr>
<td>Petroleum production Complies with Section 120 of the Petroleum Act 1998.</td>
</tr>
<tr>
<td>Stone exploration Must not be costeaming or bulk sampling.</td>
</tr>
</tbody>
</table>

Application requirements for mining

An application to use and develop land for mining must be accompanied by:

- A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the Mineral Resources (Sustainable Development) Act 1990.
- The written notice of statutory endorsement under section 77TD(1) of the Mineral Resources (Sustainable Development) Act 1990.
- Any conditions specified under section 77TD(3) of the Mineral Resources (Sustainable Development) Act 1990.
Referral requirements for mining

An application to use or develop land for mining must be referred under section 55 of the Act to the person or body specified as the referral authority in Clause 66.

Unless the referral authority is the Roads Corporation, the referral requirement in Clause 66 does not apply if a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.
EXTRACTIVE INDUSTRY AND EXTRACTIVE INDUSTRY INTEREST AREAS

Purpose
To ensure that use and development of land for extractive industry does not adversely affect the environment or amenity of the area during or after extraction.
To ensure that excavated areas can be appropriately rehabilitated.
To ensure that stone resources, which may be required by the community for future use, are protected from inappropriate use and development.

Application
This clause applies to an application to use or develop land:

- For extractive industry;
- Within an Extractive Industry Interest Area; or
- Within 500 metres of an existing or proposed extractive industry operation.

Application requirements
An application to use and develop land for extractive industry must be accompanied by:

- A copy of a work plan or a variation to an approved work plan that has received statutory endorsement under section 77TD of the Mineral Resources (Sustainable Development) Act 1990.
- The written notice of statutory endorsement under section 77TD(1) of the Mineral Resources (Sustainable Development) Act 1990.
- Any conditions specified under section 77TD(3) of the Mineral Resources (Sustainable Development) Act 1990.

These requirements do not apply if the proposed extractive industry is exempt from:

- The requirement to obtain a work plan under section 77G of the Mineral Resources (Sustainable Development) Act 1990; or
- The provisions of the Mineral Resources (Sustainable Development) Act 1990 under section 5AA of that Act.

Referral of applications
An application to use or develop land for extractive industry must be referred under section 55 of the Act to the person or body specified as the referral authority in Clause 66.

Unless the referral authority is the Roads Corporation, the referral requirement in Clause 66 does not apply if a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.

Decision guidelines
Before deciding on an application to use and develop land for extractive industry, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposed extractive industry on any native flora and fauna on and near the land.
- The impact of the proposed extractive industry on sites of cultural and historic significance, including any effects on Aboriginal places.
The effect of the proposed extractive industry on the natural and cultural landscape of the surrounding land and the locality generally.

The ability of the proposed extractive industry to contain any emissions within the boundaries of the land in accordance with relevant legislation.

The effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area.

The ability to rehabilitate the affected land to a form or for a use which is compatible with the natural systems or visual appearance of the surrounding area.

The ability to rehabilitate the land so it can be used for a purpose or purposes beneficial to the community.

The effect of the proposed extractive industry on groundwater quality and the impact on any affected water uses.

The impact of the proposed extractive industry on surface drainage and surface water quality.

Any proposed provisions, conditions or requirements in a work plan that has received statutory endorsement under the Mineral Resources (Sustainable Development) Act 1990.

### Permit conditions for extractive industry

A permit to use and develop land for extractive industry must not include conditions which require the use to cease by a specified date unless either:

- The subject land is situated in or adjoins land which is being developed or is proposed to be developed for urban purposes.

- Such condition is suggested by the applicant.

A permit to use and develop land for extractive industry must include:

- A condition that allows for a period of not less than five years for the use and development to commence before the permit expires under section 68 of the Act.

- Conditions that are consistent with the requirements specified in Clause 52.09-6.

### Requirements for extractive industry

The use and development of land for extractive industry must comply with the following requirements, to the satisfaction of the responsible authority:

- Except in accordance with a permit, no alteration may be made to the natural condition or topography of the land within 20 metres of the boundary of land. This does not apply to driveways, drains, bund walls or landscaping.

- Shrubs and trees must be planted and maintained to screen activity on the land.

- Parking areas must be provided for employees’ cars and all vehicles used on the land.

### Notice of an application

Notice of the following kinds of applications must be given in accordance with section 52(1)(c) of the Act to the Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990:

- An application to use or subdivide land or construct a building for accommodation, child care centre, education centre or hospital:
- Within an Extractive Industry Interest Area.
- On land which is within 500 metres of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

- An application to construct a building or construct or carry out works on land for which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

This requirement does not apply to an application to extend a building or works.
BUSHFIRE RECONSTRUCTION

Purpose
To facilitate the reconstruction of buildings damaged or destroyed by a bushfire.
To facilitate the re-establishment of businesses and services following a bushfire.
To facilitate the continued use of land for dwellings after a bushfire.

Use exemptions - dwelling
Any requirement of this planning scheme to obtain a permit or any provision of this planning scheme that prohibits the use of land, requires the use of land to be carried out in a particular manner, or requires a specified thing to be done to the satisfaction of a specified person or body, does not apply to the use of land for a dwelling if the following requirements are met:

- A dwelling on the land must have been damaged or destroyed by a bushfire after 1 January 2019.
- The use must commence within 5 years after the date the dwelling was damaged or destroyed.
- The dwelling must not be a building that was constructed under Clause 52.07.
- Access to the dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- The dwelling must be connected to a reticulated sewerage system or if not available, the waste water must be treated and retained on-site in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
- The dwelling must be connected to a reticulated electricity supply or have an alternative energy source.

Exemption from notice and review
An application under any provision of this planning scheme to use or develop land (other than the subdivision of land) for or in association with a use that was lawfully carried out on the land immediately before a building on the land was damaged or destroyed by a bushfire is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the following requirements are met:

- The building was damaged or destroyed by a bushfire after 1 January 2019.
- The application was lodged within 5 years of the date the building was damaged or destroyed.
- If the application is to use or develop land for a dwelling:
  - A dwelling on the land must have been damaged or destroyed by a bushfire.
  - The application must only be for the number of dwellings that were damaged or destroyed.
HOME BASED BUSINESS

Purpose
To ensure that the amenity of the neighbourhood is not adversely affected by a business conducted in or from a dwelling.

Requirements to be met
A home based business must meet the following requirements:

- The person conducting the home based business must use the dwelling as their principal place of residence.
- No more than two persons who does not live in the dwelling may work in the home based business at any one time.
- The net floor area used in conducting the business including the storage of any materials or goods must not exceed 100 square metres or one-third of the net floor area of the dwelling, whichever is the lesser. The net floor area includes out-buildings and works normal to a dwelling.
- The business must not impose a load on any utility greater than normally required for domestic use.
- The business must not adversely affect the amenity of the neighbourhood in any way including:
  - The appearance of any building, works or materials used.
  - The parking of motor vehicles.
  - The transporting of materials or goods to or from the dwelling.
  - The hours of operation.
  - Electrical interference.
  - The storage of chemicals, gasses or other hazardous materials.
  - Emissions from the site.
- No motor vehicle may be adjusted, modified, serviced or repaired for gain.
- Only one commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck within the meaning of the Transport Act 1983), not exceeding 2 tonnes capacity and with or without a trailer registered to a resident of the dwelling may be present at any time. The vehicle must not be fuelled or repaired on the site.
- No goods other than goods manufactured or serviced in the home based business may be offered for sale. This requirement does not apply to goods offered for sale online.
- Materials used or goods manufactured, serviced or repaired in the home based business must be stored within a building.
- No goods manufactured, serviced or repaired may be displayed so that they are visible from outside the site.
- Any goods offered for sale online must not be collected from the dwelling.

Permit requirement
Despite the requirements of Clause 52.11-1, a permit may be granted for a home occupation:

- Which allows no more than three people who do not live in the dwelling to work in the occupation at any one time; or
- Which has a floor area not exceeding 200 square metres or one-third of the net floor area of the dwelling, whichever is the lesser.
Which allows no more than one additional commercial vehicle (a commercial goods vehicle, commercial passenger vehicle or tow truck within the meaning of the Transport Act 1983), not exceeding two tonnes capacity and with or without a trailer registered to a resident of the dwelling, to be present at any time.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether there is a need for additional parking or loading facilities.
- The effect of any vehicle parking, storage or washing facilities on the amenity and character of the street.
- Whether the site is suitable for the particular home based business and is compatible with the surrounding use and development.
- Whether there is a need for landscaping to screen any outbuildings or car parking or loading areas or any other area relating to the home based business.
BUSHFIRE PROTECTION: EXEMPTIONS

Exemption to create defendable space around buildings used for accommodation

Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to:

- The removal, destruction or lopping of any vegetation within 10 metres of an existing building used for accommodation that was:
  - constructed before 10 September 2009; or
  - approved by a permit issued under this scheme before 10 September 2009; or
  - approved by a building permit issued under the Building Act 1993 before 10 September 2009; or
  - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is included in a Bushfire Management Overlay or is specified in a schedule to this clause.

- The removal, destruction or lopping of any vegetation, except trees, within 30 metres of an existing building used for accommodation that was:
  - constructed before 10 September 2009; or
  - approved by a permit issued under this scheme before 10 September 2009; or
  - approved by a building permit issued under the Building Act 1993 before 10 September 2009; or
  - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is specified in a schedule to this clause.

- The removal, destruction or lopping of any vegetation, except trees, within 50 metres of an existing building used for accommodation where land is within the Bushfire Management Overlay and where the existing building was:
  - constructed before 10 September 2009 or lawfully erected before 18 November 2011 without the need for a planning permit; or
  - approved by a permit issued under this scheme before 10 September 2009 and erected before 18 November 2011; or
  - approved by a building permit issued under the Building Act 1993 before 10 September 2009 and erected before 18 November 2011; or
  - constructed to replace a dwelling or dependent persons unit that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.
52.12-2  Exemption for vegetation removal along a fenceline
Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to:

- The removal, destruction or lopping of any vegetation for a combined maximum width of 4 metres either side of an existing fence on a boundary between properties in different ownership that was constructed before 10 September 2009.

This does not apply to land covered by the Banyule, Bayside, Boroondara, Brimbank, Darebin, Glen Eira, Greater Dandenong, Hobsons Bay, Kingston, Knox, Maribyrnong, Maroondah, Melbourne, Monash, Moonee Valley, Moreland, Port of Melbourne, Port Phillip, Stonnington, Whitehorse and Yarra planning schemes unless the land is included in a Bushfire Management Overlay.

52.12-3  Exemption for buildings and works associated with a community fire refuge
Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to modifying an existing building to create a community fire refuge in accordance with Ministerial Direction No. 4, Construction Requirements for a Community Fire Refuge (1 August 2012).

52.12-4  Exemption for buildings and works associated with a private bushfire shelter
Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works does not apply to buildings and works associated with a private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006), provided the total area of all buildings and works does not exceed 30 square metres.

This clause does not apply to land in the Urban Floodway Zone, Erosion Management Overlay, Floodway Overlay, Land Subject to Inundation Overlay, Special Building Overlay or Heritage Overlay.

52.12-5  Exemption to create defendable space for a dwelling approved under Clause 44.06 of this planning scheme
Any requirement of a planning permit, including any condition, which has the effect of prohibiting the removal, destruction or lopping of vegetation, or any requirement of this planning scheme to obtain a planning permit, or any provision of this planning scheme that prohibits the removal, destruction or lopping of vegetation or requires the removal, destruction or lopping of vegetation to be carried out in a particular manner, does not apply to the removal, destruction or lopping of vegetation to construct a dwelling and create its defendable space if all of the following requirements are met:

- Land is in the Bushfire Management Overlay.
- Land is in the General Residential Zone, Residential Growth Zone, Neighbourhood Residential Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone, Rural Living Zone, Farming Zone or Rural Activity Zone.
- The removal, destruction or lopping of vegetation:
  - Does not exceed the distance specified in Table 1 to Clause 53.02-3 of this planning scheme, based on the bushfire attack level determined by a relevant building surveyor in deciding an application for a building permit under the Building Act 1993 for a dwelling or alteration or extension to the dwelling; or
Is required to be undertaken by a condition in a planning permit issued after 31 July 2014 under Clause 44.06 of this scheme for a dwelling or an alteration or extension to the dwelling.
SCHEDULE TO CLAUSE 52.12 BUSHFIRE PROTECTION: EXEMPTIONS

1.0 Exemptions for vegetation removal

<table>
<thead>
<tr>
<th>Land</th>
<th>None specified</th>
</tr>
</thead>
</table>

GREATER GEELONG PLANNING SCHEME
2009 BUSHFIRE - RECOVERY EXEMPTIONS

Purpose
To support recovery operations following the 2009 Victorian bushfires.

Scope
This clause applies to a use or development specified in Clause 52.13-3 carried out for the purposes of recovery from a bushfire that occurred after 1 January 2009.

Exemptions from planning scheme requirements
Any requirement of the scheme to obtain a permit or any provision in the scheme which prohibits the use or development of land or requires the use or development of land to be carried out in a particular manner does not apply to a use or development specified in Clause 52.13-3 provided the following requirements are met:

- Works must only be constructed or carried out for bushfire recovery or in association with the construction of a building under this provision to be used for temporary accommodation.

- A building constructed under this provision must only be used:
  - To provide temporary accommodation for a person or persons whose normal place of residence was damaged or destroyed by bushfire; or
  - For a use that is directly associated with bushfire recovery.

- A building constructed under this provision to be used for temporary accommodation must be located on the same lot as a building used for accommodation that was damaged or destroyed by bushfire unless the building is being constructed by or on behalf of a municipality, the Victorian Bushfire Reconstruction and Recovery Authority or other public authority.

- The construction of a building or the construction or carrying out of works must be completed prior to 31 March 2011.

- Native vegetation must only be removed, destroyed or lopped:
  - To provide access to, make safe or remove building and demolition rubble from a property; or
  - To enable emergency and bushfire recovery works undertaken by or on behalf of a municipality, the Victorian Bushfire Reconstruction and Recovery Authority, other public authority or a utility service provider in the exercise of any power conferred on them under any Act.

- Native vegetation must not be removed, destroyed or lopped after 31 March 2011.

- Any sign displayed must be directly associated with bushfire recovery.

- Any sign displayed must be removed prior to 31 March 2011.

Use and development
The requirements of Clause 52.13-2 apply to the following types of development:

- Demolition or removal of a building.

- Construction of a building.

- Construction or carrying out of works.

- Removal, destruction or lopping of vegetation.

- Display of a sign.
The requirements of Clause 52.13-2 apply to the following uses:

- Temporary accommodation.
- Any use directly associated with bushfire recovery.

### Land in a Heritage Overlay

For land within a Heritage Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to:

- Demolishing or removing a building;
- Externally altering a building by structural work;
- Internally altering a building if the schedule to the Heritage Overlay identifies the heritage place as one where internal alteration controls apply;
- Carrying out works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials; or
- Removing, destroying or lopping a tree if the schedule to the Heritage Overlay identifies the heritage place as one where tree controls apply.

### Land in a Land Management Overlay

For land within a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to constructing a building or constructing and carrying out works.

For land within an Erosion Management Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to:

- Constructing a building or constructing and carrying out works; or
- Removing, destroying or lopping vegetation.

### Land in an Environmental Audit Overlay

For land within an Environmental Audit Overlay, in addition to the requirements specified in Clause 52.13-2, the written authorisation of the responsible authority must be obtained prior to commencing a sensitive use (residential use, child care centre, preschool centre or primary school).

### Cessation of use

A use must not continue after 30 June 2020 unless in accordance with the requirements of this scheme.

A building must not be used after 30 June 2020 unless in accordance with the requirements of this scheme.

### Decision guidelines

Before deciding on an application to allow the retention or continuing use of a building, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be reasonably achieved with all requirements of this scheme.
2009 BUSHFIRE - REPLACEMENT BUILDINGS

Purpose

To support the rebuilding of dwellings, dependent persons’ units and buildings used for agriculture damaged or destroyed by the 2009 Victorian bushfires.

Scope

This clause applies to:

- The construction of a building or the construction and carrying out of works, associated with rebuilding:
  - a dwelling or dependent person’s unit; or
  - a building used for agriculture,
    that was damaged or destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009.

- The use of land for:
  - a dwelling or dependent person’s unit that is rebuilt in accordance with this clause; or
  - agriculture to the extent that the use relates to a building that was destroyed by a bushfire that occurred between 1 January 2009 and 31 March 2009 and that use cannot continue unless that building is rebuilt.

- The removal, destruction or lopping of vegetation to enable the construction, use and maintenance of a building rebuilt in accordance with this Clause.

This clause does not apply to land in a Heritage Overlay.

For the avoidance of doubt, any planning permit exemption provided by the scheme continues to apply to the use and development specified in this Clause.

If any use or development is within the scope of both this Clause 52.14 and Clause 52.13, then this Clause 52.14 prevails over Clause 52.13 in the event of any inconsistency.

Exemption from planning scheme requirements

Any requirement of the scheme to obtain a permit or any provision in the scheme which prohibits the use or development of land or requires the use or development of land to be carried out in a particular manner does not apply to the use and development specified in Clause 52.14-1 provided the following requirements are met:

Site plan

Before the commencement of construction of a building or the construction or carrying out of works, a site plan must be provided to and approved by the responsible authority. The site plan must show:

- The boundaries of the property.
- The location of any damaged or destroyed dwelling, dependent person’s unit or building used for agriculture.
- The proposed location of the replacement dwelling, dependent person’s unit or building used for agriculture.
- The existing and proposed access to the lot.
Vegetation to be removed destroyed or lopped to enable rebuilding including construction of vehicle access, water storage and waste water treatment.

For replacement dwellings and dependent persons’ units on land in a Farming Zone, Rural Conservation Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone or the Rural Living Zone:

- The location and dimensions of vehicle access.
- The location and storage of water for potable and fire fighting purposes if the dwelling or dependent person’s unit cannot be connected to a reticulated potable water supply.
- The location of the waste water treatment system if waste water is to be retained and treated on site.

The site plan must be submitted to the responsible authority by 30 September 2017.

Commencement of development

- The development must commence within two years after the approval of a site plan by the responsible authority and must be completed within two years after the development commences. The responsible authority may allow an extension of time on the request of the owner or the occupier of the land to which the approved site plan applies, provided that request is made before the expiry of the applicable period or within three months of the expiry of the applicable period.

Compliance with site plan

- The development must comply with the approved site plan.

Use and development conditions

- The land must not be used for more than the number of dwellings or dependent persons’ units that were damaged or destroyed.
- The removal, destruction or lopping of vegetation to enable the maintenance of a building must not exceed 10 metres beyond the building.
- For land in the Farming Zone, Rural Conservation Zone, Rural Activity Zone, Green Wedge Zone, Green Wedge A Zone or the Rural Living Zone:
  - Access to the dwelling or dependent person’s unit must be provided via an all weather road with dimensions adequate to accommodate emergency vehicles.
  - The dwelling or dependent person’s unit must be connected to a reticulated sewerage system or if not available, the waste water must be managed to the satisfaction of the responsible authority.
  - The dwelling or dependent person’s unit must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes.
  - The dwelling or dependent person’s unit must be connected to a reticulated electricity supply or have an alternative energy source.
- A building must be constructed of materials that are non-reflective and of muted tones in the following locations:
  - Land in an Environmental Significance Overlay, Design and Development Overlay or Significant Landscape Overlay.
  - Land in a Green Wedge Zone, Green Wedge A Zone or Rural Conservation Zone in the municipal districts of the Shire of Yarra Ranges and the Shire of Nillumbik.
- For land in a Restructure Overlay, a building must be consistent with any Restructure Plan.
- For land adjacent to a Road Zone, Category 1, or Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road, access must not be created or altered.

### 52.14-3

**Land in an Erosion Management Overlay**

For land in an Erosion Management Overlay in the municipal district of the Shire of Yarra Ranges, in addition to the requirements specified in Clause 52.14-2, the written authorisation of the responsible authority must be obtained prior to:

- Constructing a building or constructing and carrying out works; or
- Removing, destroying or lopping vegetation.

### 52.14-4

**Land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay**

For land in a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay, in addition to the requirements specified in Clause 52.14-2, the written authorisation of the relevant flood plain management authority must be obtained prior to the commencement of construction of a building or the construction or carrying out of works.

### 52.14-5

**Decision guidelines**

Before deciding on approval of the site plan, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider, as appropriate:

- The extent to which the siting of the building and associated development can reasonably achieve compliance with other relevant requirements of this scheme.
- The extent to which the replacement dwelling or dependent person’s unit can be located on the land to assist the minimisation of risk to life and property from bushfire.
HELIPORT AND HELICOPTER LANDING SITE

Purpose
To ensure the amenity impacts of a heliport and a helicopter landing site on surrounding areas is considered.

Permit requirement
A permit is required to use or develop any land for a heliport or a helicopter landing site even if it is ancillary to another use on the land, unless the table to this Clause specifically states that a permit is not required.

Table of exemptions for use

<table>
<thead>
<tr>
<th>No permit is required to use land for a helicopter landing site if any of the following apply:</th>
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<tbody>
<tr>
<td><strong>Emergency services</strong></td>
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<td><strong>Agriculture</strong></td>
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<td><strong>Public land management</strong></td>
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<td><strong>General</strong></td>
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Application requirements
An application to use or develop land for a heliport or a helicopter landing site must be accompanied by the following information, as appropriate:

- A site plan, including:
  - Site boundaries and dimensions.
  - The current land use.
  - The existing siting and layout of buildings and works.
  - The proposed siting and layout of buildings and works.
  - Existing vegetation and proposed vegetation removal.
Vehicle and pedestrian access.

An application to use land for a heliport or a helicopter landing site must be accompanied by the following information:

- A location plan, including:
  - The siting and use of buildings on adjacent properties.
  - The direction and distance to any building used for a sensitive use (accommodation, child care centre, education centre and hospital) that is not associated with the helicopter operation and is located within 500 metres of the proposed heliport or helicopter landing site.

- A written report which:
  - Demonstrates a suitable separation distance between the landing point of a heliport or helicopter landing site and any building used for a sensitive use that is not associated with the helicopter operation by either:
    - Locating the proposed heliport or helicopter landing site at least 150 metres for helicopters of less than 2 tonnes all-up weight, or 250 metres for helicopters of less than 15 tonnes all-up weight, or
    - Providing an acoustic report by a suitably qualified consultant.
  - Includes details of the proposed frequency of flight movements.
  - Includes the proposed hours of operation.

Decision guidelines

Before deciding on an application to use land for a heliport or a helicopter landing site, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposal achieves a suitable separation distance from a nearby sensitive use, having regard to the Noise Control Guidelines (Environment Protection Authority, 2008).
- The effect of the proposal on nearby sensitive uses in terms of the proposed frequency of flight movements and hours of operation.
NATIVE VEGETATION PRECINCT PLAN

Purpose

To provide for the protection, management and removal of native vegetation through the use of a native vegetation precinct plan incorporated into this scheme.

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Application

This clause applies to land if a native vegetation precinct plan corresponding to that land is incorporated into this scheme and listed in the schedule to this clause.

Native vegetation precinct plans

A native vegetation precinct plan is a plan relating to native vegetation within a defined area which is incorporated into this scheme and listed in the schedule to this clause.

A native vegetation precinct plan may form part of a more general strategic or precinct structure plan.

A native vegetation precinct plan must include the information and provide for the matters set out in section 10.1 of the Guidelines.

Permit requirement

A permit is required to remove, destroy or lop any native vegetation, including dead native vegetation. This does not apply:

- If the removal, destruction or lopping of native vegetation is in accordance with a native vegetation precinct plan incorporated into this scheme. Any conditions or requirements specified in the plan must be met.
- To the removal, destruction or lopping of native vegetation specified in the table to Clause 52.16-8, unless a native vegetation precinct plan specifies otherwise.

Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

Decision guidelines

Before deciding on an application, in addition to the decision guidelines at Clause 65, the responsible authority must consider the decision guidelines specified in the Guidelines as appropriate.
Offset requirements

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset in accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and timing to secure the offset.

Transitional provisions

The requirements of this clause in force immediately before the commencement of Amendment VC138 continue to apply to an application for:

- A permit lodged before that date.
- An amendment to a permit if:
  - the original permit application was lodged before that date; or
  - the original permit application was one that benefited from the following transitional provision.
- A permit lodged within 12 months after that date, if the Secretary to the Department of Environment, Land Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) has stated in writing that a report about the proposed removal, destruction or lopping of native vegetation has been generated by the Department of Environment, Land, Water and Planning’s native vegetation information systems within 12 months before that date.

Table of exemptions

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation work</td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:</td>
</tr>
<tr>
<td>- which provides an overall improvement for biodiversity; and</td>
</tr>
<tr>
<td>- with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td>Crown land</td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:</td>
</tr>
<tr>
<td>- by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987), or Parks Victoria, and in accordance with the Procedure for the removal, destruction or lopping of native vegetation on Crown land; or</td>
</tr>
<tr>
<td>- with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td>Emergency works</td>
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<tr>
<td>Native vegetation that is to be removed, destroyed or lopped:</td>
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<tr>
<td>- in an emergency by or on behalf of a public authority or municipal council to create an emergency access associated with emergency works; or</td>
</tr>
<tr>
<td>- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.</td>
</tr>
<tr>
<td>Extractive industry</td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority under that Act.</td>
</tr>
<tr>
<td>Fire protection</td>
</tr>
<tr>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out any of the following fire protection activities:</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- fire fighting;
- planned burning;
- making or maintenance of a fuelbreak or fire fighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;
- making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);
- in accordance with a fire prevention notice issued under either:
  - section 65 of the Forests Act 1958; or
- keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the Electricity Safety Act 1998;
- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the Road Management Act 2004.

Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Geothermal Energy Resources Act 2005.

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the Greenhouse Gas Geological Sequestration Act 2008.

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the Catchment and Land Protection Act 1994.

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the Catchment and Land Protection Act 1994.

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a work plan approved under Part 3 of the Mineral Resources (Sustainable Development) Act 1990.

Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding for Crop raising or Grazing animal production.

This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.
The requirement to obtain a permit does not apply to:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Railways</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td><strong>Regrowth</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.</td>
</tr>
<tr>
<td><strong>Road safety</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by or on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).</td>
</tr>
<tr>
<td><strong>Stone exploration</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration.</td>
</tr>
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<td></td>
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<tr>
<td></td>
<td>This exemption does not apply to costeasing and bulk sampling activities.</td>
</tr>
<tr>
<td><strong>Surveying</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licensed surveyor (within the meaning of section 3 of the Surveying Act 2004) using hand-held tools to establish a sightline for the measurement of land.</td>
</tr>
<tr>
<td><strong>Traditional owners</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Utility installations</strong></td>
<td>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary:</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

#### Native vegetation precinct plan

<table>
<thead>
<tr>
<th>Name of plan</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Armstrong Creek East Native Vegetation Precinct Plan, May 2010</td>
<td>Armstrong Creek North East Industrial Precinct Native Vegetation</td>
</tr>
<tr>
<td>Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014</td>
<td>Precinct Plan, May 2010</td>
</tr>
<tr>
<td>Armstrong Creek West Native Vegetation Precinct Plan, November 2012</td>
<td>Lara West Growth Area, Lara, Native Vegetation Precinct Plan,</td>
</tr>
<tr>
<td>Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014</td>
<td>September 2013</td>
</tr>
<tr>
<td>Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct,</td>
<td></td>
</tr>
<tr>
<td>Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek</td>
<td>August 2014</td>
</tr>
<tr>
<td>Urban Growth Area, August 2014</td>
<td></td>
</tr>
</tbody>
</table>
NATIVE VEGETATION

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

Permit requirement

A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Application requirements

An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the Guidelines.

Property vegetation plans

A permit granted to remove, destroy or lop native vegetation in accordance with a property vegetation plan must include the following condition:

“This permit will expire if one of the following circumstances applies:

- The removal, destruction or lopping of native vegetation does not start within two years of the date of this permit.
- The removal, destruction or lopping of native vegetation is not completed within ten years of the date of this permit.”

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider the decision guidelines specified in the Guidelines as appropriate.

Offset requirements

If a permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the Guidelines. The conditions on the permit for the removal, destruction or lopping of native vegetation must specify the offset requirement and the timing to secure the offset.
Transitional provisions

The requirements of this clause in force immediately before the commencement of Amendment VC138 continue to apply to an application for:

- A permit lodged before that date.
- An amendment to a permit if:
  - the original permit application was lodged before that date; or
  - the original permit application was one that benefited from the following transitional provision.
- A permit lodged within 12 months after that date, if the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987) has stated in writing that a report about the proposed removal, destruction or lopping of native vegetation has been generated by the Department of Environment, Land, Water and Planning’s native vegetation information systems within 12 months before that date.

Table of exemptions

<table>
<thead>
<tr>
<th>The requirement to obtain a permit does not apply to:</th>
</tr>
</thead>
</table>

**Conservation work**

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of conservation work:

- which provides an overall improvement for biodiversity; and
- with written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

**Crown land**

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to manage Crown land:

- by or on behalf of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987), or Parks Victoria, and in accordance with the Procedure for the removal, destruction or lopping of native vegetation on Crown land; or
- with written permission from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

**Dead native vegetation**

Native vegetation that is dead.

This exemption does not apply to a standing dead tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

**Emergency works**

Native vegetation that is to be removed, destroyed, or lopped:

- in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or
- where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.
<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
</table>
| **Existing buildings**                       | Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of a building constructed in accordance with a planning or building permit issued before 15 September 2008.  
This exemption does not apply to:  
- the operation or maintenance of a fence; or  
- native vegetation located more than 10 metres measured from the outermost point of the building. |
| **Existing buildings and works in the Farming Zone and Rural Activity Zone** | Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the use or maintenance of an existing building or works used for Agricultural production, including a dam, utility service, bore, horticultural trellising and accessway in the Farming Zone or the Rural Activity Zone.  
This exemption does not apply to:  
- the use or maintenance of a Dwelling; or  
- the operation or maintenance of a fence; or  
- native vegetation located more than 10 metres measured from the outermost point of the building or works. |
| **Extractive industry**                      | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of extractive industry in accordance with a work plan approved under the Mineral Resources (Sustainable Development) Act 1990 and authorised by a work authority under that Act. |
| **Fences**                                   | Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable:  
- the operation or maintenance of an existing fence; or  
- the construction of a boundary fence between properties in different ownership.  
The clearing along both sides of the fence when combined must not exceed 4 metres in width, except where land has already been cleared 4 metres or more along one side of the fence, then up to 1 metre can be cleared along the other side of the fence. |
| **Fire protection**                          | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to carry out any of the following fire protection activities:  
- fire fighting;  
- planned burning;  
- making or maintenance of a fuelbreak or firefighting access track (or any combination thereof) that does not exceed a combined width of 6 metres;  
- making a strategic fuelbreak up to 40 metres wide by, or on behalf of, a public authority in accordance with a strategic fuelbreak plan approved by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987);  
- in accordance with a fire prevention notice issued under either:  
  - Section 65 of the Forests Act 1958; or  
  - Section 41 of the Country Fire Authority Act 1958. |
The requirement to obtain a permit does not apply to:

- keeping native vegetation clear of, or minimising the risk of bushfire ignition from, an electric line in accordance with a code of practice prepared under Part 8 of the *Electricity Safety Act 1998*;

- minimising the risk to life and property from bushfire on a roadside of a public road managed by the relevant responsible road authority, and carried out by or on behalf of that authority, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). In this exemption, roadside, public road and responsible road authority have the same meanings as in section 3 of the *Road Management Act 2004*.

*Note: Additional permit exemptions for bushfire protection are provided at Clause 52.12.*

- Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary in accordance with an operation plan approved under the *Geothermal Energy Resources Act 2005*.

- Native grass that is to be mowed or slashed for maintenance only, provided that the grass is:
  - located within a lawn, garden or other landscaped area; or
  - maintained at a height of at least 10 centimetres above ground level.

- Native vegetation that is to be removed, destroyed or lopped by domestic stock grazing on:
  - freehold land; or
  - Crown land in accordance with a license, permit or lease granted under applicable legislation.

- Naturally established native vegetation that is to be removed, destroyed or lopped to enable timber harvesting operations and associated activities that are in accordance with the *Code of Practice for Timber Production 2014* and are:
  - undertaken on public land under a licence or permit issued under section 52 of the *Forests Act 1958*; or
  - authorised in accordance with Part 5 of the *Sustainable Forests (Timber) Act 2004*.

- Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land management notice or directions notice served under the *Catchment and Land Protection Act 1994*.

- Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to comply with a land use condition served under the *Catchment and Land Protection Act 1994*.

- Lopping or pruning native vegetation, for maintenance only, provided no more than 1/3 of the foliage of each individual plant is lopped or pruned. This exemption does not apply to:
### The requirement to obtain a permit does not apply to:

- the pruning or lopping of the trunk of a native tree; or
- native vegetation on a roadside or railway reservation.

### Mineral exploration and extraction

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by the holder of an exploration, mining, prospecting, or retention license issued under the *Mineral Resources (Sustainable Development) Act 1990*:

- that is low impact exploration within the meaning of Schedule 4A of the *Mineral Resources (Sustainable Development) Act 1990*; or
- in accordance with a work plan approved under Part 3 of the *Mineral Resources (Sustainable Development) Act 1990*.

*Note: Schedule 4A of the Mineral Resources (Sustainable Development) Act 1990 specifies limits on the extent of native vegetation that may be removed as part of low impact exploration.*

### New buildings and works in the Farming Zone and Rural Activity Zone

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a building or works used for Agricultural production, including a dam, utility service, bore and accessway, in the Farming Zone or the Rural Activity Zone.

The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of native vegetation which does not include a tree.
- 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

This exemption does not apply to the construction or operation of a pivot irrigation system or horticultural trellising.

### New dwellings in the Farming Zone and Rural Activity Zone

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the construction of a dwelling in the Farming Zone or Rural Activity Zone.

The maximum extent of native vegetation removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 300 square metres of native vegetation which does not include a tree.
- 5 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 1 native tree with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

This exemption does not apply native vegetation removed, destroyed or lopped to enable the construction of a swimming pool, tennis court or horse ménage.

### Personal use

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to obtain reasonable amounts of wood for personal use by the owner or lawful occupier of the land.
The requirement to obtain a permit does not apply to:

For the purpose of this exemption personal use means uses such as heating and cooking, building and fence construction on land, and hobbies such as arts and craft.

This exemption does not apply to:

- contiguous land in one ownership that has an area of less than 10 hectares;
- the removal, destruction or lopping of native vegetation by means other than cutting or chopping; or
- a standing native tree (including a dead tree) with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

<table>
<thead>
<tr>
<th>Pest animal burrows</th>
<th>Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal of pest animal burrows in the Farming Zone or the Rural Activity Zone:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>in accordance with written agreement of an officer of the department responsible for administering the <em>Flora and Fauna Guarantee Act 1988</em>; or</td>
</tr>
<tr>
<td></td>
<td>provided the maximum extent of native vegetation removed, destroyed or lopped on contiguous land in the same ownership in a five year period does not exceed any of the following:</td>
</tr>
<tr>
<td></td>
<td>- 1 hectare of native vegetation which does not include a tree; or</td>
</tr>
<tr>
<td></td>
<td>- 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Planted vegetation</th>
<th>Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.</td>
</tr>
</tbody>
</table>

| Railways           | Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to maintain the safe and efficient function of an existing railway, or railway access road, in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*). |

<table>
<thead>
<tr>
<th>Regrowth</th>
<th>Native vegetation that is to be removed, destroyed or lopped that has naturally established or regenerated on land lawfully cleared of naturally established native vegetation, and is:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>less than 10 years old; or</td>
</tr>
<tr>
<td></td>
<td>bracken (<em>Pteridium esculentum</em>); or</td>
</tr>
<tr>
<td></td>
<td>within the boundary of a timber production plantation, as indicated on a Plantation Development Notice or other documented record, and has established after the plantation; or</td>
</tr>
<tr>
<td></td>
<td>less than ten years old at the time of a property vegetation plan being signed by the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>), and is:</td>
</tr>
</tbody>
</table>
The requirement to obtain a permit does not apply to:

- shown on that plan as being ‘certified regrowth’; and
- on land that is to be used or maintained for cultivation or pasture during the term of that plan.

This exemption does not apply to land where native vegetation has been destroyed or otherwise damaged as a result of flood, fire or other natural disaster.

**Road safety**

| Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by and on behalf of a public authority or municipal council to maintain the safe and efficient function of an existing road in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987). |

**Site area**

| Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares. |

This exemption does not apply to native vegetation on a roadside or rail reservation.

**Stock movements on roads**

| Native vegetation that is to be removed, or destroyed by stock being moved along a road. |

This exemption does not apply to grazing as a result of holding stock in a temporary fence (including an electric fence) on a roadside for the purpose of feeding.

**Stone exploration**

| Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the carrying out of Stone exploration. |

The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of native vegetation which does not include a tree.
- 15 native trees with a trunk diameter of less than 40 centimetres at a height of 1.3 metres above ground level.
- 5 native trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level.

This exemption does not apply to costeanning and bulk sampling activities.

**Surveying**

| Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary by, or on behalf of, a licenced surveyor (within the meaning of section 3 of the Surveying Act 2004) using hand-held tools to establish a sightline for the measurement of land. |

**Traditional owners**

| Native vegetation that is to be removed, destroyed or lopped by a person acting under, and in accordance with:

- a natural resource agreement under Part 6 of the Traditional Owner Settlement Act 2010; or
- an authorisation order made under sections 82 or 84 of the Traditional Owner Settlement Act 2010 as those sections were in force immediately before the commencement of section 24 of the Traditional Owner Settlement Amendment Act in 2016 (1 May 2017). |

**Utility installations**

| Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary: |
The requirement to obtain a permit does not apply to:

- to maintain the safe and efficient function a Minor utility installation; or
- by or on behalf of a utility service provider to maintain or construct a utility installation in accordance with the written agreement of the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987).

### Vehicle access from public roads

Native vegetation that is to be removed, destroyed, or lopped to the minimum extent necessary to enable the construction or maintenance of a vehicle access across a road reserve from a property boundary to a public road.

This exemption only applies to properties which share a common boundary with the road reserve, and the total width of clearing must not exceed 6 metres.

This exemption does not apply where there is a practical opportunity to site the accessway to avoid the removal, destruction or lopping of native vegetation.

In this exemption, roadside and public road have the same meanings as in section 3 of the Road Management Act 2004.

Note: Under the Road Management Act 2004 the written consent of the coordinating road authority is required to conduct any works, including removing a tree or other vegetation, in, on, under or over a road.

### Weeds

Native vegetation that is to be removed, destroyed or lopped to the minimum extent necessary to enable the removal or destruction of a weed listed in the schedule to Clause 52.17.

The maximum extent of native vegetation that may be removed, destroyed or lopped under this exemption on contiguous land in the same ownership in a five year period must not exceed any of the following:

- 1 hectare of native vegetation which does not include a tree.
- 15 native trees with a trunk diameter of less than 20 centimetres at a height of 1.3 metres above ground level.
# SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

## Scheduled area

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of native vegetation for which no permit is required to remove, destroy or lop</th>
</tr>
</thead>
<tbody>
<tr>
<td>All land zoned Special Use Zone Schedule 9 (Lot 23 LP4668 and CA C, Section 27, Parish of Moranghurk), Bacchus Marsh Road, Lara</td>
<td>All vegetation</td>
</tr>
<tr>
<td>All land zoned Road Zone, Category 1 (RDZ1) or covered by a Public Acquisition Overlay (PAO3) for the purposes of the Geelong Ring Road - Sections 3, 4A, 4B and associated works.</td>
<td>All native vegetation including trees, shrubs, herbs and grasses to the minimum extent necessary for works undertaken by or on behalf of VicRoads in the construction of the Geelong Ring Road – Sections 3, 4A, 4B and associated works.</td>
</tr>
<tr>
<td>All land zoned Road Zone, Category 1 (RDZ1) or covered by a Public Acquisition Overlay (PAO3) for the purposes of the Breakwater Road project and associated works.</td>
<td>All native vegetation including trees, shrubs, herbs and grasses to the minimum extent necessary for works undertaken by or on behalf of VicRoads in the construction of the Breakwater Road project and associated works.</td>
</tr>
<tr>
<td>All land zoned Road Zone, Category 1 (RDZ1) or covered by a Public Acquisition Overlay (PAO3) or within road reservations intersecting with the Princes Highway for the purposes of the Princes Highway West duplication project and associated works.</td>
<td>All native vegetation including trees, shrubs, herbs and grasses to the minimum extent necessary for works undertaken by or on behalf of VicRoads in the construction of the Princes Highway West duplication project and associated works, provided any required offsets are initiated in accordance with the DSE-DOT Memorandum of Understanding for Native Vegetation Offsets, 2010 (and its successors).</td>
</tr>
<tr>
<td>All land covered by a Public Acquisition Overlay (PAO3) or within the Project Area identified in the incorporated document, Drysdale Bypass November 2017 for the purposes of the Drysdale Bypass project and associated works.</td>
<td>All native vegetation including trees, shrubs, herbs and grasses to the minimum extent necessary for works undertaken by or on behalf of VicRoads in the construction of Drysdale Bypass.</td>
</tr>
</tbody>
</table>

## Scheduled weed

<table>
<thead>
<tr>
<th>Area</th>
<th>Description of weed</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

## Utility installation code of practice

| Name of code of practice | None specified |
STATE OF EMERGENCY EXEMPTION

Purpose

To facilitate the delivery of food and other essential goods during and following a state of emergency declared in relation to Novel Coronavirus 2019 (2019-nCoV).

Exemption

The following exemption applies when a state of emergency declaration under the Public Health and Wellbeing Act 2008 in relation to Novel Coronavirus 2019 (2019-nCoV) is in force and for three months after.

Any requirement of a planning permit, including any condition, or any provision of this planning scheme, that limits, or has the effect of limiting, the hours or days during which goods may be dispatched, delivered, loaded or unloaded does not apply to the dispatch, delivery, loading or unloading of:

- Food, drink, groceries, medicine, or cleaning, sanitising, health, hygiene, medical or personal protection equipment, supplies, or products, or the like.
- Any goods to a supermarket, market, hospital, medical centre, pharmacy, residential aged care facility or retirement village.
TELECOMMUNICATIONS FACILITY

Purpose
To ensure that telecommunications infrastructure and services are provided in an efficient and cost effective manner to meet community needs.
To facilitate an effective statewide telecommunications network in a manner consistent with orderly and proper planning.
To encourage the provision of telecommunications facilities with minimal impact on the amenity of the area.

Permit requirement
A permit is required to construct a building or construct or carry out works for a Telecommunications facility. This does not apply to buildings and works for:
- A low-impact facility as described in the Telecommunications (Low-impact) Facilities Determination 1997 (Cth).
- The inspection and maintenance of a Telecommunications facility as defined in the Telecommunications Act 1997 (Cth).
- A facility authorised by a Facilities Installation Permit issued under the Telecommunications Act 1997 (Cth).
- A temporary defence facility.
- The connection of a building, structure, caravan or mobile home to a Telecommunications line forming part of a Telecommunications network.
- A Telecommunications facility that complies with the requirements of section 5 of A Code of Practice for Telecommunications Facilities in Victoria, July 2004.
- An activity authorised under clause 6(2) of Division 3 of Schedule 3 of the Telecommunications Act 1997 (Cth).
- An activity carried out by a body listed in sections 46 to 51 (inclusive) of the Telecommunications Act 1997 (Cth) pursuant to legislation applying to that body.

Land in public ownership
An application affecting land in a public land zone must be accompanied by written confirmation from the public land manager that the public land manager consents generally or conditionally:
- To the application being made; or
- To the application being made and to the proposed development.
This requirement does not apply if the applicant is the public land manager.

Exemption from notice and review
An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act unless:
- The Telecommunications facility is a radio communications dish greater than 1.2 metres in diameter; or
- The Telecommunications facility is a Telecommunications tower (other than a low-impact facility described in the Telecommunications (Low-impact Facilities) Determination 1997 (Cth)); or
The land is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay; or

- The land is public land not in a public land zone and the responsible authority is not the public land manager.

An application under any provision of this scheme to use or develop land for a Telecommunications facility is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the Telecommunications facility is funded, or partly funded, by:

- The Commonwealth through the Mobile Black Spot Program; or
- The State of Victoria.

**Application requirements**

An application must be accompanied by the following information as appropriate to the proposal and the location:

- A site analysis and design response explaining how the proposed facility addresses the principles for the design, siting, construction and operation of telecommunications facilities and the requirements in *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- Site boundaries and dimensions.
- The purpose and location of all buildings and works required in the construction of the facility.
- The location of all existing buildings and works to be retained and demolished.
- The location of all proposed buildings and works including dimensions, elevations, materials, colours and finishes.
- The location and use of all buildings on adjoining properties.
- The location of all adjoining streets and access ways.
- Australian Height Datum levels.
- Natural drainage lines, watercourses, coastal dunes, beach systems and wetlands.
- Proposals for the rehabilitation of the land on which development is to occur.
- Roads and parking areas.
- Materials, landscaping, external lighting, colour and reflectivity.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The principles for the design, siting, construction and operation of a Telecommunications facility set out in *A Code of Practice for Telecommunications Facilities in Victoria, July 2004*.
- The effect of the proposal on adjacent land.
- If the Telecommunications facility is located in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, a Design and Development Overlay or an Erosion Management Overlay, the decision guidelines in those overlays and the schedules to those overlays.
PRIVATE TENNIS COURT

Purpose
To ensure that tennis courts used in association with a dwelling are sited and constructed to minimise the effects of the development on nearby properties.
To ensure that the use of tennis courts in association with a dwelling does not cause unreasonable disturbance to adjoining residents or adversely affect the residential amenity of adjoining areas.

Application
This clause applies to any private tennis court which is used in association with a dwelling.

Permit requirement
A permit is not required under any provision of this scheme to construct, use or illuminate a private tennis court if the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are met.
A permit is required to construct, use or illuminate a private tennis court:
- If any of the performance requirements specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999 are not met.
- If the land is in an Environmental Significance Overlay, a Vegetation Protection Overlay, a Significant Landscape Overlay, a Heritage Overlay, an Urban Floodway Zone, a Floodway Overlay or a Land Subject to Inundation Overlay and a permit is required for any of the following:
  - To construct a building or construct or carry out works.
  - To remove, destroy, prune or lop a tree or vegetation.

Application requirements
Unless the circumstances do not require, an application under this clause must be accompanied by the following information:
- A copy of title of the land.
- A layout plan to a scale of not less than 1:200.
- The location of dwellings on adjoining land within 10 metres of the court site showing habitable room windows.
- Existing and proposed site levels.
- Location of vegetation to be removed.
- Proposed landscaping.
- Illumination levels and the position and height of light poles and fencing.
- Description of fencing material.
- The location of easements.
- Volume of excavated material to be brought to or removed from the site.
- Means of access to the site.
- Construction method and timing.
Notice provisions

An application for a permit to construct, use or illuminate a private tennis court under any provision of this scheme is exempt from the notice requirements of section 52(1)(a), (b) and (d) of the Act. In accordance with section 52(1)(c) of the Act notice of an application to construct, use or illuminate a private tennis court under any provision of this scheme must be given by ordinary post to the owners and occupiers of adjoining and opposite properties.

Decision guidelines

Before deciding on an application under this Clause, in addition to the decision guidelines in Clause 65, the responsible authority must consider the relevant objectives and considerations specified in the Code of Practice - Private Tennis Court Development Revision 1 March 1999.
COMMUNITY CARE ACCOMMODATION

Purpose
To facilitate the establishment of community care accommodation.
To support the confidentiality of community care accommodation.

Application
This clause applies to the use and development of land for community care accommodation.

Use exemption
Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Low Density Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, Rural Living Zone or Township Zone to obtain a permit to use land for community care accommodation does not apply if all of the following requirements are met:

- Any condition opposite the use ‘community care accommodation’ in the table of uses in the zone or schedule to the zone is met.
- The use is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
- No more than 20 clients are accommodated. This does not include staff.
- No more than 5 persons at any one time who are not residents may access support services provided on the land.

Buildings and works exemption
Any requirement in the General Residential Zone, Low Density Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone, Rural Living Zone or Township Zone to obtain a permit to construct a building or construct or carry out works for community care accommodation does not apply if all of the following requirements are met:

- The development is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- If the development is in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone, standards B6, B17, B18, B19, B20, B21 and B22 of Clause 55 are met.

Exemption from notice and review
An application under any provision of this planning scheme to use land or construct a building or construct or carry out works for community care accommodation is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the application is made by or on behalf of a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.
52.23
ROOMING HOUSE

Purpose
To facilitate the establishment of domestic-scale rooming houses.

52.23-1
Application
This clause applies to use and development of land for a rooming house.

52.23-2
Use exemption
Any requirement in the Activity Centre Zone, Capital City Zone, Commercial 1 Zone, General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone to obtain a permit to use land for a rooming house does not apply if all of the following requirements are met:

- Any condition opposite the use ‘rooming house’ in the table of uses in the zone or schedule to the zone is met.
- The total floor area of all buildings on the land, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings.
- No more than 12 persons are accommodated.
- No more than 9 bedrooms are provided.

52.23-3
Buildings and works exemption
Any requirement in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone to obtain a permit to construct a building or construct or carry out works for a rooming house does not apply if all of the following requirements are met:

- No more than 9 bedrooms are developed on the land.
- Bedrooms can only be accessed from within the building.
- The total floor area of all buildings on the land, measured from the outside of external walls or the centre of party walls, does not exceed 300 square metres, excluding outbuildings.
- If the development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area is provided in accordance with the minimum garden area requirement specified in the zone.
- Shared entry facilities and common areas, including a kitchen and living area, are provided.
CREMATORIUM

Purpose
To ensure that crematoria in cemeteries are developed and used in an appropriate manner.

Permit required
A permit is required to develop and use a crematorium on land that is used for cemetery purposes. This does not apply to land in the Springvale Crematorium.

Decision guidelines
Before deciding on an application to use and develop land for a crematorium, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The provision of landscaping and screen planting.
- The location and design of the buildings to be constructed.
- The effect on traffic movement generated by the use.
- The provision of parking facilities.
LICENCED PREMISES

Purpose
To ensure that licensed premises are situated in appropriate locations.
To ensure that the impact of the licensed premises on the amenity of the surrounding area is considered.

Scope
These provisions apply to premises licensed, or to be licensed, under the Liquor Control Reform Act 1998.

Permit required
A permit is required to use land to sell or consume liquor if any of the following apply:
- A licence is required under the Liquor Control Reform Act 1998.
- A different licence or category of licence is required from that which is in force.
- The hours of trading allowed under a licence are to be extended.
- The number of patrons allowed under a licence is to be increased.
- The area that liquor is allowed to be consumed or supplied under a licence is to be increased.
This does not apply:
- To a limited licence.
- To a licence to manufacture liquor.
- If the schedule to this clause specifies that a permit is not required to use land to sell or consume liquor under a particular type of licence.
- To a variation that reduces the hours of trading allowed under a licence.
- To a variation that reduces the number of patrons allowed under a licence.
- To a variation that reduces the area within which liquor is allowed to be consumed or supplied under a licence.
- To a variation of licence at the initiative of the Victorian Commission for Gambling and Liquor Regulation, pursuant to Section 58 of the Liquor Control Reform Act 1998.
- To a variation of licence for a variation prescribed in Part 6, Regulation 31 of the Liquor Control Reform Regulations 2009.
- If a different licence or category of licence is required solely as a result of changes to licence categories.
- To a licence to sell only packaged liquor for consumption elsewhere issued before 8 April 2011.
The schedule to this clause may specify that a permit may not be granted to use land to sell or consume liquor under a particular type of licence.

Referral of applications
An application must be referred and notice of the application must be given in accordance with Clause 66 of this scheme.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:
- The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
- The impact of the hours of operation on the amenity of the surrounding area.
- The impact of the number of patrons on the amenity of the surrounding area.
- The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.
## SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES

### Permit not required

<table>
<thead>
<tr>
<th>Land</th>
<th>Type of licence</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

### Permit may not be granted

<table>
<thead>
<tr>
<th>Land</th>
<th>Type of licence</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
GAMING

Purpose
To ensure that gaming machines are situated in appropriate locations and premises.
To ensure the social and economic impacts of the location of gaming machines are considered.
To prohibit gaming machines in specified shopping complexes and strip shopping centres.

Gaming objectives
A schedule to this clause may specify objectives to be achieved in relation to the installation or use of a gaming machine.

Permit requirement
A permit is required to install or use a gaming machine.
This does not apply in either of the following circumstances:
- Clause 52.28-4 or Clause 52.28-5 specifically prohibit a gaming machine.
- the gaming machine is in an approved venue under the Gambling Regulation Act 2003 on 18 October 2006 and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

Prohibition of a gaming machine in a shopping complex
Installation or use of a gaming machine is prohibited on land specified in a schedule to this clause.
This does not apply to a gaming machine in an approved venue under the Gambling Regulation Act 2003 on 18 October 2006; and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.

Prohibition of a gaming machine in a strip shopping centre
Installation or use of a gaming machine is prohibited in a strip shopping centre if:
- the strip shopping centre is specified in the schedule to this clause.
- the schedule provides that a gaming machine is prohibited in all strip shopping centres on land covered by this planning scheme.
This does not apply to a gaming machine in an approved venue under the Gambling Regulation Act 2003 on 18 October 2006; and the maximum number of gaming machines for the approved venue on 18 October 2006 is not exceeded.
A strip shopping centre is an area that meets all of the following requirements:
- it is zoned for commercial use;
- it consists of at least two separate buildings on at least two separate and adjoining lots;
- it is an area in which a significant proportion of the buildings are shops;
- it is an area in which a significant proportion of the lots abut a road accessible to the public generally;
but it does not include the Capital City Zone in the Melbourne Planning Scheme.

Locations for gaming machines
A schedule to this clause may specify guidelines relating to locations for gaming venues and machines.
Venues for gaming machines
A schedule to this clause may specify guidelines relating to venues for gaming machines.

Application requirements
An application must be accompanied by any information specified in a schedule to this overlay.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The compatibility of the proposal with adjoining and nearby land uses.
- The capability of the site to accommodate the proposal.
- Whether the gaming premises provides a full range of hotel facilities or services to patrons or a full range of club facilities or services to members and patrons.
- Any other matters specified in the schedule to this clause.
SCHEDULE TO CLAUSE 52.28 GAMING

Prohibition of a gaming machine in a shopping complex

Installation or use of a gaming machine as specified in Clause 52.28-3 is prohibited on land described in Table 1 below.

Table 1

<table>
<thead>
<tr>
<th>Name of shopping complex and locality</th>
<th>Land description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Square Shopping Centre, Geelong</td>
<td>62 Malop St, Geelong</td>
</tr>
<tr>
<td>Bay City Plaza Shopping Centre, Geelong</td>
<td>95-121 Malop St, Geelong</td>
</tr>
<tr>
<td>Waurnvale Shopping Centre (Town and Country Shopping World), Grovedale</td>
<td>Land on the southwest corner of Princes Highway and Pioneer Rd, Grovedale, also known as 173-199 Pioneer Rd, Grovedale</td>
</tr>
<tr>
<td>Bellarine Village Shopping Centre, Newcomb</td>
<td>Land on the northwest corner of Bellarine Highway and Glenwood St, Newcomb, also known as 27-37 Bellarine Highway, Newcomb</td>
</tr>
<tr>
<td>Meadowvale Village Shopping Centre, Norlane</td>
<td>Land on the east side of Anakie Rd, Norlane (south of Bosbury St) also known as 290-306 Anakie Rd, Norlane</td>
</tr>
<tr>
<td>Corio Village Shopping Centre, Corio</td>
<td>Land bounded by Bacchus Marsh Rd, Purnell Rd, Goulburn Ave and Gellibrand St, Corio, also known as 83A Purnell Rd, Corio</td>
</tr>
<tr>
<td>Grovedale Shopping Centre, Grovedale</td>
<td>Land on the southwest corner of Heyers Rd and Burdoo Drive, Grovedale, also known as 79 Heyers Rd, Grovedale</td>
</tr>
<tr>
<td>Drysdale Village Shopping Centre, Drysdale</td>
<td>Land south of Wyndham St, Drysdale bounded by Wyndham St, Eversley St, Palmerston St, and Portarlington Rd, and land north of Wyndham St, Drysdale, bounded by Wyndham St, Carolanne Drive, Clifton Springs Rd and the commencement of the existing Residential 1 zone boundary</td>
</tr>
<tr>
<td>Newcomb Shopping Centre, Newcomb</td>
<td>Land on the northeast corner of Bellarine Highway and Wilsons Rd, Newcomb, also known as 71 Bellarine Highway, Newcomb</td>
</tr>
<tr>
<td>The Centreway, Lara</td>
<td>Land on the east and west sides of The Centreway, Lara, east of Waverley Rd</td>
</tr>
<tr>
<td>Leopold Shopping Centre, Leopold</td>
<td>Land on the north west corner of Bellarine Highway and Melaluka Road, Leopold, also known as 621-639 and 641-659 Bellarine Highway, Leopold</td>
</tr>
<tr>
<td>Rosewall Shopping Centre (Fairbairn Drive and Aldi Supermarket, Corio)</td>
<td>12-20 Fairbairn Drive Corio and part of 465 Princes Highway, Corio, also known as Lot 1 on PS423406M</td>
</tr>
<tr>
<td>Jetty Road Neighbourhood Activity Centre</td>
<td>South-west corner of the land at 148-166 Jetty Road, Drysdale</td>
</tr>
<tr>
<td>Barrabool Hills Neighbourhood Shopping Centre, Highton</td>
<td>Land on the north east corner of Province Boulevard and Stoneleigh Crescent, also known as 4-46 Province Boulevard, Highton</td>
</tr>
</tbody>
</table>

Prohibition of a gaming machine in a strip shopping centre

A gaming machine as specified in Clause 52.28-4 is prohibited in a strip shopping centre specified in Table 2 below.
<table>
<thead>
<tr>
<th>Name of strip shopping centre and locality</th>
<th>Land description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Aberdeen Street Shopping Centre, Newtown</strong></td>
<td>262-288 (even numbers) and 251-255 (odd numbers) Shannon Ave; 302-306 (even numbers) Aberdeen St</td>
</tr>
<tr>
<td><strong>Alkira Avenue Shopping Centre, Norlane</strong></td>
<td>37-59 (odd numbers) Alkira Ave</td>
</tr>
<tr>
<td><strong>Anakie Shopping Centre, Bell Park</strong></td>
<td>222-226 (even numbers) Anakie Rd</td>
</tr>
<tr>
<td><strong>Apollo Place Shopping Centre, Whittington</strong></td>
<td>21 Apollo Place</td>
</tr>
<tr>
<td><strong>Ash Road Shopping Centre, Leopold</strong></td>
<td>29-49A (odd numbers) Ash Rd</td>
</tr>
<tr>
<td><strong>Barwon Heads Shopping Centre, Barwon Heads</strong></td>
<td>44-56 (even numbers), western part of 58, 76-84 (even numbers) and 37-51 (odd numbers) Hitchcock Ave; 1-3 (odd numbers) and rear part of 5 Clifford Parade; 8-10 (even numbers) and 1-7 (odd numbers) Bridge Rd; 2-4 (even numbers) Golightly St (excluding the southern part of the land which is in a residential zone); 2-8 (even numbers) Ewing Blyth Drive (excluding the southern part of the land which is in a residential zone)</td>
</tr>
<tr>
<td><strong>Beauford Avenue Shopping Centre, Bell Post Hill</strong></td>
<td>2-24 (even numbers) Beauford Ave</td>
</tr>
<tr>
<td><strong>Belmont Shopping Centre, Belmont</strong></td>
<td>1-211 (odd numbers) and 98A-196 (even numbers) High St; 75-77A (odd numbers) and 42-46 (even numbers) Roslyn Rd; 1-3 (odd numbers) Corio St; 33-37 (odd numbers) Thomson St; 20-22 (even numbers) Regent St; 21-25 (odd numbers) Mt Pleasant Rd</td>
</tr>
<tr>
<td><strong>Boundary Road (North) Shopping Centre, East Geelong</strong></td>
<td>20-28 (even numbers) Boundary Rd</td>
</tr>
<tr>
<td><strong>Boundary Road (South) Shopping Centre, East Geelong</strong></td>
<td>162-172 (even numbers) Boundary Rd</td>
</tr>
<tr>
<td><strong>Breakwater Shopping Centre, Breakwater</strong></td>
<td>216-226 (even numbers) St Albans Rd</td>
</tr>
<tr>
<td><strong>Central Activities Area, Geelong</strong></td>
<td>Land bounded by Cavendish St, Smyth St, Gheringhap St and Brougham St; land bounded by Brougham St, Gheringhap St and Mercer St; land bounded by Gheringhap St, Brougham St, Yarra St and Myers St (excluding 13-15 (odd numbers) Brougham St; the former Little Malop St road reservation between Moorabool St and Yarra St; and 125 Malop St); land bounded by Yarra St, Brougham St; Bellerine St and Ryrie St (excluding land on the southwest corner of Bellerine St and Brougham St commonly known as Harding Park; excluding 17A and 19 Yarra St; and excluding 2-12 (even numbers)) Bellerine St; Yarra St, Ryrie St, Argyle St and Little Ryrie St; 109-131 (odd numbers) Yarra St; 147-149 (odd numbers) Myers St</td>
</tr>
<tr>
<td><strong>Charles Street Shopping Centre, Newcomb</strong></td>
<td>52-74B (even numbers) Charles St</td>
</tr>
<tr>
<td>Name of strip shopping centre and locality</td>
<td>Land description</td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Chilwell Village Shopping Centre, Chilwell</td>
<td>315-337 (odd numbers), 361 and 361A (odd numbers) and 312-364 (even numbers) Pakington St; 57 Sharp St</td>
</tr>
<tr>
<td>Clifton Springs Shopping Centre, Clifton Springs</td>
<td>9-29 (odd numbers) Springs St; 44-54 (even numbers) Clifton St</td>
</tr>
<tr>
<td>Detroit Crescent Shopping Centre, Corio</td>
<td>11-33 (odd numbers) Detroit Cr</td>
</tr>
<tr>
<td>Donnybrook Road Shopping Centre, Norlane</td>
<td>13-31 (odd numbers) Donnybrook Rd</td>
</tr>
<tr>
<td>Dorothy Street Shopping Centre, Leopold</td>
<td>8-26 (even numbers) Dorothy St</td>
</tr>
<tr>
<td>Drumcondra Shopping Centre, Drumcondra</td>
<td>1-31 (odd numbers) Melbourne Rd; 31 Glenleith Ave</td>
</tr>
<tr>
<td>East Geelong Shopping Centre, East Geelong</td>
<td>1-29 (odd numbers), 2-10 (even numbers) and 10A Ormond Rd; 88 Sydney Pde; 68-78 (even numbers) Garden St; 263-275 (odd numbers) and 256-274 (even numbers) Myers St</td>
</tr>
<tr>
<td>Fairlie Street Shopping Centre, Hamlyn Heights</td>
<td>7-11 (odd numbers) and 21-29 (odd numbers) Fairlie St</td>
</tr>
<tr>
<td>Francis Street Shopping Centre, Belmont</td>
<td>50-58 (even numbers) Francis St</td>
</tr>
<tr>
<td>Highton Village Shopping Centre, Highton</td>
<td>63-95 (even numbers) Barrabool Rd; 2-12 (even numbers) and 1-19 (odd numbers) Belle Vue Ave</td>
</tr>
<tr>
<td>Holyrood Avenue Shopping Centre, Newtown</td>
<td>11-19 (odd numbers) Holyrood Ave</td>
</tr>
<tr>
<td>Hughes Street Shopping Centre, Bell Park</td>
<td>31-59 (odd numbers) Hughes St; 70-74 (even numbers) Thorburn St</td>
</tr>
<tr>
<td>Kidman Avenue Shopping Centre, Belmont</td>
<td>46-54 (even numbers) Kidman Ave</td>
</tr>
<tr>
<td>Labuan Square Shopping Centre, Norlane</td>
<td>1-21 (all numbers) Labuan Square</td>
</tr>
<tr>
<td>Latrobe Terrace Shopping Centre, Newtown</td>
<td>344-382 (even numbers) Latrobe Terrace; 2 Bond St</td>
</tr>
<tr>
<td>Madeley Street Shopping Centre, Ocean Grove</td>
<td>65-75 (odd numbers) Madeley St</td>
</tr>
<tr>
<td>Milton Street Shopping Centre, Bell Park</td>
<td>9-35 (odd numbers) and 18-30 (even numbers) Milton St</td>
</tr>
<tr>
<td>Minerva Road Shopping Centre, Geelong West</td>
<td>1-29 (odd numbers) Minerva Rd; 219-219B (odd numbers) Church St</td>
</tr>
<tr>
<td>Mt Pleasant Road Shopping Centre, Belmont</td>
<td>108-114 (even numbers) Mt Pleasant Rd</td>
</tr>
<tr>
<td>Nicholas Street Shopping Centre, Newtown</td>
<td>91-99 (odd numbers) Nicholas St; 17-19 (odd numbers) Stinton Ave</td>
</tr>
<tr>
<td>North Geelong Shopping Centre, North Geelong</td>
<td>169-185 (odd numbers) and 191-207 (odd numbers) Melbourne Rd</td>
</tr>
<tr>
<td>Name of strip shopping centre and locality</td>
<td>Land description</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Ormond Road Shopping Centre, East Geelong</td>
<td>136-146 (even numbers) Ormond Rd</td>
</tr>
<tr>
<td>Pakington Street Community Shopping Centre, Geelong West</td>
<td>81-205 (odd numbers) and 102-246 (even numbers) Pakington St; 84-90 (even numbers) Autumn St; 80-88 (even numbers) and 63 Hope St; 72 Weller St; 1A Lawton Ave; 69 O'Connell St; 2-4 (even numbers) Clarence St; 80-82 (even numbers) Spring Street; 69-71 (odd numbers) Autumn Street; 47 Gordon Avenue; 48-50 (even numbers) Gordon Avenue.</td>
</tr>
<tr>
<td>Patullos Road Shopping Centre, Lara</td>
<td>2-20 (even numbers) Patullos Rd; 1-11 (odd numbers) Station Lake Rd; 1 Forest Rd Sth (excluding that part on the eastern boundary zoned residential and that part on the western boundary reserved for road widening)</td>
</tr>
<tr>
<td>Perrett Street Shopping Centre, Grovedale</td>
<td>286 Torquay Rd; 1A Perrett St</td>
</tr>
<tr>
<td>Peter Street Shopping Centre, Grovedale</td>
<td>11-21 (odd numbers) Peter St</td>
</tr>
<tr>
<td>Portarlington Main Shopping Centre, Portarlington</td>
<td>16-96 (even numbers) Newcombe St; land at the northeast corner of Harding and Newcombe St having a frontage of approximately 40 metres to both streets; 1-5 (odd numbers) Harding St; 2-12 (even numbers) and 1-9 (odd numbers) Brown St; 45-49 (odd numbers) Fenwick St</td>
</tr>
<tr>
<td>Porter Avenue Shopping Centre, Highton</td>
<td>2-24 (even numbers) Porter Ave</td>
</tr>
<tr>
<td>Robin Avenue Shopping Centre, Norlane</td>
<td>60A-74B (even numbers) Robin Ave</td>
</tr>
<tr>
<td>Rose Avenue Shopping Centre, Norlane</td>
<td>22-44 (even numbers) Rose Ave</td>
</tr>
<tr>
<td>Separation Street Shopping Centre, Geelong North</td>
<td>67-141 (odd numbers) Separation St</td>
</tr>
<tr>
<td>Shannon Avenue Shopping Centre, Geelong West</td>
<td>103-163 (odd numbers), northern part of 165 and 80-188 (even numbers) Shannon Ave; 127-131 (odd numbers) Clarence St</td>
</tr>
<tr>
<td>Shannon/Autumn Shopping Centre, Geelong West</td>
<td>197-209 (odd numbers) Shannon Ave</td>
</tr>
<tr>
<td>Shell Road Shopping Centre, Ocean Grove</td>
<td>91-139 (odd numbers) Shell Rd</td>
</tr>
<tr>
<td>Sproat Street Shopping Centre, Portarlington</td>
<td>1-13 (odd numbers) Geelong Rd</td>
</tr>
<tr>
<td>St Albans Road Shopping Centre, East Geelong</td>
<td>57-63B (odd numbers) and 60 St Albans Rd; 29-31 (odd numbers) Darlington St; 1-5 (odd numbers) Martin St; 2-8 (even numbers) Breakwater Rd</td>
</tr>
<tr>
<td>St Georges Road Shopping Centre, Norlane</td>
<td>48-62 (even numbers) St Georges Rd</td>
</tr>
<tr>
<td>St Leonards Main Shopping Centre, St Leonards</td>
<td>1 and 2 Bluff Rd; 495 and 496 The Esplanade; 1355-1391 (odd numbers) and 1370-1376 (even numbers) Murradoc Rd</td>
</tr>
<tr>
<td>Stephen Street Shopping Centre, Belmont</td>
<td>1-19 (odd numbers) Stephen St</td>
</tr>
<tr>
<td>Name of strip shopping centre and locality</td>
<td>Land description</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>The Terrace Shopping Centre, Ocean Grove</td>
<td>96-98 (even numbers) The Parade; 63A-87 (odd numbers) and 62-82 (even numbers) The Terrace; 99 Presidents Ave; 2-15 (all numbers) Park Lane</td>
</tr>
<tr>
<td>Torbreck Street Shopping Centre, Corio</td>
<td>23-29 (odd numbers) Koscuisko Ave</td>
</tr>
<tr>
<td>Tuckfield Street Shopping Centre, Ocean Grove</td>
<td>2-16 (even numbers) Grubb Rd</td>
</tr>
<tr>
<td>Vines Road Shopping Centre, Bell Park</td>
<td>63-119 (odd numbers) Vines Rd</td>
</tr>
<tr>
<td>Walsgott Street Shopping Centre, North Geelong</td>
<td>27-41 (odd numbers) Walsgott St</td>
</tr>
<tr>
<td>Watsons Road Shopping Centre, Newcomb</td>
<td>38-58 (even numbers) Watsons Rd</td>
</tr>
<tr>
<td>Wilsons Road Shopping Centre, Newcomb</td>
<td>134, 136, 138, 138B, 140, 142 Wilsons Rd</td>
</tr>
</tbody>
</table>
LAND ADJACENT TO A ROAD ZONE, CATEGORY 1, OR A PUBLIC ACQUISITION OVERLAY FOR A CATEGORY 1 ROAD

Purpose
To ensure appropriate access to identified roads.
To ensure appropriate subdivision of land adjacent to identified roads.

Application
This clause applies to land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Permit requirement
A permit is required to:
- Create or alter access to:
  - A road in a Road Zone, Category 1.
  - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.
- Subdivide land adjacent to:
  - A road in a Road Zone, Category 1.
  - Land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Permit not required
A permit is not required to:
- Realign a boundary.
- Subdivide an existing building, provided the building is already connected to services and no new access is required.
- Subdivide land into two lots, provided no new access is required.

Referral of applications
An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or arterial road under the Road Management Act 2004, land owned by the Roads Corporation for the purpose of a road, or land in a Public Acquisition Overlay if the Roads Corporation is the acquiring authority for the land, must be referred to the Roads Corporation under section 55 of the Act.

Any other application must be referred to the owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1, or the Public Acquisition Overlay.

Exemption from notice and review
An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:
- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.
WIND ENERGY FACILITY

Purpose
To facilitate the establishment and expansion of wind energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

Application
This clause applies to land used and developed or proposed to be used and developed for a Wind energy facility.

Use and development of land
A permit is required to use and develop land for a Wind energy facility.

The use and development of land for a Wind energy facility is prohibited at a location listed in the table to this clause unless the condition opposite the location specified in the table is met.

Table to Clause 52.32-2

<table>
<thead>
<tr>
<th>Location</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>On land where any turbine (measured from the centre of the tower at ground level) that forms part of the facility is located within one kilometre of an existing dwelling. This does not apply to a Wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.</td>
<td>Must meet the requirements of clause 52.32-3.</td>
</tr>
<tr>
<td>Land described in a schedule to the National Parks Act 1975</td>
<td>Must be principally used to supply electricity to a facility used in conjunction with conservation, recreation, administration or accommodation use of the land.</td>
</tr>
<tr>
<td>Land declared a Ramsar wetland as defined under section 17 of the Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</td>
<td></td>
</tr>
<tr>
<td>Land listed in a schedule to Clause 52.32-2</td>
<td>Must be on land in a residential zone, industrial zone, commercial zone or special purpose zone and must be integrated as part of the development of the land.</td>
</tr>
</tbody>
</table>

Turbine within one kilometre of a dwelling
An application that includes a proposed turbine within one kilometre of an existing dwelling must be accompanied by:

- A plan showing all dwellings within one kilometre of a proposed turbine (measured from the centre of the tower at ground level).
- Evidence of the written consent of any owner as at the date of that application of an existing dwelling located within one kilometre of a proposed turbine (measured from the centre of the tower at ground level) that forms part of a Wind energy facility. This does not apply to an application to amend such a permit under section 72 or section 97I of the Act unless the amendment of the permit would:
  - increase the number of turbines; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

This does not apply to a Wind energy facility that is located on land in a residential zone, an industrial zone, a commercial zone or a special purpose zone.

52.32-4

Application requirements

An application must be accompanied by the following information as appropriate:

Site and context analysis

A site and context analysis may use a site plan, photographs or other techniques to accurately describe the site and surrounding area and must include the following information:

- In relation to the site:
  - Site shape, dimensions and size
  - Orientation and contours
  - Current land use
  - The existing use and siting of buildings or works on the land
  - Existing vegetation types, condition and coverage
  - The landscape of the site
  - Species of flora and fauna listed under the *Flora and Fauna Guarantee Act 1988* and the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth)
  - Sites of cultural heritage significance
  - Wind characteristics
  - Any other notable features, constraints or other characteristics of the site.

- In relation to the surrounding area:
  - Existing land uses
  - Above-ground utilities
  - Access to infrastructure
  - Direction and distances to nearby dwellings, townships, urban areas, significant conservation and recreation areas, water features, tourist routes and walking tracks, major roads, airports, aerodromes and existing and proposed wind energy facilities
  - The siting and use of buildings on adjacent properties
  - Views to and from the site, including views from existing dwellings and key vantage points including major roads, walking tracks, tourist routes and regional population growth corridors
  - Sites of flora and fauna listed under the *Flora and Fauna Guarantee Act 1988* and *Environment Protection and Biodiversity Conservation Act 1999* (Cwth), including significant habitat corridors, and movement corridors for these fauna
  - Sites of cultural heritage significance
  - National Parks, State Parks, Coastal Reserves and other land subject to the *National Parks Act 1975*
  - Land declared a Ramsar wetland as defined under section 17 of the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth)
- Location of any land included in the schedule to clause 52.32-2 of the planning scheme
- Any other notable features or characteristics of the area
- Bushfire risks.

**Design response**

- Detailed plans of the proposed development.
- Plans and elevations of transmission infrastructure and electricity utility works required to connect the facility to the electricity network, and access road options.
- Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
- A rehabilitation plan for the site.
- A written report(s), including:
  - A description of the proposal.
  - An explanation of how the proposed design derives from and responds to the site analysis.
  - A description of how the proposal responds to any significant landscape features for the area identified in the planning scheme.
  - An assessment of:
    - the visual impact of the proposal on the surrounding landscape.
    - the visual impact on abutting land that is described in a schedule to the National Parks Act 1975 and Ramsar wetlands and coastal areas.
    - the impact of the proposal on any species (including birds and bats) listed under the Flora and Fauna Guarantee Act 1988 or the Environment Protection and Biodiversity Conservation Act 1999.
    - the noise impacts of the proposal prepared in accordance with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable, as assessed under Section 5.3 of the Standard.
    - the impacts upon Aboriginal or non-Aboriginal cultural heritage.
  - A statement of why the site is suitable for the wind energy facility.
  - An environmental management plan including any rehabilitation and monitoring requirements.

If in the opinion of the responsible authority a requirement of the site and context analysis or design response is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

An application must be accompanied by the following information:

**Mandatory noise assessment**

- A pre-construction (predictive) noise assessment report demonstrating that the proposal can comply with the New Zealand Standard NZS6808:2010, Acoustics – Wind Farm Noise, including an assessment of whether a high amenity noise limit is applicable under Section 5.3 of the Standard.
- An environmental audit report of the pre-construction (predictive) noise assessment report prepared under Part IXD, Section 53V of the Environment Protection Act 1970 by an environmental auditor appointed under Part IXD of the Environment Protection Act 1970. The environmental audit report must verify that the acoustic assessment undertaken for the purpose...
of the pre-construction (predictive) noise assessment report has been conducted in accordance

This requirement does not apply to an application to amend a permit under section 72 or 97I of
the Planning and Environment Act 1987, if the amendment to the permit sought by the application
will not alter the noise assessment of the wind energy facility.

**Mandatory condition**

If a mandatory noise assessment must accompany an application under Clause 52.32-4, any permit
or amended permit issued with respect to that application must include the following conditions:

- A post-construction noise assessment report prepared in accordance with the New Zealand
  Standard NZS6808:2010, Acoustics – Wind Farm Noise demonstrating whether the wind energy
  facility complies with the Standard, must be submitted to the Responsible Authority. If the
  wind energy facility is constructed in stages, additional post-construction noise assessment
  reports for each stage must be submitted to the Responsible Authority.

- Each post-construction noise assessment report must be accompanied by an environmental
  audit report prepared under Part IXD, Section 53V of the Environment Protection Act 1970 by
  The environmental audit report must verify that the acoustic assessment undertaken for the
  purpose of the post-construction noise assessment report has been conducted in accordance

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines of Clause 65, the
responsible authority must consider, as appropriate:


- The effect of the proposal on the surrounding area in terms of noise, blade glint, shadow flicker
  and electromagnetic interference.

- The impact of the development on significant views, including visual corridors and sightlines.

- The impact of the facility on the natural environment and natural systems.

- The impact of the facility on cultural heritage.

- The impact of the facility on aircraft safety.

- Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria
  (Department of Environment, Land, Water and Planning, March 2019).


**Anemometer**

Despite anything to the contrary in this scheme a permit may be granted to use and develop land
for the purpose of wind measurement by an anemometer for a period of more than three years.

**Application to amend a permit under section 72 of the Act**

An application to amend a permit made under section 72 of the Act is exempt from the decision
requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the
amendment of the permit does not:
Application to amend a permit under section 97I of the Act

An application to amend a referred wind energy facility permit made under section 97I of the Act is wholly exempt from the requirements of section 97E(1) of the Act if the application does not seek to:

- increase the total number of turbines; or
- increase the maximum height of any turbine; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.

The requirements of section 97E(1) of the Act are modified so as to require referral of objections and submissions to an advisory committee established under section 151 of the Act if an application to amend a referred wind energy facility permit made under section 97I of the Act does not seek to:

- increase the total number of turbines by more than 15%; or
- increase the maximum height of any turbine by more than 20%; or
- change the location of a turbine so that the centre of the tower (at ground level) is located closer to an existing dwelling (within one kilometre of a permitted turbine) than the centre of the tower (at ground level) of the closest permitted turbine to that dwelling.
SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

Wind energy facility prohibition

<table>
<thead>
<tr>
<th>Land where a Wind energy facility is prohibited</th>
</tr>
</thead>
<tbody>
<tr>
<td>All land south of the Princes Highway and east of Surf Coast Highway.</td>
</tr>
<tr>
<td>All land within five kilometres of a residential zone, an industrial zone, a business zone or a special purpose zone in the urban area of Geelong.</td>
</tr>
</tbody>
</table>
POST BOXES AND DRY STONE WALLS

Purpose
To conserve historic post boxes and dry stone walls.

Permit requirement
A permit is required to demolish or remove a post box constructed before 1930.
A permit is required to demolish, remove or alter a dry stone wall constructed before 1940 on land specified in the schedule to this provision. This does not apply to:

- Dry stone structures other than walls and fences.
- The demolition or removal of a section of a dry stone wall to install a gate.
- The reconstruction of damaged or collapsing walls which are undertaken to the same specifications and using the same materials as the existing walls.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The significance of the post box or dry stone wall.
- Any applicable heritage study, statement of significance and conservation policy.
- Whether the proposal will adversely affect the significance of the post box or dry stone wall.
- Whether the proposal will adversely affect the significance, character or appearance of the area.
Permit requirement for dry stone walls

<table>
<thead>
<tr>
<th>Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>All land in Lara, Lara Lake, Point Wilson, Sutherlands Creek</td>
</tr>
</tbody>
</table>
BICYCLE FACILITIES

Purpose
To encourage cycling as a mode of transport.
To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Provision of bicycle facilities
A new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.
Where the floor area occupied by an existing use is increased, the requirement for bicycle facilities only applies to the increased floor area of the use.

Permit requirement
A permit may be granted to vary, reduce or waive any requirement of Clause 52.34-5 and Clause 52.34-6.

Exemption from notice and review
An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Decision guidelines
Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the proposed number, location and design of bicycle facilities meets the purpose of this clause.
- The location of the proposed land use and the distance a cyclist would need to travel to reach the land.
- The users of the land and their opportunities for bicycle travel.
- Whether showers and change rooms provided on the land for users other than cyclists are available to cyclists.
- The opportunities for sharing of bicycle facilities by multiple uses, either because of variation of bicycle parking demand over time or because of efficiencies gained from the consolidation of shared bicycle facilities.
- Any relevant bicycle parking strategy or equivalent.

Required bicycle facilities
Tables 1, 2 and 3 to this clause set out the number and type of bicycle facilities required. Bicycle facilities are required if the use is listed in column 1 of the table. The number of bicycle facilities required for a use is the sum of columns 2 and 3 of the tables.
If in calculating the number of bicycle facilities the result is not a whole number, the required number of bicycle facilities is the nearest whole number. If the fraction is one-half, the requirement is the next whole number.
A bicycle space for an employee or resident must be provided either in a bicycle locker or at a bicycle rail in a lockable compound.
A bicycle space for a visitor, shopper or student must be provided at a bicycle rail.

**Table 1 to Clause 52.34-5 Bicycle spaces**

<table>
<thead>
<tr>
<th>Use</th>
<th>Employee/Resident</th>
<th>Visitor/Shopper/Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement parlour</td>
<td>None</td>
<td>2 plus 1 to each 50 sq m of net floor area</td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>1 to each 25 sq m of floor area available to the public</td>
<td>2</td>
</tr>
<tr>
<td>Dwelling</td>
<td>In developments of four or more storeys, 1 to each 5 dwellings</td>
<td>In developments of four or more storeys, 1 to each 10 dwellings</td>
</tr>
<tr>
<td>Education centre (excluding Child care centre) other than specified in this table</td>
<td>1 to each 20 employees</td>
<td>1 to each 20 full-time students</td>
</tr>
<tr>
<td>Hospital</td>
<td>1 to each 15 beds</td>
<td>1 to each 30 beds</td>
</tr>
<tr>
<td>Hotel</td>
<td>1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public</td>
<td>1 to each 25 sq m of bar floor area available to the public, plus 1 to each 100 sq m of lounge floor area available to the public</td>
</tr>
<tr>
<td>Industry other than specified in this table</td>
<td>1 to each 1000 sq m of net floor area</td>
<td>None</td>
</tr>
<tr>
<td>Library</td>
<td>1 to each 500 sq m of net floor area</td>
<td>4 plus 2 to each 200 sq m of net floor area</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td>1 to each 1500 spectator places</td>
<td>1 to each 250 spectator places</td>
</tr>
<tr>
<td>Market</td>
<td>1 to each 50 stalls</td>
<td>1 to each 10 stalls</td>
</tr>
<tr>
<td>Medical centre</td>
<td>1 to each 8 practitioners</td>
<td>1 to each 4 practitioners</td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td>1 per 4 employees</td>
<td>1 to each 200 sq m of net floor area</td>
</tr>
<tr>
<td>Motel</td>
<td>1 to each 40 rooms</td>
<td>None</td>
</tr>
<tr>
<td>Office other than specified in this table</td>
<td>1 to each 300 sq m of net floor area if the net floor area exceeds 1000 sq m</td>
<td>1 to each 1000 sq m of net floor area if the net floor area exceeds 1000 sq m</td>
</tr>
<tr>
<td>Place of assembly other than specified in this table</td>
<td>1 to each 1500 sq m of net floor area</td>
<td>2 plus 1 to each 1500 sq m of net floor area</td>
</tr>
<tr>
<td>Primary school</td>
<td>1 to each 20 employees</td>
<td>1 to each 5 pupils over year 4</td>
</tr>
<tr>
<td>Residential building other than specified in this table</td>
<td>In developments of four or more storeys, 1 to each 10 lodging rooms</td>
<td>In developments of four or more storeys, 1 to each 10 lodging rooms</td>
</tr>
<tr>
<td>Restaurant</td>
<td>1 to each 100 sq m of floor area available to the public</td>
<td>2 plus 1 to each 200 sq m of floor area available to the public if the floor area available to the public exceeds 400 sq m.</td>
</tr>
<tr>
<td>Retail premises other than specified in this table</td>
<td>1 to each 300 sq m of leasable floor area</td>
<td>1 to each 500 sq m of leasable floor area</td>
</tr>
<tr>
<td>Secondary school</td>
<td>1 to each 20 employees</td>
<td>1 to each 5 pupils</td>
</tr>
<tr>
<td>Service industry</td>
<td>1 to each 800 sq m of net floor area</td>
<td>None</td>
</tr>
<tr>
<td>Shop</td>
<td>1 to each 600 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres</td>
<td>1 to each 500 sq m of leasable floor area if the leasable floor area exceeds 1000 sq metres</td>
</tr>
</tbody>
</table>
### Design of bicycle spaces

Bicycle spaces should:

- Provide a space for a bicycle of minimum dimensions of 1.7 metres in length, 1.2 metres in height and 0.7 metres in width at the handlebars.
- Be located to allow a bicycle to be ridden to within 30 metres of the bicycle parking space.
- Be located to provide convenient access from surrounding bicycle routes and main building entrances.
- Not interfere with reasonable access to doorways, loading areas, access covers, furniture, services and infrastructure.
- Not cause a hazard.
- Be adequately lit during periods of use.

### Bicycle rails

A bicycle rail must:

- Be securely fixed to a wall or to the floor or ground.
- Be in a highly visible location for bicycle security (when not in a compound).
- Be of a shape that allows a cyclist to easily lock the bicycle frame and wheels.
- Be located to allow easy access to park, lock and remove the bicycle.

### Bicycle compounds and lockers

A bicycle compound or a bicycle locker must:

- Be located to provide convenient access to other bicycle facilities including showers and change rooms.
- Be fully enclosed.
- Be able to be locked.
- If outside, provide weather protection for the bicycle.

A bicycle locker must provide a bicycle parking space for at least one bicycle.

A bicycle compound must:
- Include wall or floor rails for bicycle parking.
- Provide an internal access path of at least 1.5 metres in width.

**Bicycle signage**

If bicycle facilities are required by this clause, bicycle signage that directs the cyclists to the bicycle facilities must be provided to the satisfaction of the responsible authority.

Bicycle signage should:

- Be at least 0.3 metres wide and 0.45 metres high.
- Display a white bicycle on a blue background on the top half of the sign.
- Display information about the direction of facilities on the bottom half of the sign.
PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

Exemption from public open space requirement specified in the scheme

A subdivision is exempt from a public open space requirement specified in this scheme if:

- It is one of the following classes of subdivision:
  - Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.
  - Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

- It is for the purpose of excising land to be transferred to a public authority, council or a Minister for a utility installation.

- It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.

Exemption from public open space requirement under section 18(8)(a) of the Subdivision Act 1988

For the purposes of section 18(8)(a) of the Subdivision Act 1988, the following classes of subdivision are exempt from the public open space requirement:

- Class 1: The subdivision of a building used for residential purposes provided each lot contains part of the building. The building must have been constructed or used for residential purposes immediately before 30 October 1989 or a planning permit must have been issued for the building to be constructed or used for residential purposes immediately before that date.

- Class 2: The subdivision of a commercial or industrial building provided each lot contains part of the building.

Note: Check section 18A of the Subdivision Act 1988 for other requirements that apply to a public open space requirement specified in the planning scheme.
## Subdivision and public open space contribution

<table>
<thead>
<tr>
<th>Type or location of subdivision</th>
<th>Amount of contribution for public open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Waurn Ponds Creek Environs Subdivision</td>
<td>10%</td>
</tr>
<tr>
<td>See Armstrong Creek Urban Growth Area</td>
<td>10% (unencumbered)</td>
</tr>
<tr>
<td>The subdivision of land zoned for residential purposes</td>
<td>1 additional lot – none</td>
</tr>
<tr>
<td></td>
<td>2 to 9 additional lots – 1 per cent per additional lot, up to a maximum of 5 per cent</td>
</tr>
<tr>
<td></td>
<td>10 or more lots on land zoned for residential purposes prior to August 31st 2007 – 5 per cent</td>
</tr>
<tr>
<td></td>
<td>10 or more lots on land zoned for residential purposes after August 31st 2007 – 10 per cent</td>
</tr>
<tr>
<td>See Armstrong Creek Urban Growth Area – North East Industrial Precinct</td>
<td>3.1% (unencumbered)</td>
</tr>
</tbody>
</table>
DIAGRAM 2 FOR SCHEDULE TO CLAUSE 53.01 – ARMSTRONG CREEK URBAN GROWTH AREA DIAGRAM
DIAGRAM 3 FOR SCHEDULE TO CLAUSE 53.01 – ARMSTRONG CREEK URBAN GROWTH AREA – NORTH EAST INDUSTRIAL PRECINCT DIAGRAM
**53.02**

**BUSHFIRE PLANNING**

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.

To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.

To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

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**53.02-1**

**Application**

This clause applies to an application under Clause 44.06 - Bushfire Management Overlay, unless the application meets all of the requirements specified in a schedule to Clause 44.06.

Clause 53.02-3 applies to an application to construct a single dwelling or construct or carry out works associated with a single dwelling if all of the following requirements are met:

- The land is zoned Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Urban Growth Zone, Low Density Residential Zone, Township Zone or Rural Living Zone.
- There is only one dwelling on the lot.
- The application meets all of the approved measures contained in Clause 53.02-3.

Clause 53.02-4 applies to all other applications.

---

**53.02-2**

**Operation**

The provisions of this clause contain:

- **Objectives.** An objective describes the outcome that must be achieved in a completed development.
- **Approved measures (AM).** An approved measure meets the objective.
- **Alternative measures (AltM).** An alternative measure may be considered where the responsible authority is satisfied that the objective can be met. The responsible authority may consider other unspecified alternative measures.
- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

A schedule to Clause 44.06 may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines.

A substitute approved measure specified in a schedule to Clause 44.06 substitutes the applicable approved measure contained in this clause.

---

**53.02-3**

**Dwellings in existing settlements – Bushfire protection objective**

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.
Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 1.1</td>
<td>A building is sited to ensure the site best achieves the following:</td>
</tr>
<tr>
<td></td>
<td>- The maximum separation distance between the building and the bushfire hazard.</td>
</tr>
<tr>
<td></td>
<td>- The building is in close proximity to a public road.</td>
</tr>
<tr>
<td></td>
<td>- Access can be provided to the building for emergency service vehicles.</td>
</tr>
<tr>
<td>AM 1.2</td>
<td>A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</td>
</tr>
<tr>
<td></td>
<td>A building is constructed to the bushfire attack level:</td>
</tr>
<tr>
<td></td>
<td>- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or</td>
</tr>
<tr>
<td></td>
<td>- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>- A private bushfire shelter (a Class 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.</td>
</tr>
<tr>
<td></td>
<td>- A minimum bushfire attack level of BAL12.5 is provided in all circumstances.</td>
</tr>
<tr>
<td>AM 1.3</td>
<td>A building is provided with:</td>
</tr>
<tr>
<td></td>
<td>- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</td>
</tr>
<tr>
<td></td>
<td>- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.</td>
</tr>
</tbody>
</table>

53.02.1 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The bushfire hazard site assessment and the bushfire management statement submitted with the application.
- Whether all of the the approved measures have been incorporated into the application.

53.02.4

Bushfire protection objectives

53.02.4.1 Landscape, siting and design objectives

Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.

Development is sited to minimise the risk from bushfire.

Development is sited to provide safe access for vehicles, including emergency vehicles.

Building design minimises vulnerability to bushfire attack.
Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AM 2.1</td>
<td>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</td>
</tr>
</tbody>
</table>
| AM 2.2  | A building is sited to ensure the site best achieves the following:  
- The maximum separation distance between the building and the bushfire hazard.  
- The building is in close proximity to a public road.  
- Access can be provided to the building for emergency service vehicles. |
| AM 2.3  | A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building. |

53.02-4.2

Defendable space and construction objective

Defendable space and building construction mitigate the effect of flame contact, radiant heat and embers on buildings.

Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| AM 3.1  | A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person’s unit, industry, office or retail premises is provided with defendable space in accordance with:  
- Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land; or  
- If there are significant siting constraints, Table 2 Column D and Table 6 to Clause 53.02-5.  
The building is constructed to the bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5. |
| AM 3.2  | A building used for accommodation (other than a dwelling or dependent person’s unit), a child care centre, an education centre, a hospital, leisure and recreation or a place of assembly is:  
- Provided with defendable space in accordance with Table 3 and Table 6 to Clause 53.02-5 wholly within the title boundaries of the land.  
- Constructed to a bushfire attack level of BAL12.5. |

Alternative measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>AltM 3.3</td>
<td>Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.</td>
</tr>
<tr>
<td>AltM 3.4</td>
<td>Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.</td>
</tr>
</tbody>
</table>
A building used for a dwelling (including an extension or alteration to a dwelling) may provide defendable space to the property boundary where it can be demonstrated that:

- The lot has access to urban, township or other areas where:
  - Protection can be provided from the impact of extreme bushfire behaviour.
  - Fuel is managed in a minimum fuel condition.
  - There is sufficient distance or shielding to protect people from direct flame contact or harmful levels of radiant heat.
- Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.
- The dwelling is constructed to a bushfire attack level of BAL FZ.

This alternative measure only applies where the requirements of AM 3.1 cannot be met.

A building used for accommodation (other than a dwelling or dependent person’s unit), child care centre, education centre, hospital, leisure and recreation or place of assembly may provide defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- An integrated approach to risk management has been adopted that considers:
  - The characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.
  - The intended frequency and nature of occupation.
  - The effectiveness of proposed emergency management arrangements, including a mechanism to secure implementation.
- Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

53.02-4.3 Water supply and access objectives

A static water supply is provided to assist in protecting property.

Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

Approved measures

<table>
<thead>
<tr>
<th>Measure</th>
<th>Requirement</th>
</tr>
</thead>
</table>
| **AM 4.1** | A building used for a dwelling (including an extension or alteration to a dwelling), a dependent person’s unit, industry, office or retail premises is provided with:
  - A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5.
  - Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies. |
| **AM 4.2** | A building used for accommodation (other than a dwelling or dependent person’s unit), child care centre, education centre, hospital, leisure and recreation or place of assembly is provided with: |
**Measure** | **Requirement**
--- | ---
- A static water supply for fire fighting and property protection purposes of 10,000 litres per 1,500 square metres of floor space up to 40,000 litres.
- Vehicle access that is designed and constructed as specified in Table 5 to Clause 53.02-5.
- An integrated approach to risk management that ensures the water supply and access arrangements will be effective based on the characteristics of the likely future occupants including their age, mobility and capacity to evacuate during a bushfire emergency.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.

---

**53.02-4.4 Subdivision objectives**

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

**Measure** | **Requirement**
--- | ---
**AM 5.1** | An application to subdivide land, other than where **AM 5.2** applies, demonstrates that each proposed lot is capable of meeting:
- The defendable space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3.

**AM 5.2** | An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:
- Each lot satisfies the approved measure in **AM 2.1**.
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defendable space in accordance with:
  - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
  - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.
  
  The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.
- Defendable space wholly contained within the boundaries of the proposed subdivision.
- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.
- Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.
- Water supply and vehicle access that complies with **AM 4.1**.

**AM 5.3** | An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.
A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

AM 5.4

A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defendable space in accordance with Table 2 Column C and Table 6 to Clause 53.02-5 where it can be demonstrated that:

- All other requirements of AM 5.2 have been met.
- Less defendable space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment.

AltM 5.5

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The bushfire hazard landscape assessment, the bushfire hazard site assessment and the bushfire management statement submitted with the application.
- The impact of any State, regional or local bushfire management and prevention actions occurring around the site and in the wider area on the bushfire hazard and the level of risk to the proposed development.
- Whether the proposed development meets the objectives of Clause 53.02-4 regardless of other measures which may be available, including private bushfire shelters, community shelters and the presence of places of last resort.
- Whether the proposed measures can be practically implemented and maintained in conjunction with the ongoing use of the land.
- Whether the use of an alternative measure meets the relevant objective having regard to the bushfire hazard and the nature of any constraint that prevents the applicable approved measure from being implemented.
- If one or more of the objectives in Clause 53.02-4 will not be achieved in the completed development, whether the development will, taking all relevant factors into account, reduce the bushfire risk to a level that warrants it proceeding.
- Whether the risk arising from the broader landscape can be mitigated to an acceptable level or warrants the development not proceeding.
### Table 1 Defendable space and construction

<table>
<thead>
<tr>
<th>Slope Type</th>
<th>Vegetation Type</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>All upslopes and flat land (0 degrees)</td>
<td>Forest</td>
<td>48</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>33</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>27</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>17</td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>19</td>
</tr>
<tr>
<td>Downslope &gt;0 to 5 degrees</td>
<td>Forest</td>
<td>57</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>41</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>22</td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>22</td>
</tr>
<tr>
<td>Downslope &gt;5 to 10 degrees</td>
<td>Forest</td>
<td>69</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>36</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>25</td>
</tr>
<tr>
<td>Downslope &gt;10 to 15 degrees</td>
<td>Forest</td>
<td>82</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>39</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>28</td>
</tr>
</tbody>
</table>
Defendable space distance from building facade (metres)

<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation Type</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>26</td>
<td>18</td>
</tr>
<tr>
<td>Rainforest</td>
<td>45</td>
<td>33</td>
</tr>
<tr>
<td>Grassland</td>
<td>28</td>
<td>20</td>
</tr>
<tr>
<td>Downslope</td>
<td>98</td>
<td>78</td>
</tr>
<tr>
<td>&gt;15 to 20 degrees</td>
<td>73</td>
<td>56</td>
</tr>
<tr>
<td>Woodland</td>
<td>43</td>
<td>31</td>
</tr>
<tr>
<td>Scrub</td>
<td>31</td>
<td>22</td>
</tr>
<tr>
<td>Shrubland</td>
<td>29</td>
<td>20</td>
</tr>
<tr>
<td>Mallee/ Mulga</td>
<td>56</td>
<td>42</td>
</tr>
<tr>
<td>Grassland</td>
<td>32</td>
<td>23</td>
</tr>
</tbody>
</table>

**Table 2 Defendable space and construction**

<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Column A</td>
<td>Column B</td>
</tr>
<tr>
<td>All upslopes</td>
<td>48</td>
<td>35</td>
</tr>
<tr>
<td>and flat land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(0 degrees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forest</td>
<td>33</td>
<td>24</td>
</tr>
<tr>
<td>Woodland</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

Note 1: **Slope and vegetation type is determined through the bushfire hazard site assessment.**

Note 2: **Modified vegetation is vegetation that doesn’t fit into the vegetation classifications in AS3959:2009 Construction of buildings in bushfire prone areas (the standard) because it:**
- has been modified, altered or is managed due to urban development, or gardening,
- has different fuel loads from those assumed in the standard,
- has limited or no understorey vegetation, or
- is not low-threat or low-risk vegetation as defined in the standard.
<table>
<thead>
<tr>
<th>Slope</th>
<th>Vegetation</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Column A</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>27</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>19</td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
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<td></td>
<td>Rainforest</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>19</td>
</tr>
<tr>
<td>Downslope &gt;0 to 5 degrees</td>
<td>Forest</td>
<td>57</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>41</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>31</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
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<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>20</td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>29</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>22</td>
</tr>
<tr>
<td>Downslope &gt;5 to 10 degrees</td>
<td>Forest</td>
<td>69</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>Scrub</td>
<td>35</td>
</tr>
<tr>
<td></td>
<td>Shrubland</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Mallee/ Mulga</td>
<td>23</td>
</tr>
<tr>
<td></td>
<td>Rainforest</td>
<td>36</td>
</tr>
<tr>
<td></td>
<td>Grassland</td>
<td>25</td>
</tr>
<tr>
<td>Downslope &gt;10 to 15 degrees</td>
<td>Forest</td>
<td>82</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>60</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td>Grassland</td>
<td>28</td>
</tr>
<tr>
<td>Downslope &gt;15 to 20 degrees</td>
<td>Forest</td>
<td>98</td>
</tr>
<tr>
<td></td>
<td>Woodland</td>
<td>73</td>
</tr>
</tbody>
</table>
Defendable space and the bushfire attack level is determined using Method 2 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) subject to any guidance published by the relevant fire authority.

All vegetation

Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 12.5.

Modified vegetation

Defendable space is to be provided for a distance of 50 metres, or the property boundary whichever is the lesser, for buildings constructed to all bushfire attack levels. The minimum construction standard is BAL 29.

---

### Table 3 Defendable space

<table>
<thead>
<tr>
<th>Vegetation class</th>
<th>Defendable space distance from building facade (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Upslope and flat land (0 degrees)</td>
</tr>
<tr>
<td></td>
<td>&gt;0-5</td>
</tr>
<tr>
<td>Forest</td>
<td>60</td>
</tr>
<tr>
<td>Woodland</td>
<td>40</td>
</tr>
<tr>
<td>Shrubland</td>
<td>25</td>
</tr>
<tr>
<td>Scrub</td>
<td>35</td>
</tr>
<tr>
<td>Mallee/Mulga</td>
<td>23</td>
</tr>
<tr>
<td>Rainforest</td>
<td>30</td>
</tr>
</tbody>
</table>

Note 1: Slope and vegetation type is determined through the bushfire hazard site assessment.

Note 2: Modified vegetation is vegetation that doesn’t fit into the vegetation classifications in AS3959:2009 Construction of buildings in bushfire prone areas (the standard) because it:
- has been modified, altered or is managed due to urban development, or gardening,
- has different fuel loads from those assumed in the standard,
- has limited or no understorey vegetation, or
- is not low-threat or low-risk vegetation as defined in the standard.
Table 4 Water supply requirements

Capacity, fittings and access

<table>
<thead>
<tr>
<th>Lot sizes (square meters)</th>
<th>Hydrant available</th>
<th>Capacity (litres)</th>
<th>Fire authority fittings and access required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 500</td>
<td>Not applicable</td>
<td>2,500</td>
<td>No</td>
</tr>
<tr>
<td>500-1,000</td>
<td>Yes</td>
<td>5,000</td>
<td>No</td>
</tr>
<tr>
<td>500-1,000</td>
<td>No</td>
<td>10,000</td>
<td>Yes</td>
</tr>
<tr>
<td>1,001 and above</td>
<td>Not applicable</td>
<td>10,000</td>
<td>Yes</td>
</tr>
</tbody>
</table>

*Note 1: A hydrant is available if it is located within 120 metres of the rear of the building*

**Fire authority requirements**

Unless otherwise agreed in writing by the relevant fire authority, the water supply must:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.
- Include a separate outlet for occupant use.

Where a 10,000 litre water supply is required, fire authority fittings and access must be provided as follows:

- Be readily identifiable from the building or appropriate identification signs to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

**Table 5 Vehicle access design and construction**

Vehicle access (or part thereof) of a length specified in Column A implements the design and construction requirements specified in Column B.

<table>
<thead>
<tr>
<th>Column A</th>
<th>Column B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Length of access is less than 30 metres</td>
<td>There are no design and construction requirements if fire authority access to the water supply is not required under AM4.1.</td>
</tr>
</tbody>
</table>
Where fire authority access to the water supply is required under AM4.1, fire authority vehicles should be able to get within 4 metres of the water supply outlet.

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

A turning area for fire fighting vehicles must be provided close to the building by one of the following:

- A turning circle with a minimum radius of eight metres.
- A driveway encircling the dwelling.
- The provision of other vehicle turning heads – such as a T or Y head – which meet the specification of Austroad Design for an 8.8 metre Service Vehicle.

Passing bays must be provided at least every 200 metres.

- Passing bays must be a minimum of 20 metres long with a minimum trafficable width of 6 metres.

Note 1: The length of access should be measured from a public road to either the building or the water supply outlet, whichever is longer.

Table 6 Vegetation management requirement

Defendable space is provided and is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
Vegetation management requirement

- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Unless specified in a schedule or otherwise agreed in writing to the satisfaction of the relevant fire authority.

Table 7 Outbuilding construction requirement

Building construction condition

The proposed outbuilding is separated from the adjacent building by a wall that extends to the underside of a non-combustible roof covering and:

- has a FRL of not less than 60/60/60 for loadbearing walls and -/60/60 for non-load bearing walls when tested from the attached structure side, or
- is of masonry, earth wall or masonry-veneer construction with the masonry leaf of not less than 90 millimetres in thickness.

Any openings in the wall shall be protected in accordance with the following:

i. Doorways – by FLR -/60/30 self-closing fire doors
ii. Windows – by FRL -/60/- fire windows permanently fixed in the closed position
iii. Other openings – by construction with a FRL of not less than -/60/-

Note: Control and construction joints, subfloor vents, weepholes and penetrations for pipes and conduits need not comply with item iii.

Note 1: These conditions are required for some non habitable outbuildings ancillary to a dwelling that do not require referral to the relevant fire authority. Applications for non habitable outbuildings can also use the bushfire protection measures in Clause 53.02 however referral to the relevant fire authority will be required.
BROTHELS

Purpose
To provide consistent planning controls for the establishment and expansion of brothels throughout Victoria coordinated with the provisions of the Sex Work Act 1994.

Permit requirement
A permit for a brothel must include a condition that specifies that the use or development must not commence until a licence is granted under the Sex Work Act 1994.

Decision guidelines
Responsible authorities should consider the matters set out in section 73 of the Sex Work Act 1994 before deciding an application to use or develop land for a brothel.

Responsible authorities should refuse a permit to use or develop land for a brothel in accordance with the restrictions contained in section 74 of the Sex Work Act 1994, unless section 76(2) of Sex Work Act 1994 applies.

If the effect of:
- A request to amend a permit in accordance with section 87 or section 87A of the Planning and Environment Act 1987, or
- An application to amend a permit in accordance with Part 4 Division 1A of the Planning and Environment Act 1987, or
- A request to amend plans, drawings or other documents under a permit in accordance with:
  - Section 216 of the Planning and Environment Act 1987, or
  - Any condition in a planning permit which allows such an amendment

is to expand or extend the use or development of a brothel, the application or request should be determined as if it were an application for a permit for use or development of land for the purposes of the operation of a brothel in accordance with Part 4 of the Sex Work Act 1994.
CONVENIENCE RESTAURANT AND TAKE-AWAY FOOD PREMISES

Application

These requirements only apply to land in a residential zone.

Decision guidelines

Before deciding on an application to use land for a convenience restaurant or take-away food premises or to construct a building or construct or carry out works associated with a convenience restaurant or take-away food premises, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any policy in this scheme relating to convenience restaurants or take-away food premises.

- Whether the location is appropriate for a convenience restaurant or take-away food premises having regard to:
  - Amenity of the neighbourhood.
  - Proximity of the land to non-residential uses and zones.
  - Effect of the use on heritage and environment features.
  - Capacity of the land to contain significant off-site effects.
  - Access to land in a Road Zone.
  - The suitability of the land for a residential use.

- The effect on the amenity or character of the street or neighbourhood having regard to:
  - Massing and proportions of any building.
  - Ground floor height above ground level.
  - Ceiling heights.
  - Roof form and pitch.
  - Facade articulation.
  - Window and door proportions.
  - Building features including verandas, towers, eaves, parapets and decorative elements.
  - Building materials, patterns textures and colours.

- Whether the site layout and the design of buildings, noise attenuation measures, landscaping, car parking, vehicle access lanes, loading bays, rubbish bins, plant and equipment, lights, signs, drive through facilities and playgrounds are designed to prevent significant loss of amenity to adjoining land due to noise, emission of noise, emission of light or glare, loss of privacy, litter or odour.

- Whether any special measure may be necessary to protect the amenity of adjoining land in residential use, including buffer planting, noise attenuation measures and litter collection arrangements.

- The adequacy of traffic measures to:
  - Provide safe pedestrian movement.
  - Achieve safe, efficient vehicle movement on site and access to and egress from the land.
  - Avoid disruption to traffic flow on land in a Road Zone.
  - Prevent inappropriate use of local residential streets.
- The adequacy of car parking, loading and drive through queuing spacing to accommodate customers at peak periods and employee requirements on the land.
FREEWAY SERVICE CENTRE

Purpose
To ensure that freeway service centres are appropriately designed and located.
To ensure that access to a freeway service centre from a freeway is designed to the requirements of the Roads Corporation.
To ensure that freeway service centres with access to a rural freeway provide only essential services and facilities which encourage drivers to stop and take an effective break at appropriate intervals in the interests of driver safety.
To ensure that any new freeway service centre meets an identifiable need to provide essential services and facilities along a freeway where those services and facilities are not readily available.
To ensure that the use of land for a freeway service centre does not adversely affect the amenity of surrounding land uses.

Requirements to be met

Facilities and services
A freeway service centre must provide only essential services and facilities. These essential services and facilities must be available at all times. Essential services and facilities that a freeway service centre must include are:

- Designated parking areas.
- Undercover fuel sales area for petrol, diesel and LPG.
- An area of not more than 240 square metres for the sale of food, drinks and other convenience goods.
- An indoor sit-down eating area.
- A safe play area for children.
- Public toilets.
- A public telephone.

A freeway service centre with access to a rural freeway must also provide local and regional tourist information.

A freeway service centre must not include:

- Mechanical repairs (other than the emergency repair of vehicles).
- Retail facilities of more than 240 square metres.
- Video hire.
- Post office services or facilities.
- Entertainment facilities, amusement machines or gaming machines.
- The sale, distribution or consumption of alcohol unless associated with a residential hotel/motel.
- Car or truck wash facilities.

A freeway service centre with access to a rural freeway must not include overnight accommodation (other than for a caretaker or site manager).

Access to freeway service centres
No vehicular access between a freeway service centre with access to a metropolitan freeway and the local road network may be permitted.
An application to use or develop land for a freeway service centre must be referred to the Roads Corporation in accordance with section 55 of the Act.

A permit must not be granted for a freeway service centre until approval for access to the freeway has been given by the Roads Corporation.

In accordance with section 62(1)(a) of the Act, a permit granted for a freeway service centre must include the condition:

“This permit will expire if one of the following circumstances applies:

- The development is not commenced within two years of the date of this permit.
- The development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.”

**Metropolitan freeway service centre adjoining a residential zone**

If the site for a freeway service centre with access to a metropolitan freeway adjoins a residential zone:

- A landscape buffer at least 3 metres wide must be provided on the site along the common boundary and must be planted and maintained to the satisfaction of the responsible authority.
- Except for the landscape buffer strip, all of the site not occupied by buildings must be sealed to prevent dust.
- External lights must be directed away from the residential zone to prevent light spill and glare.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

LIVE MUSIC AND ENTERTAINMENT NOISE

Purpose
To recognise that live music is an important part of the State’s culture and economy.
To protect live music entertainment venues from the encroachment of noise sensitive residential uses.
To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise.
To ensure that the primary responsibility for noise attenuation rests with the agent of change.

Application
This clause applies to an application required under any zone of this scheme to use land for, or to construct a building or construct or carry out works associated with:

- a live music entertainment venue.
- a noise sensitive residential use that is within 50 metres of a live music entertainment venue.

This clause does not apply to:

- the extension of an existing dwelling.
- a noise sensitive residential use that is in an area specified in clause 1.0 of the schedule to this clause.

Meaning of terms
In this clause:

- **live music entertainment venue** means:
  - a food and drink premises, nightclub, function centre or residential hotel that includes live music entertainment
  - a rehearsal studio
  - any other venue used for the performance of music and specified in clause 2.0 of the schedule to this clause, subject to any specified condition or limitation.

- **noise sensitive residential use** means a community care accommodation, dependent person's unit, dwelling, residential aged care facility, residential village, retirement village or rooming house.

Requirements to be met
A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue.
A noise sensitive residential use must be designed and constructed to include acoustic attenuation measures that will reduce noise levels from any:

- indoor live music entertainment venue to below the noise limits specified in State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N2).
- outdoor live music entertainment venue to below 45dB(A), assessed as an L_{eq} over 15 minutes.

For the purpose of assessing whether the above noise standards are met, the noise measurement point may be located inside a habitable room of a noise sensitive residential use with windows and doors closed (Schedule B1 of SEPP N2 does not apply).
A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.

**Application requirements**

An application must be accompanied by the following information, as appropriate:

- A site analysis, including plans detailing:
  - the existing and proposed layout of the use, buildings or works, including all external windows and doors
  - the location of any doors, windows and open space areas of existing properties in close proximity to the site.

- If the application is associated with a noise sensitive residential use:
  - the location of any live music entertainment venues within 50 metres of the site
  - the days and hours of operation of identified venues.

- If the application is associated with a live music entertainment venue:
  - the location of any noise sensitive residential uses within 50 metres of the site
  - the days and hours of operation of that venue
  - the times during which live music will be performed.

- Details of existing and proposed acoustic attenuation measures.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- the extent to which the siting, layout, design and construction minimise the potential for noise impacts.
- whether existing or proposed noise sensitive residential uses will be satisfactorily protected from unreasonable live music and entertainment noise.
- whether the proposal adversely affects any existing uses.
SCHEDULE TO CLAUSE 53.06 LIVE MUSIC AND ENTERTAINMENT NOISE

1.0  Areas to which Clause 53.06 does not apply

<table>
<thead>
<tr>
<th>Name of area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
</tr>
</tbody>
</table>

2.0  Other venues to which Clause 53.06 applies

<table>
<thead>
<tr>
<th>Name of venue</th>
<th>Address</th>
<th>Condition or limitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
SHIPPING CONTAINER STORAGE

Application

This clause applies to all land except land which is in a Special Use Zone established for the purpose of port and port-related activities, or is in a Port Zone.

Decision guidelines

Before deciding on an application to use land for shipping container storage, or construct a building or carry out works associated with shipping container storage, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the location is appropriate for shipping container storage having regard to:
  - The zoning of the land.
  - Amenity of the neighbourhood.
  - Proximity of the land to residential uses and zones or other sensitive uses.
  - Access to a road in a Road Zone.
  - Access to rail facilities.
  - Capacity and suitability of the road network to accommodate the type and volume of vehicle traffic generated by the use.
  - Capacity of the site to accommodate the proposed use.

- The effect on the environment and the amenity and character of the neighbourhood having regard to:
  - Existing and planned use of land in the neighbourhood.
  - Location, height and setback of shipping container stacks, particularly near road boundaries.
  - Location of facilities for the cleaning, repair, servicing, painting or fumigation of shipping containers.
  - Hours of operation.
  - Design, construction and maintenance of external storage and vehicle movement areas.
  - Treatment and disposal of wastewater.

- Whether the site layout and the design of buildings, landscaping, vehicle access lanes, loading bays, wash bays, lighting and fencing are designed to avoid or minimise any significant off-site impacts due to the emission of noise, light, glare, dust, fumes or drainage.

- Whether any special measure may be necessary to protect the environment and the amenity of nearby sensitive uses, including noise attenuation measures, dust minimisation measures and waste storage arrangements.

- The need for landscaping and fencing to screen or soften the appearance of shipping container storage areas, particularly near road boundaries.

- The adequacy and effect of the landscaping on the appearance of the site, taking into account the streetscape character, the size of the site, and the height, mass and scale of shipping container stacks on the site.

- The adequacy of traffic measures to:
  - Achieve safe, efficient vehicle movement on site and access to and egress from the land.
  - Prevent inappropriate use of local residential streets.
- The adequacy of truck parking, loading and truck queuing spacing to accommodate truck movements at peak periods and employee requirements on the land.
CATTLE FEEDLOT

Purpose
To facilitate the establishment and expansion of cattle feedlots in Victoria in a manner which is consistent with orderly and proper planning and the protection of the environment.

Requirements to be met
All use and development of cattle feedlots must comply with the Victorian Code for Cattle Feedlots - August 1995.
The Code must be complied with to the satisfaction of the responsible authority.
POULTRY FARM

Purpose

To facilitate the establishment and expansion of poultry farms, including broiler farms, in a manner that is consistent with orderly and proper planning and the protection of the environment.

Application

This clause applies to permit applications to use land or construct a building or carry out works for a poultry farm, including to increase the farm capacity of an existing poultry farm.

Permit not required – Outdoor range area for existing broiler farm

Any requirement of this scheme relating to the use of land or to the construction of a building or the construction or carrying out of works does not apply to the use and development of land for an outdoor range area in association with an existing broiler farm provided the following requirements are met:

- There are no more than 150,000 chickens permitted on the land at any time.
- The number of chickens on the land is not increased.

This exemption does not apply to the requirements of any overlay that applies to the land.

Requirement – Broiler farm

An application to use land or construct a building or carry out works for a broiler farm must comply with the Victorian Code for Broiler Farms 2009 (plus 2018 amendments).

This requirement does not apply if:

- There are no more than 10,000 chickens permitted on the land at any time; or
- The number of chickens on the land is not increased.

Exemption from notice and review

The following applications are exempt from the notice requirements of section 52 (1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- An application to use land or construct a building or carry out works for a new broiler farm, or to increase the farm capacity of an existing broiler farm, if the application meets the requirements of a “Class A Broiler Farm”, as specified in the Victorian Code for Broiler Farms 2009 (plus 2018 amendments).

- An application to use land or construct a building or carry out works for a poultry farm for the production of chicken meat or chicken eggs, if the application meets the following requirements:
  - The number of chickens does not exceed 5,000 for egg production or 10,000 for meat production.
  - The outdoor stocking density does not exceed 1,500 chickens per hectare.
  - A Nutrient Management Plan demonstrates chickens are kept outdoors on paddocks with:
    - A minimum of 50% ground cover; and
    - Mobile housing and feeding infrastructure that is relocated at least every two weeks.
  - An area used as a poultry range, including associated buildings and works, meets the setback requirements specified in Table 1.
Table 1 Minimum setbacks

<table>
<thead>
<tr>
<th>Chicken numbers</th>
<th>Minimum distance to a building used for a sensitive use (accommodation, child care centre, education centre and hospital)</th>
<th>Minimum distance to land in a residential zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000 chickens or less</td>
<td>50 metres</td>
<td>200 metres</td>
</tr>
<tr>
<td>More than 1,000 chickens</td>
<td>100 metres</td>
<td>400 metres</td>
</tr>
</tbody>
</table>

53.09-5
21/09/2018
VC150

Notice of an application

Notice of an application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a Special Class Broiler Farm or Farm Cluster as specified in the Victorian Code for Broiler Farms 2009 (plus 2018 amendments), must be given under Section 52(1)(c) of the Act to the person or body specified as a person or body to be notified in Clause 66.05.

53.09-6
21/09/2018
VC150

Decision guidelines

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.
- The requirements of the Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (June 2018).
USES AND ACTIVITIES WITH POTENTIAL ADVERSE IMPACTS

Purpose
To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood.

Threshold distance
The threshold distance referred to in the table to this clause is the shortest distance from any part of the land to:

- land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or
- land used for a hospital, an education centre or a corrective institution; or
- land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution.

An application to use land for an industry, utility installation or warehouse for a purpose listed in the table to this clause must be referred to the Environment Protection Authority under section 55 of the Act if the threshold distance is not to be met or no threshold distance is specified.

Table to Clause 53.10-1

<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basic metal products</td>
<td></td>
</tr>
<tr>
<td>Iron or steel production:</td>
<td></td>
</tr>
<tr>
<td>- up to 1,000,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>- exceeding 1,000,000 tonnes per year</td>
<td>1,000</td>
</tr>
<tr>
<td>Non-ferrous metal production:</td>
<td></td>
</tr>
<tr>
<td>- up to 100 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>- between 100 and 2,000 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>- exceeding 2,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>- aluminium by electrolysis</td>
<td>2,000</td>
</tr>
<tr>
<td>Chemical, petroleum and coal products</td>
<td></td>
</tr>
<tr>
<td>Ammunition, explosives and fireworks production</td>
<td>1,000</td>
</tr>
<tr>
<td>Biocides production and storage</td>
<td>1,000</td>
</tr>
<tr>
<td>Briquette production</td>
<td>300</td>
</tr>
<tr>
<td>Chemical product manufacture other than listed within this group</td>
<td>300</td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>---------------------------------------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Coke processing</td>
<td>500</td>
</tr>
<tr>
<td>Cosmetics and toiletries production</td>
<td>100</td>
</tr>
<tr>
<td>Fertiliser production</td>
<td>1,000</td>
</tr>
<tr>
<td>Gasworks</td>
<td>1,000</td>
</tr>
<tr>
<td>Industrial gases production</td>
<td>1,000</td>
</tr>
<tr>
<td>Organic and inorganic industrial chemicals production other than</td>
<td>2,000</td>
</tr>
<tr>
<td>those listed within this group</td>
<td></td>
</tr>
<tr>
<td>Other petroleum or coal production</td>
<td>500</td>
</tr>
<tr>
<td>Paints and inks manufacture, blending and mixing exceeding 2,000</td>
<td>500</td>
</tr>
<tr>
<td>tonnes per year</td>
<td></td>
</tr>
<tr>
<td>Petroleum refinery</td>
<td>2,000</td>
</tr>
<tr>
<td>Pharmaceutical and veterinary chemical production</td>
<td>1,000</td>
</tr>
<tr>
<td>Polyester and synthetic resins production, exceeding 2,000 per</td>
<td>1,000</td>
</tr>
<tr>
<td>year</td>
<td></td>
</tr>
<tr>
<td>Rubber production:</td>
<td></td>
</tr>
<tr>
<td>synthetic rubber, exceeding 2,000 tonnes per year</td>
<td>1,000</td>
</tr>
<tr>
<td>using either organic solvents or carbon black</td>
<td>300</td>
</tr>
<tr>
<td>using sulphur</td>
<td>1,000</td>
</tr>
<tr>
<td>Soap and detergent production</td>
<td>500</td>
</tr>
<tr>
<td>Fabricated metal products</td>
<td></td>
</tr>
<tr>
<td>Abrasive blast cleaning</td>
<td>500</td>
</tr>
<tr>
<td>Boiler maker</td>
<td>100</td>
</tr>
<tr>
<td>Metal coating and finishing</td>
<td>500</td>
</tr>
<tr>
<td>Structural or sheet metal production</td>
<td>500</td>
</tr>
<tr>
<td>Food and beverages</td>
<td></td>
</tr>
<tr>
<td>Alcoholic and non-alcoholic beverage production, exceeding 5,000</td>
<td>500</td>
</tr>
<tr>
<td>litres per day</td>
<td></td>
</tr>
<tr>
<td>Animal processing</td>
<td>1,000</td>
</tr>
<tr>
<td>Type of use or activity (purpose)</td>
<td>Threshold distance (metres)</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Bakery (other than one ancillary to a shop):</td>
<td></td>
</tr>
<tr>
<td>• exceeding 200 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>• night-time operations, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Flour mill, exceeding 200 tonnes per year</td>
<td>250</td>
</tr>
<tr>
<td>Food production other than those listed within this group:</td>
<td></td>
</tr>
<tr>
<td>• exceeding 200 tonnes per year</td>
<td>250</td>
</tr>
<tr>
<td>• including frying, drying or roasting, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Grain and stockfeed mill and handling facility</td>
<td></td>
</tr>
<tr>
<td>• with meat meals or tallow</td>
<td>500</td>
</tr>
<tr>
<td>• no meat meals or tallow</td>
<td>250</td>
</tr>
<tr>
<td>Maltworks, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Manufacture of milk products, exceeding 200 tonnes per year</td>
<td>300</td>
</tr>
<tr>
<td>Milk depot</td>
<td>100</td>
</tr>
<tr>
<td>Pet food production</td>
<td>500</td>
</tr>
<tr>
<td>Production of vegetable oils and animal fats using solvents, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Seafood processor, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Smallgoods production:</td>
<td></td>
</tr>
<tr>
<td>• exceeding 200 tonnes per year</td>
<td>100</td>
</tr>
<tr>
<td>• including smoking and drying, exceeding 200 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>Miscellaneous manufacturing</td>
<td></td>
</tr>
<tr>
<td>Printing and coating works with heated curing ovens</td>
<td>500</td>
</tr>
<tr>
<td>Rendering and casings works</td>
<td>1,000</td>
</tr>
<tr>
<td>Non-metallic mineral products</td>
<td></td>
</tr>
<tr>
<td>Bitumen batching plant</td>
<td>1,000</td>
</tr>
<tr>
<td>Cement production in amounts:</td>
<td></td>
</tr>
<tr>
<td>• up to 5,000 tonnes per year</td>
<td>300</td>
</tr>
</tbody>
</table>
### Type of use or activity (purpose)

<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- between 5,000 and 150,000 tonnes per year</td>
<td>500</td>
</tr>
<tr>
<td>- exceeding 150,000 tonnes per year</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Cement, lime, clay bricks, tiles and pipe refractories, with a design production rate exceeding 10,000 tonnes per year:

Concrete batching plant, with a production rate exceeding 5,000 tonnes per year: 300

Glass and glass production including glass wool and fibreglass: 500

Plaster or plaster articles production, exceeding 5,000 tonnes per year: 200

Rock wool manufacture: 500

Solar salt manufacture: 1,000

**Other premises**

Automotive body, paint and interior repair: 100

Rural industry handling, processing or packing agricultural produce: 300

**Paper and paper products**

Paper or paper pulp production:

- involving combustion of sulphur or sulphur containing materials: 5,000
- from semi-processed materials: 100
- from prepared cellulose and rags: 200
- by other methods than above: None specified

**Recreational, personal and other services**

Dry cleaning for commercial and institutional customers, or in bulk quantities: 100

Laundry for commercial and institutional customers, or in bulk quantities: 100

**Textiles**

Carpet backing with latex: 500

Dyeing or finishing of cotton, linen and woollen yarns and textiles: 300

Leather and artificial leather goods production: 300

Leather tanning and dressing:
## Type of use or activity (purpose) | Threshold distance (metres)
--- | ---
- up to 250 tonnes per year | 300
- exceeding 250 tonnes per year | 2,000
Rope, cordage and twine production | 100
Treatment or production of natural and synthetic fibres and textiles | 1,000
Treatment or production of textiles using carbon disulphide | 500
Wool scouring | 200

### Transport and storage

| Activity | Threshold distance (metres) |
--- | ---
Bus depot | 200
Depot for refuse collection vehicles | 100
Storage of bulk volatile organic compounds in quantities greater than 1,000 tonnes | 1,000
Storage of petroleum products and crude oil in tanks exceeding 2,000 tonnes capacity:
  - with fixed roofs | 300
  - with floating roofs | 100
Storage of wet-salted or unprocessed hides | 250

### Waste, recycling and resource recovery

| Activity | Threshold distance (metres) |
--- | ---
Chemical or oil recycling | 1,000
Combustion, treatment or bio-reaction of waste to produce energy | None specified
Composting and other organic materials recycling | None specified
Hazardous waste storage or treatment | 1,000
Landfill | None specified
Other recourse recovery or recycling operations | None specified
Soil conditioning or blending | None specified
Transfer station:
  - accepting organic wastes | 500
  - other | 200
Used plastics treatment or processing | 500
<table>
<thead>
<tr>
<th>Type of use or activity (purpose)</th>
<th>Threshold distance (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste tyre recycling and re-treading</td>
<td>1,000</td>
</tr>
<tr>
<td>Vehicle recycling or disposal</td>
<td>500</td>
</tr>
</tbody>
</table>

**Water and wastewater**

<table>
<thead>
<tr>
<th>Sewage treatment plant, exceeding a design or actual flow rate of 5,000 litres per day</th>
<th>None specified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water treatment plant</td>
<td>None specified</td>
</tr>
</tbody>
</table>

**Wood, wood products and furniture**

<table>
<thead>
<tr>
<th>Charcoal production:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>- by the retort process</td>
<td>500</td>
</tr>
<tr>
<td>- other than by the retort process</td>
<td>1,000</td>
</tr>
<tr>
<td>Joinery</td>
<td>100</td>
</tr>
<tr>
<td>Sawmill, wood products and furniture</td>
<td>500</td>
</tr>
</tbody>
</table>

**Wood preservation plant:**

| up to 10,000 cubic metres of timber per year                                           | 100            |
| exceeding 10,000 cubic metres of timber per year                                        | 300            |
TIMBER PRODUCTION

Timber production on Crown land

Any requirement of this scheme which:

- requires timber production to be conducted in a particular way
- requires that a permit be obtained to use or develop land for timber production or to carry out timber production in a particular way
- requires that some aspect of timber production be carried out to the satisfaction of the responsible authority

does not apply to timber production on unalienated land of the Crown managed and controlled by the Minister responsible for administering the Forests Act 1958 and the Sustainable Forests (Timber) Act 2004, or the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forest and Lands Act 1987), whether or not occupied under a licence or other right. All requirements of this scheme apply to Crown land which has been leased.

Timber production to comply with the Code of Practice for Timber Production

All timber production activities (except agroforestry (the simultaneous and substantial production of forest and other agricultural products from the same land unit), windbreaks and commercial plantations of 5 hectares or less) must comply with the Code of Practice for Timber Production (Department of Environment and Primary Industries, 2014). In accordance with Section 6(4A) of the Planning and Environment Act 1987, this applies whether the use of land for timber production is commenced before or after the coming into effect of this requirement.

The Code must be complied with to the satisfaction of the responsible authority.

A permit may require that matters required by the Code must be done to the satisfaction of the responsible authority or a Minister, public authority or referral authority, and may require the responsible authority to seek comments from any other person or authority before making a decision.

Road repairs

After a Timber Harvesting Plan is lodged with the responsible authority under the Code and before the commencement of harvesting operations, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which are proposed to be used as a cartage route.

The forest owner or manager must advise the responsible authority when harvesting operations are complete. After receiving this advice, the responsible authority, in consultation with the forest owner or manager, must establish the condition of any roads which were used as a cartage route.

It is the responsibility of the forest owner or manager to restore any roads which were used as a cartage route to the same condition that they were in before the commencement of harvesting operations to the extent of any damage caused as a result of the harvesting operations.

The cartage of timber associated with harvesting operations is extraordinary traffic for the purpose of Section 112 of the Road Management Act 2004.

Decision guidelines

Before deciding on an application to use or develop land for timber production, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The need to encourage plantation establishment and timber production in locations where it is of significance to national, state and regional economies, and in areas affected by salinity and other forms of land degradation.
The role of native forest and plantations in:
- Protecting water quality.
- Conserving flora and fauna.
- Preventing land degradation, including soil erosion, salinisation and water logging.
- Preventing adverse effects on groundwater recharge.

- The preservation of and impact on the natural environment, cultural heritage and visual amenity.
- Whether it is appropriate to require environmental protection standards greater than those in the Code.
53.12

RACING DOG HUSBANDRY

Purpose
To ensure the use and development of land for racing dog husbandry is consistent with orderly and proper planning.

53.12-1

Requirement
An application to use land, or construct a building or construct or carry out works, for racing dog husbandry under a provision of a rural zone must comply with Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017). This requirement does not apply to an application to construct a building or construct or carry out works associated with a use that is a Section 1 use in the Table of uses of the zone.

53.12-2

Exemption from notice and review
An application to which the requirement in Clause 53.12-1 applies is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the approved measures specified in Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017) are met.
RENEWABLE ENERGY FACILITY (OTHER THAN WIND ENERGY FACILITY)

Purpose
To facilitate the establishment and expansion of renewable energy facilities, in appropriate locations, with minimal impact on the amenity of the area.

Application
This clause applies to an application under any provision of this planning scheme to use or develop land for a renewable energy facility (other than a wind energy facility).

Application requirements
An application must be accompanied by the following information, as appropriate:

- A site and context analysis, including:
  - A site plan, photographs or other techniques to accurately describe the site and the surrounding area.
  - A location plan showing the full site area, local electricity grid, access roads to the site and direction and distance to nearby accommodation, hospital or education centre.

- A design response, including:
  - Detailed plans of the proposed development including, the layout and height of the facility and associated building and works, materials, reflectivity, colour, lighting, landscaping, the electricity distribution starting point (where the electricity will enter the distribution system), access roads and parking areas.
  - Accurate visual simulations illustrating the development in the context of the surrounding area and from key public view points.
  - The extent of vegetation removal and a rehabilitation plan for the site.
  - Written report and assessment, including:
    - An explanation of how the proposed design derives from and responds to the site analysis.
    - A description of the proposal, including the types of process to be utilised, materials to be stored and the treatment of waste.
    - Whether a Works Approval or Licence is required from the Environment Protection Authority.
    - the potential amenity impacts such as noise, glint, light spill, emissions to air, land or water, vibration, smell and electromagnetic interference.
    - the effect of traffic to be generated on roads.
    - the impact upon Aboriginal or non-Aboriginal cultural heritage.
    - A statement of why the site is suitable for a renewable energy facility including, a calculation of the greenhouse benefits.
    - An environmental management plan including, a construction management plan, any rehabilitation and monitoring.
Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The effect of the proposal on the surrounding area in terms of noise, glint, light spill, vibration, smell and electromagnetic interference.
- The impact of the proposal on significant views, including visual corridors and sightlines.
- The impact of the proposal on strategically important agricultural land, particularly within declared irrigation districts.
- The impact of the proposal on the natural environment and natural systems.
- The impact of the proposal on the road network.

Amendment VC161 transitional provisions

Clauses 19.01-2S and 53.13 of this planning scheme, as in force immediately before the approval date of Amendment VC161, continue to apply to an application to use or develop land for a renewable energy facility (other than a wind energy facility) lodged before the approval date of Amendment VC161.

Clauses 14.02-3S and 66.02-12 of this planning scheme do not apply to an application to use or develop land for a renewable energy facility (other than a wind energy facility) lodged before the approval date of Amendment VC161.
RESOURCE RECOVERY

Purpose
To facilitate the establishment and expansion of a Transfer station and/or a Materials recycling facility in appropriate locations with minimal impact on the environment and amenity of the area.

Application
This clause applies to all land used and developed or proposed to be used and developed for:

- A Transfer station;
- A Materials recycling facility.

Application requirements
An application must be accompanied by the following information:

- A location plan showing the site and surrounding uses including distances to nearby sensitive uses such as residential, hospital or education uses.
- A detailed site plan showing the layout and height of buildings and works, materials, reflectivity, colour, lighting, landscaping, access roads and parking areas.
- Plans or other media showing anticipated views of the facility from sensitive use locations.
- A written report(s) including:
  - Identification of the purpose of the use.
  - A description of the proposal including the materials to be processed, the types of processes to be used and any materials to be stored and handled.
  - Proposed hours of operation.
  - Likely traffic generation including heavy vehicles.
  - Consideration of whether a works approval or licence is required from the Environment Protection Authority.
- An assessment of:
  - Potential amenity impacts such as noise, odour, emissions to air, land or water, vibration, dust, light spill, visual impact.
  - The impact of traffic generation on local roads.

Decision Guidelines
Before deciding on an application, in addition to the Decision Guidelines of Clause 65, the responsible authority must consider:

- The contribution of the proposal to achieving resource recovery targets established by the Victorian Government.
- The impact of the proposal on the amenity of the surrounding area.
- The Statewide Waste and Resource Recovery Infrastructure Plan (Sustainability Victoria, 2015).
- Relevant guidelines applicable to the application including the guideline for *Designing, Constructing and Operating Composting Facilities* (Environmental Protection Authority, 2015), the *Guide to Best Practice for Organics Recovery* (Sustainability Victoria, 2009) and the *Guide to Best Practice at Resource Recovery Centres* (Sustainability Victoria, 2009).
STATEMENT OF UNDERLYING PROVISIONS

Purpose

To specify the planning scheme provisions which would have applied to land reserved for a public purpose pursuant to section 6(2)(i) of the Planning and Environment Act 1987 if the land had not been reserved for that purpose.

Application

In relation to any land identified in the schedule to this clause, the provisions of the planning scheme which would have applied to that land if it had not been reserved for a public purpose are the provisions which are contained in the relevant incorporated document, also identified in the schedule to this clause.

The incorporated document may contain some or all of the provisions which would have applied to the relevant land under this scheme if the land had not been reserved for a public purpose.

The incorporated document may also contain a statement or explanation of the strategic basis for those provisions. Alternatively, the incorporated document may make reference to a separate document, not forming part of the incorporated document, which contains a statement or explanation of the strategic basis for those provisions.
## SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

### Incorporated statement

<table>
<thead>
<tr>
<th>Land</th>
<th>Incorporated Document</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td>None specified</td>
</tr>
</tbody>
</table>
**PIG FARM**

**Purpose**
To facilitate the establishment and expansion of pig farms in a manner that is consistent with orderly and proper planning and the protection of the environment.

**Application**
This clause applies to permit applications to use land or construct a building or construct or carry out works for a pig farm, including to increase the farm capacity of an existing pig farm.

**Exemption from notice and review**
An application to use land or construct a building or construct or carry out works for a pig farm is exempt from the notice requirements of section 52 (1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if the following requirements are met:

- The number of pigs does not exceed 150 sows or 1,000 Standard Pig Units as calculated in Table 1.
- The outdoor stocking density does not exceed 12 Standard Pig Units per hectare as calculated in Table 1.
- A Nutrient Management Plan demonstrates pigs are kept outdoors on paddocks with:
  - A minimum of 50% ground cover; and
  - Mobile housing and feeding infrastructure that is relocated at least every three months.
- Any area used as a pig range, including associated buildings and works, is setback a minimum distance of:
  - 100 metres from a building used for a sensitive use (accommodation, a child care centre, an education centre or a hospital), and
  - 400 metres from land in a residential zone.

**Table 1 Standard Pig Unit conversion factors**

<table>
<thead>
<tr>
<th>Pig Class</th>
<th>Mass Range (kg)</th>
<th>Age Range (weeks)</th>
<th>SPU Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gilt</td>
<td>100 – 160</td>
<td>24 -30</td>
<td>1.8</td>
</tr>
<tr>
<td>Boar</td>
<td>100 – 300</td>
<td>24 – 128</td>
<td>1.6</td>
</tr>
<tr>
<td>Gestating sow</td>
<td>160 – 230</td>
<td>-</td>
<td>1.6</td>
</tr>
<tr>
<td>Lactating sow</td>
<td>160 – 230</td>
<td>-</td>
<td>2.5</td>
</tr>
<tr>
<td>Sucker</td>
<td>1.4 – 8</td>
<td>0 – 4</td>
<td>0.1</td>
</tr>
<tr>
<td>Weaner</td>
<td>8 – 25</td>
<td>4 – 10</td>
<td>0.5</td>
</tr>
<tr>
<td>Grower</td>
<td>24 – 55</td>
<td>10 – 16</td>
<td>1.0</td>
</tr>
<tr>
<td>Finisher</td>
<td>55 – 100</td>
<td>16 – 24</td>
<td>1.6</td>
</tr>
</tbody>
</table>
### Pig Class

<table>
<thead>
<tr>
<th>Pig Class</th>
<th>Mass Range (kg)</th>
<th>Age Range (weeks)</th>
<th>SPU Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Finisher</td>
<td>100 – 130</td>
<td>24 -30</td>
<td>1.8</td>
</tr>
</tbody>
</table>

Note: Adapted from the National Environmental Guidelines for Piggeries 2010

---

**Decision guidelines**

Before deciding on an application to use land or construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The purpose of the relevant zone.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The need to protect amenity of existing uses on adjoining land.
- The impact of the use of the land on the surrounding area, including from the emission of noise, light, vibration, odour, dust, or waste products.
- The impact of the proposal on any wetlands, waterways or water bodies.
- The likely environmental impact on the natural physical features and biodiversity of the land, including consideration of any Nutrient Management Plan submitted with the application.
- Whether the development will support and enhance agricultural production.
- The requirements of the *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (June 2018).
RESIDENTIAL AGED CARE FACILITY

Purpose
To facilitate the development of well-designed residential aged care facilities to meet existing and future needs.
To recognise that residential aged care facilities have a different scale and built form to the surrounding neighbourhood.
To ensure residential aged care facilities do not unreasonably impact on the amenity of adjoining dwellings.

Application
This clause applies to an application to construct a building or construct or carry out works for a residential aged care facility in the General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Application requirements
An application must be accompanied by:
- A site and context description.
- A design response.
- A landscape plan.

Site and context description
The site and context description may use a site plan, photographs or other techniques and must include:
- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on adjacent properties, including the location and height of walls built to the boundary of the site.
- The use of adjacent buildings and land.
- The location of secluded private open space and habitable room windows of adjacent properties which have an outlook to the site within 9 metres.
- Solar access to the site and to adjacent properties.
- Any contaminated soils and filled areas, where known.
- Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Design response
The design response must explain how the proposed design:
- Responds to the site and context description.
- Meets the requirements of this clause.
Landscape plan

The landscape plan must include:

- Landscaping of communal open space for the enjoyment of residents and staff.
- Landscaping along the boundaries of the site.
- On-site management of run-off from paved areas.
- Retaining significant trees where possible.

Development requirements

Operation

If there is any inconsistency between a requirement in this clause and a requirement in another provision of this planning scheme, this clause prevails.

Building height

In the Neighbourhood Residential Zone, General Residential Zone and Township Zone the maximum building height must not exceed 16 metres.

In the Mixed Use Zone and Residential Growth Zone the maximum building height should not exceed 16 metres.

Street setback

Walls of buildings should be set back from streets the distance specified in the table:

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from a side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td>
<td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. This does not include a porte cochère.</td>
<td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting</td>
</tr>
<tr>
<td>Development context</td>
<td>Minimum setback from front street (metres)</td>
<td>Minimum setback from a side street (metres)</td>
</tr>
<tr>
<td>--------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>allotment facing the side street or 4 metres, whichever is the lesser.</td>
</tr>
<tr>
<td></td>
<td>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td>
<td></td>
</tr>
</tbody>
</table>

**Side and rear setbacks**

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries by 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Screens, sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.
**Walls on boundaries**

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports; whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

**Daylight to existing windows**

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.
Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

**North-facing windows**

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
**Overshadowing open space**

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

**Overshadowing solar energy systems**

Buildings should be sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

**Overlooking**

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.2 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.2 metres above floor level.
- Have permanently fixed external screens to at least 1.2 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.2 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:
- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

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### Noise impacts

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

### Daylight to new windows

A window in a habitable room should be located to face:
- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

### Site coverage

The site area covered by buildings should not exceed 80 percent.

### Access

Access ways should be designed to:
- Provide direct access to on-site designated areas for car and bicycle parking.
- Provide direct access to the building for emergency vehicles.
- Provide access for service and delivery vehicles to on-site loading bays and storage areas.
- Ensure vehicles can enter and exit a development in a forward direction.
• Provide a carriageway width of at least 5.5 metres and an internal radius of at least 4 metres at a change of direction.

• The number and location of access points from streets to the site and the design of crossovers must be to the requirements of the relevant road authority.

• Shared access ways or car parks should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced by 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the access way.

**Building entry**

The main pedestrian entry to a building should:

• Have convenient access from a street.

• Be sheltered from the weather.

• Have convenient access from on-site car parking.

• Have a designated vehicle standing area suitable for use by a community bus and a disabled parking area should be provided in an area that is convenient for the drop-off and pick-up of residents.

**Communal open space**

Accessible and useable communal open space should be provided for residents and staff.

**Front fence**

A front fence within 3 metres of a street should not exceed:

• 2 metres in height in streets in a Road Category 1; and

• 1.5 metres in height on all other streets.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

• The Municipal Planning Strategy and the Planning Policy Framework.

• How the proposed development responds to the site and context description.

• Where the requirements of this clause are not met, the impact on the amenity of the adjoining dwellings.

• The proposed amenity for future residents of the residential aged care facility.

• The effect of overshadowing on an appropriately located existing rooftop solar energy system on an adjoining lot.
STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Application

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works, other than the following applications:

- An application under a provision of the Farming Zone, Green Wedge Zone, Green Wedge A Zone, Low Density Residential Zone, Public Conservation and Resource Zone, Road Zone, Rural Activity Zone, Rural Conservation Zone, Rural Living Zone, Urban Floodway Zone or Urban Growth Zone.
- A VicSmart application.
- An application to subdivide land in a residential zone for residential purposes.
- An application to construct or extend a dwelling, fence or residential building in a residential zone.
- An application for development associated with the use of land for agriculture or earth and energy resources industry.
- An application to construct a building or construct or carry out works associated with one dwelling on a lot.
- An application to alter, extend or make structural changes to an existing building provided the gross floor area of the building is not increased by more than 50 square metres.
- An application to construct a building with a gross floor area not exceeding 50 square metres.
- An application to construct or carry out works with an area not exceeding 50 square metres.
- An application to subdivide land into lots each containing an existing building or car parking space.
- An application to construct a building or to construct or carry out works on a lot if all of the following requirements are met:
  - The lot was created in accordance with a permit granted under this planning scheme.
  - The application for that permit was assessed against the requirements of this clause.
- An application for land affected by a development plan or incorporated plan that was approved or incorporated in this planning scheme before the approval date of Amendment VC154.
- An application lodged before the approval date of Amendment VC154.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC154.

Operation

The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.
- **Standards.** A standard contains the requirements to meet the objective.
A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative solution meets the objective, the alternative solution may be considered.

53.18-3

Requirements

An application to subdivide land:

- Must meet all of the objectives of Clauses 53.18-4 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-4 and 53.18-6.

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

53.18-4

Stormwater management objectives for subdivision

To minimise damage to properties and inconvenience to the public from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Standard W1

The stormwater management system should be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.
For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria \( da \, V_{ave} < 0.35 \, m^2/s \) (where, \( da \) = average depth in metres and \( V_{ave} \) = average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

**Stormwater management objectives for buildings and works**

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.

**Standard W2**

The stormwater management system should be designed to:

- Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

**Site management objectives**

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.
**Standard W3**

An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.
NON-GOVERNMENT SCHOOLS

Purpose
To facilitate new non-government schools.
To facilitate upgrades and extensions to existing non-government schools.

Application
This clause applies to an application under any provision of this scheme for any of the following provided that the proposed use or development is funded, or partly funded, by the Victorian Government's Non-Government Schools Capital Fund:

- Use or development of land for a new primary school or secondary school.
- Construction of a building on land used for a primary school or secondary school provided the combined gross floor area of all new buildings is 5,000 square metres or greater.
- Construction of additional classrooms on land used for a primary school or secondary school.
- An increase of the permitted number of students associated with additional classrooms on land used for a primary school or secondary school.
- Removal or replacement of non-conforming or non-compliant building products on land used for a primary school or secondary school.

This clause does not apply to an application lodged before the approval date of Amendment VC165.

Exemption from notice and review
An application to which Clause 53.19 applies is exempt from the notice requirements of section 52(1)(a), (b), (c) and (d), the decision requirements of section 64(1), (2), and (3), and the review rights of section 82(1) of the Act.
ONE DWELLING ON A LOT

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
To encourage residential development that provides reasonable standards of amenity for existing and new residents.
To encourage residential development that is responsive to the site and the neighbourhood.

Application
These provisions apply to an application to construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of:
- A Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.
- A Neighbourhood Character Overlay if the land is in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

Operation
The provisions of this clause contain:
- Objectives. An objective describes the desired outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the objective. A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements
A development:
- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.
If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.
If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.
NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

Neighbourhood and site description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the neighbourhood:
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural and roof styles.
  - Any other notable features or characteristics of the neighbourhood.

- In relation to the site:
  - Site shape, size, orientation and easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
  - The use of surrounding buildings.
  - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
  - Solar access to the site and to surrounding properties.
  - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
  - Any contaminated soils and filled areas, where known.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 54.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

Design response

The design response must explain how the proposed design:
- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 54.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
NEIGHBOURHOOD CHARACTER

Neighbourhood character objective
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that the design responds to the features of the site and the surrounding area.

Standard A1
The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

Integration with the street objective
To integrate the layout of development with the street.

Standard A2
Dwellings should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
SITE LAYOUT AND BUILDING MASSING

Street setback objective
To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard A3
Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table A1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table A1 Street setback

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (Metres)</th>
<th>Minimum setback from a side street (Metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td>
<td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>The same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.
**Building height objective**

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

**Standard A4**

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

**Site coverage objective**

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

**Standard A5**

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.

**Permeability objectives**

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.
Standard A6
The site area covered by pervious surfaces should be at least:
- The minimum area specified in a schedule to the zone; or
- If no minimum area is specified in a schedule to the zone, 20 per cent of the site.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.

Energy efficiency protection objectives
To achieve and protect energy efficient dwellings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

Standard A7
Buildings should be:
- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the dwelling, if practicable.
Dwellings should be designed so that solar access to north-facing windows is maximised.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.
- The availability of solar access to north-facing windows on the site.
**Significant trees objectives**

To encourage development that respects the landscape character of the neighbourhood.

To encourage the retention of significant trees on the site.

**Standard A8**

Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The health of any trees that were removed or are proposed to be removed.
- Whether a tree was removed to gain a development advantage.
AMENITY IMPACTS

Side and rear setbacks objective
To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A10
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or

- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram A1 Side and rear setbacks

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

**Walls on boundaries objective**

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

**Standard A11**

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:

- For a length more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The visual impact of the building when viewed from adjoining properties.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.
Daylight to existing windows objective
To allow adequate daylight into existing habitable room windows.

Standard A12
Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram A2 Daylight to existing windows

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

North-facing windows objective
To allow adequate solar access to existing north-facing habitable room windows.

Standard A13
If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
Diagram A3 North-facing windows

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

Overshadowing open space objective
To ensure buildings do not unreasonably overshadow existing secluded private open space.

Standard A14
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight is available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the secluded private open space.

**Overlooking objective**
To limit views into existing secluded private open space and habitable room windows.

**Standard A15**
A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- Have sill heights of at least 1.7 metres above floor level, or
- Have obscure glazing in any part of the window below 1.7 metres above floor level, or
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:
- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

**Diagram A4 Overlooking open space**

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.
- The internal daylight to and amenity of the proposed dwelling.
ON-SITE AMENITY AND FACILITIES

Daylight to new windows objective
To allow adequate daylight into new habitable room windows.

Standard A16
A window in a habitable room should be located to face:
- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

Private open space objective
To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard A17
A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.
If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public open space.
- The orientation of the lot to the street and the sun.

Solar access to open space objective
To allow solar access into the secluded private open space of a new dwelling.

Standard A18
The private open space should be located on the north side of the dwelling, if practicable.
The southern boundary of secluded private open space should be set back from any wall on the north of the space at least \((2 + 0.9h)\) metres, where ‘h’ is the height of the wall.
Diagram A5 Solar access to open space

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.
**DETAILED DESIGN**

**Design detail objective**
To encourage design detail that respects the existing or preferred neighbourhood character.

**Standard A19**
The design of buildings, including:
- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,

should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

**Front fences objective**
To encourage front fence design that respects the existing or preferred neighbourhood character.

**Standard A20**
The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:
- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.

**Table A2 Maximum front fence height**

<table>
<thead>
<tr>
<th>Street context</th>
<th>Maximum front fence height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets in a Road Zone, Category 1</td>
<td>2 metres</td>
</tr>
<tr>
<td>Other streets</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.
TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
To encourage residential development that provides reasonable standards of amenity for existing and new residents.
To encourage residential development that is responsive to the site and the neighbourhood.

Application
Provisions in this clause apply to an application to:
- Construct a dwelling if there is at least one dwelling existing on the lot,
- Construct two or more dwellings on a lot,
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building,
in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

<table>
<thead>
<tr>
<th>Application type</th>
<th>Applicable clauses</th>
</tr>
</thead>
<tbody>
<tr>
<td>To construct or extend a dwelling (other than a dwelling in or forming part of an apartment development), or to construct or extend a residential building.</td>
<td>All of Clause 55 except Clause 55.07-1 to 55.07-15 (inclusive).</td>
</tr>
<tr>
<td>To construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development.</td>
<td>All of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.</td>
</tr>
</tbody>
</table>

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storeys, excluding a basement.

Operation
The provisions of this clause contain:
- Objectives. An objective describes the desired outcome to be achieved in the completed development.
- Standards. A standard contains the requirements to meet the objective.
  A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.
- Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements
A development:
Must meet all of the objectives of this clause that apply to the application.

Should meet all of the standards of this clause that apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.

- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

**Transitional provisions**

Clause 55.03-4 of this planning scheme, as in force immediately before the approval date of Amendment VC154, continues to apply to:

- An application for a planning permit lodged before that date.

- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.
NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

Neighbourhood and site description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the neighbourhood:
  - The pattern of development of the neighbourhood.
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural and roof styles.
  - Any other notable features or characteristics of the neighbourhood.

- In relation to the site:
  - Site shape, size, orientation and easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
  - The use of surrounding buildings.
  - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
  - Solar access to the site and to surrounding properties.
  - Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.
  - Any contaminated soils and filled areas, where known.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - The location of local shops, public transport services and public open spaces within walking distance.
  - Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.
Design response

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
**NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE**

**Neighbourhood character objectives**
To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

**Standard B1**
The design response must be appropriate to the neighbourhood and the site.

The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The neighbourhood and site description.
- The design response.

**Residential policy objectives**
To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

**Standard B2**
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.

**Dwelling diversity objective**
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

**Standard B3**
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

**Infrastructure objectives**
To ensure development is provided with appropriate utility services and infrastructure.
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

**Standard B4**
Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.
- If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

**Integration with the street objective**
To integrate the layout of development with the street.

**Standard B5**
Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
SITE LAYOUT AND BUILDING MASSING

Street setback objective
To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6
Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Table B1 Street setback

<table>
<thead>
<tr>
<th>Development context</th>
<th>Minimum setback from front street (metres)</th>
<th>Minimum setback from a side street (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.</td>
<td>The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</td>
<td>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Not applicable</td>
</tr>
<tr>
<td>The site is on a corner.</td>
<td>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</td>
<td>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</td>
</tr>
<tr>
<td></td>
<td>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</td>
<td>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.

- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.

**Building height objective**

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

**Standard B7**

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

Changes of building height between existing buildings and new buildings should be graduated.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.
- The design response.
- The effect of the slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

**Site coverage objective**

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

**Standard B8**

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The existing site coverage and any constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties.
- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.
**Permeability and stormwater management objectives**

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

**Standard B9**

The site area covered by the pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.

The stormwater management system should be designed to:


- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The capacity of the site to incorporate stormwater retention and reuse.
- The existing site coverage and any constraints imposed by existing development.
- The capacity of the drainage network to accommodate additional stormwater.
- The capacity of the site to absorb run-off.
- The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

**Energy efficiency objectives**

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

**Standard B10**

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is maximised.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and slope of the lot.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.
- Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.
- The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.

Open space objective
To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

Standard B11
If any public or communal open space is provided on site, it should:

- Be substantially fronted by dwellings, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect any natural features on the site.
- Be accessible and useable.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.

Safety objective
To ensure the layout of development provides for the safety and security of residents and property.

Standard B12
Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.

Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.

Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.

Landscaping objectives
To encourage development that respects the landscape character of the neighbourhood.
To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.
To provide appropriate landscaping.
To encourage the retention of mature vegetation on the site.

**Standard B13**

The landscape layout and design should:

- Protect any predominant landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.
Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.
Development should meet any additional landscape requirements specified in a schedule to the zone.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The location and size of gardens and the predominant plant types in the neighbourhood.
- The health of any trees to be removed.
- Whether a tree was removed to gain a development advantage.

**Access objective**

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

**Standard B14**

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers should maximise the retention of on-street car parking spaces.
The number of access points to a road in a Road Zone should be minimised.
Developments must provide for access for service, emergency and delivery vehicles.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the neighbourhood character.
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

Parking location objectives
To provide convenient parking for resident and visitor vehicles.
To protect residents from vehicular noise within developments.

Standard B15
Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.
AMENITY IMPACTS

Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B17

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram B1 Side and rear setbacks

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

### Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

### Standard B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
  - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
  - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

### Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.
- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.

### Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.
Standard B19
Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

North-facing windows objective
To allow adequate solar access to existing north-facing habitable room windows.

Standard B20
If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.
Diagram B3 North-facing windows

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

Overshadowing open space objective
To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B21
Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
• Existing sunlight penetration to the secluded private open space of the existing dwelling.
• The time of day that sunlight will be available to the secluded private open space of the existing dwelling.
• The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

55.04-6

Overlooking objective
To limit views into existing secluded private open space and habitable room windows.

Standard B22
A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
• Have sill heights of at least 1.7 metres above floor level.
• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
• Permanent, fixed and durable.
• Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram B4 Overlooking open space

Decision guidelines
Before deciding on an application, the responsible authority must consider:
The design response.

The impact on the amenity of the secluded private open space or habitable room window.

The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.

The internal daylight to and amenity of the proposed dwelling or residential building.

**Internal views objective**

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

**Standard B23**

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

**Decision guideline**

Before deciding on an application, the responsible authority must consider the design response.

**Noise impacts objectives**

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

**Standard B24**

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

**Decision guideline**

Before deciding on an application, the responsible authority must consider the design response.
ON-SITE AMENITY AND FACILITIES

Accessibility objective
To encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard B25
The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

Dwelling entry objective
To provide each dwelling or residential building with its own sense of identity.

Standard B26
Entries to dwellings and residential buildings should:
- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

Daylight to new windows objective
To allow adequate daylight into new habitable room windows.

Standard B27
A window in a habitable room should be located to face:
- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- Whether there are other windows in the habitable room which have access to daylight.

Private open space objective
To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28
A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:
- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or

A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability of the private open space, including its size and accessibility.
- The availability of and access to public or communal open space.
- The orientation of the lot to the street and the sun.

**Solar access to open space objective**

To allow solar access into the secluded private open space of new dwellings and residential buildings.

**Standard B29**

The private open space should be located on the north side of the dwelling or residential building, if appropriate.

The southern boundary of secluded private open space should be set back from any wall on the north of the space at least \((2 + 0.9h)\) metres, where ‘h’ is the height of the wall.

**Diagram B5 Solar access to open space**

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the secluded private open space based on the sunlight it will receive.

**Storage objective**

To provide adequate storage facilities for each dwelling.
Standard B30

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.
DETAILED DESIGN

Design detail objective
To encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31
The design of buildings, including:
- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandahs, eaves and parapets,
should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.
- Whether the design is innovative and of a high architectural standard.

Front fences objective
To encourage front fence design that respects the existing or preferred neighbourhood character.

Standard B32
The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:
- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height

<table>
<thead>
<tr>
<th>Street Context</th>
<th>Maximum front fence height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Streets in a Road Zone, Category 1</td>
<td>2 metres</td>
</tr>
<tr>
<td>Other streets</td>
<td>1.5 metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

### Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

To avoid future management difficulties in areas of common ownership.

**Standard B33**

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

### Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

**Standard B34**

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bin and recycling enclosures should be located for convenient access by residents.

Mailboxes should be provided and located for convenient access as required by Australia Post.

**Decision guideline**

Before deciding on an application, the responsible authority must consider the design response.
APARTMENT DEVELOPMENTS

Purpose
Clause 55.07 sets out requirements for an apartment development.

Energy efficiency objectives
To achieve and protect energy efficient dwellings and buildings.
To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.
To ensure dwellings achieve adequate thermal efficiency.

Standard B35
Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified Table B4 in should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table B4 Cooling load

<table>
<thead>
<tr>
<th>NatHERS climate zone</th>
<th>NatHERS maximum cooling load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Climate zone 21 Melbourne</td>
<td>30</td>
</tr>
<tr>
<td>Climate zone 22 East Sale</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 27 Mildura</td>
<td>69</td>
</tr>
<tr>
<td>Climate zone 60 Tullamarine</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 62 Moorabbin</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 63 Warmambool</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 64 Cape Otway</td>
<td>19</td>
</tr>
<tr>
<td>Climate zone 66 Ballarat</td>
<td>23</td>
</tr>
</tbody>
</table>

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
• The size, orientation and layout of the site.
• The existing amount of solar access to abutting properties.
• The availability of solar access to north-facing windows on the site.
• The annual cooling load for each dwelling.
• The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.
• Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.
• The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.

Communal open space objective
To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

Standard B36
Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.

Communal open space should:
• Be located to:
  - Provide passive surveillance opportunities, where appropriate.
  - Provide outlook for as many dwellings as practicable.
  - Avoid overlooking into habitable rooms and private open space of new dwellings.
  - Minimise noise impacts to new and existing dwellings.
• Be designed to protect any natural features on the site.
• Maximise landscaping opportunities.
• Be accessible, useable and capable of efficient management.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
• Any relevant urban design objective, policy or statement set out in this scheme.
• The design response.
• The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
• The availability of and access to public open space.

Solar access to communal outdoor open space objective
To allow solar access into communal outdoor open space.

Standard B37
The communal outdoor open space should be located on the north side of a building, if appropriate.

At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

Deep soil areas and canopy trees objective
To promote climate responsive landscape design and water management in developments to support thermal comfort and reduce the urban heat island effect.

Standard B38
The landscape layout and design should:

- Be responsive to the site context.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration.
- Maximise deep soil areas for planting of canopy trees.
- Integrate planting and water management.

Developments should provide the deep soil areas and canopy trees specified in Table B5.

If the development cannot provide the deep soil areas and canopy trees specified in Table B5, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.

Table B5 Deep soil areas and canopy trees

<table>
<thead>
<tr>
<th>Site area</th>
<th>Deep soil areas</th>
<th>Minimum tree provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 - 1000 square metres</td>
<td>5% of site area</td>
<td>1 small tree (6-8 metres) per 30 square metres of deep soil</td>
</tr>
<tr>
<td></td>
<td>(minimum dimension of 3 metres)</td>
<td></td>
</tr>
<tr>
<td>1001 - 1500 square metres</td>
<td>7.5% of site area</td>
<td>1 medium tree (8-12 metres) per 50 square metres of deep soil or</td>
</tr>
<tr>
<td></td>
<td>(minimum dimension of 3 metres)</td>
<td>1 large tree per 90 square metres of deep soil</td>
</tr>
<tr>
<td>1501 - 2500 square metres</td>
<td>10% of site area</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or</td>
</tr>
<tr>
<td></td>
<td>(minimum dimension of 6 metres)</td>
<td>2 medium trees per 90 square metres of deep soil</td>
</tr>
<tr>
<td>&gt;2500 square metres</td>
<td>15% of site area</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or</td>
</tr>
<tr>
<td></td>
<td>(minimum dimension of 6 metres)</td>
<td>2 medium trees per 90 square metres of deep soil</td>
</tr>
</tbody>
</table>

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within a development.
- The soil type and drainage patterns of the site.

Integrated water and stormwater management objectives
To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.

To facilitate stormwater collection, utilisation and infiltration within the development.

To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard B39
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.

Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.

The stormwater management system should be:

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.
- The design response.
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
- The capacity of the drainage network to accommodate additional stormwater.
- Whether the stormwater treatment areas can be effectively maintained.
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.

Noise impacts objectives
To contain noise sources in developments that may affect existing dwellings.

To protect residents from external and internal noise sources.
Standard B40

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site. Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table B6 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table B6 Noise influence area

<table>
<thead>
<tr>
<th>Noise source</th>
<th>Noise influence area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone interface</strong></td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>300 metres from the Industrial 1, 2 and 3 zone boundary</td>
</tr>
<tr>
<td><strong>Roads</strong></td>
<td></td>
</tr>
<tr>
<td>Freeways, tollways and other roads carrying 40,000 Annual Average Daily Traffic Volume</td>
<td>300 metres from the nearest trafficable lane</td>
</tr>
<tr>
<td><strong>Railways</strong></td>
<td></td>
</tr>
<tr>
<td>Railway servicing passengers in Victoria</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight outside Metropolitan Melbourne</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight in Metropolitan Melbourne</td>
<td>135 metres from the centre of the nearest track</td>
</tr>
</tbody>
</table>

Note: The noise influence area should be measured from the closest part of the building to the noise source.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified specialist submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.
- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
Accessibility objective

To ensure the design of dwellings meets the needs of people with limited mobility.

Standard B41

At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B7.

Table B7 Bathroom design

<table>
<thead>
<tr>
<th></th>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Door opening</strong></td>
<td>A clear 850mm wide door opening.</td>
<td>A clear 820mm wide door opening located opposite the shower.</td>
</tr>
<tr>
<td><strong>Door design</strong></td>
<td>Either:</td>
<td>Either:</td>
</tr>
<tr>
<td></td>
<td>- A slide door, or</td>
<td>- A slide door, or</td>
</tr>
<tr>
<td></td>
<td>- A door that opens outwards, or</td>
<td>- A door that opens outwards, or</td>
</tr>
<tr>
<td></td>
<td>- A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
<td>- A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
</tr>
<tr>
<td><strong>Circulation area</strong></td>
<td>A clear circulation area that is:</td>
<td>A clear circulation area that is:</td>
</tr>
<tr>
<td></td>
<td>- A minimum area of 1.2 metres by 1.2 metres.</td>
<td>- A minimum width of 1 metre.</td>
</tr>
<tr>
<td></td>
<td>- Located in front of the shower and the toilet.</td>
<td>- The full length of the bathroom and a minimum length of 2.7 metres.</td>
</tr>
<tr>
<td></td>
<td>- Clear of the toilet, basin and the door swing.</td>
<td>- Clear of the toilet and basin.</td>
</tr>
<tr>
<td></td>
<td>The circulation area for the toilet and shower can overlap.</td>
<td>The circulation area can include a shower area.</td>
</tr>
<tr>
<td><strong>Path to circulation area</strong></td>
<td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td><strong>Shower</strong></td>
<td>A hobless (step-free) shower.</td>
<td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td>
</tr>
<tr>
<td><strong>Toilet</strong></td>
<td>A toilet located in the corner of the room.</td>
<td>A toilet located closest to the door opening and clear of the circulation area.</td>
</tr>
</tbody>
</table>

Building entry and circulation objectives

To provide each dwelling and building with its own sense of identity.

To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.

To ensure internal communal areas provide adequate access to daylight and natural ventilation.

Standard B42

Entries to dwellings and buildings should:
• Be visible and easily identifiable.
• Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:
• Clearly distinguish entrances to residential and non-residential areas.
• Provide windows to building entrances and lift areas.
• Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
• Provide common areas and corridors that:
  - Include at least one source of natural light and natural ventilation.
  - Avoid obstruction from building services.
  - Maintain clear sight lines.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
• The design response.
• The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

---

**Private open space above ground floor objective**
To provide adequate private open space for the reasonable recreation and service needs of residents.

**Standard B43**
A dwelling should have private open space consisting of:
• An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
• A balcony with an area and dimensions specified in Table B8 and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

**Table B8 Balcony size**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area</th>
<th>Minimum dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 bedroom dwelling</td>
<td>8 square metres</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>8 square metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>12 square metres</td>
<td>2.4 metres</td>
</tr>
</tbody>
</table>

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:
• The design response.
• The useability and functionality of the private open space, including its size and accessibility.
• The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.
• The availability of and access to public or communal open space.
**Storage objective**

To provide adequate storage facilities for each dwelling.

**Standard B44**

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table B9.

**Table B9 Storage**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Total minimum storage volume</th>
<th>Minimum storage volume within the dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>8 cubic metres</td>
<td>5 cubic metres</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>10 cubic metres</td>
<td>6 cubic metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>14 cubic metres</td>
<td>9 cubic metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>18 cubic metres</td>
<td>12 cubic metres</td>
</tr>
</tbody>
</table>

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

**Waste and recycling objectives**

To ensure dwellings are designed to encourage waste recycling.

To ensure that waste and recycling facilities are accessible, adequate and attractive.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

**Standard B45**

Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  - Adequate in size, durable, waterproof and blend in with the development.
  - Adequately ventilated.
  - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.

- Adequate facilities for bin washing. These areas should be adequately ventilated.

- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.

- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.

- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.
Waste and recycling management facilities should be design and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- Any relevant waste and recycling objective, policy or statement set out in this scheme.

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### Functional layout objective

To ensure dwellings provide functional areas that meet the needs of residents.

**Standard B46**

Bedrooms should:

- Meet the minimum internal room dimensions specified in Table B10.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

**Table B10 Bedroom dimensions**

<table>
<thead>
<tr>
<th>Bedroom type</th>
<th>Minimum width</th>
<th>Minimum depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main bedroom</td>
<td>3 metres</td>
<td>3.4 metres</td>
</tr>
<tr>
<td>All other bedrooms</td>
<td>3 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table B11.

**Table B11 Living area dimensions**

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum width</th>
<th>Minimum area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio and 1 bedroom dwelling</td>
<td>3.3 metres</td>
<td>10 sqm</td>
</tr>
<tr>
<td>2 or more bedroom dwelling</td>
<td>3.6 metres</td>
<td>12 sqm</td>
</tr>
</tbody>
</table>

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

---

### Room depth objective

To allow adequate daylight into single aspect habitable rooms.

**Standard B47**

Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:
The room combines the living area, dining area and kitchen.

The kitchen is located furthest from the window.

The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

---

**Windows objective**

To allow adequate daylight into new habitable room windows.

**Standard B48**

Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

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**Natural ventilation objectives**

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

**Standard B49**

The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
• Ventilation openings with approximately the same area.
The breeze path is measured between the ventilation openings on different orientations of the dwelling.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

• The design response.

• The size, orientation, slope and wind exposure of the site.

• The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.

• Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
RESIDENTIAL SUBDIVISION

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To create liveable and sustainable neighbourhoods and urban places with character and identity.
To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- Metropolitan Melbourne growth areas.
- Infill sites within established residential areas.
- Regional cities and towns.

To ensure residential subdivision design appropriately provides for:

- Policy implementation.
- Liveable and sustainable communities.
- Residential lot design.
- Urban landscape.
- Access and mobility management.
- Integrated water management.
- Site management.
- Utilities.

Application
These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.

These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.

Operation
The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed subdivision.

- **Standards.** A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

Requirement
An application to subdivide land:

- Must be accompanied by a site and context description and a design response.

- Must meet all of the objectives included in the clauses specified in the zone.

- Should meet all of the standards included in the clauses specified in the zone.
Certification of standards

A subdivision may be certified by a person authorised by the Minister for Planning as meeting the requirements of a standard in this clause.

A standard that is certified as met is deemed to have met the objective of that standard.
Subdivision site and context description

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the site:
  - Site shape, size, dimensions and orientation.
  - Levels and contours of the site.
  - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
  - The siting and use of existing buildings and structures.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Access points.
  - Location of drainage and other utilities.
  - Easements.
  - Any identified natural or cultural features of the site.
  - Significant views to and from the site.
  - Noise and odour sources or other external influences.
  - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.
  - Any other notable features or characteristics of the site.
  - Adjacent uses.
  - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.

- An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:
  - The pattern of subdivision.
  - Existing land uses.
  - The location and use of existing buildings on adjacent land.
  - Abutting street and path widths, materials and detailing.
  - The location and type of significant vegetation.

- An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:
  - Location, distance and type of any nearby public open space and recreational facilities.
  - Direction and distances to local shops and community facilities.
  - Directions and walking distances to public transport routes and stops.
  - Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.
- Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.
- Local street network including potential connections to adjacent subdivisions.
- Traffic volumes and movements on adjacent roads and streets.
- Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.
- Any places of cultural significance.
- Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
- Proximity of any fire threats.
- Pattern of ownership of adjoining lots.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Satisfactory subdivision site and context description

If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

56.01-2
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Subdivision design response

The design response must explain how the proposed design:

- Derives from and responds to the site and context description.
- Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.
- Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
- Meets the relevant objectives of Clause 56.

The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.

An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the:

- Proposed uses of each part of the site.
- Natural features of the site and identify any features proposed to be altered.
- Proposed integrated water management system.
- Proposed staging of the subdivision.
POLICY IMPLEMENTATION

Strategic implementation objective
To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.

Standard C1
An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.
LIVEABLE AND SUSTAINABLE COMMUNITIES

Compact and walkable neighbourhoods objectives
To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.
To allow easy movement through and between neighbourhoods for all people.

Standard C2
A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.
An application for subdivision must include a plan of the layout of the subdivision that:
- Meets the objectives (if relevant to the class of subdivision specified in the zone) of:
  - Clause 56.03-2 Activity centres
  - Clause 56.03-3 Planning for community facilities
  - Clause 56.04-1 Lot diversity and distribution
  - Clause 56.06-2 Walking and cycling network
  - Clause 56.06-3 Public transport network
  - Clause 56.06-4 Neighbourhood street network
- Shows the 400 metre street walking distance around each existing or proposed bus stops, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances.
- Shows the layout of the subdivision in relation to the surrounding area.
- Is designed to be accessible for people with disabilities.

Activity centre objective
To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.

Standard C3
A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme.
Subdivision should be supported by activity centres that are:
- Accessible by neighbourhood and regional walking and cycling networks.
- Served by public transport that is connected to the regional public transport network.
- Located at public transport interchange points for the convenience of passengers and easy connections between public transport services.
- Located on arterial roads or connector streets.
- Of appropriate size to accommodate a mix of uses that meet local community needs.
- Oriented to support active street frontages, support street-based community interaction and pedestrian safety.
Planning for community facilities objective
To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

Standard C4
A subdivision should:
- Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme.
- Locate community facilities on sites that are in or near activity centres and public transport.

School sites should:
- Be integrated with the neighbourhood and located near activity centres.
- Be located on walking and cycling networks.
- Have a bus stop located along the school site boundary.
- Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets.
- Adjoin the public open space network and community sporting and other recreation facilities.
- Be integrated with community facilities.
- Be located on land that is not affected by physical, environmental or other constraints.
Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.
Primary schools should be located on connector streets and not on arterial roads.
New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.

Built environment objective
To create urban places with identity and character.

Standard C5
The built environment should:
- Implement any relevant urban design strategy, plan or policy for the area set out in this scheme.
- Provide living and working environments that are functional, safe and attractive.
- Provide an integrated layout, built form and urban landscape.
- Contribute to a sense of place and cultural identity.
An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.

Neighbourhood character objective
To design subdivisions that respond to neighbourhood character.

Standard C6
Subdivision should:
- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.

- Respond to and integrate with the surrounding urban environment.

- Protect significant vegetation and site features.
LOT DESIGN

Lot diversity and distribution objectives
To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.
To provide higher housing densities within walking distance of activity centres.
To achieve increased housing densities in designated growth areas.
To provide a range of lot sizes to suit a variety of dwelling and household types.

Standard C7
A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.
Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.
A range and mix of lot sizes should be provided including lots suitable for the development of:
- Single dwellings.
- Two dwellings or more.
- Higher density housing.
- Residential buildings and Retirement villages.

Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

Lot area and building envelopes objective
To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8
An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:
- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Lots of between 300 square metres and 500 square metres should:
- Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
- If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
- Existing or proposed easements on lots.
- Significant vegetation and site features.

**Solar orientation of lots objective**

To provide good solar orientation of lots and solar access for future dwellings.

**Standard C9**

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

**Street orientation objective**

To provide a lot layout that contributes to community social interaction, personal safety and property security.
Standard C10

Subdivision should increase visibility and surveillance by:

- Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.
- Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.
- Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.
- Providing roads and streets along public open space boundaries.

Common area objectives

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision of common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

Standard C11

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.
URBAN LANDSCAPE

Integrated urban landscape objectives

To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation.

Standard C12

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

The landscape design should:

- Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.

- Create attractive landscapes that visually emphasise streets and public open spaces.

- Respond to the site and context description for the site and surrounding area.

- Maintain significant vegetation where possible within an urban context.

- Take account of the physical features of the land including landform, soil and climate.

- Protect and enhance any significant natural and cultural features.

- Protect and link areas of significant local habitat where appropriate.

- Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.

- Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.

- Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.

- Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.

- Provide for walking and cycling networks that link with community facilities.

- Provide appropriate pathways, signage, fencing, public lighting and street furniture.

- Create low maintenance, durable landscapes that are capable of a long life.

- The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.

Public open space provision objectives

To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space.

To provide a network of public open space that caters for a broad range of users.

To encourage healthy and active communities.
To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network.

To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods.

**Standard C13**

The provision of public open space should:

- Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme.

- Provide a network of well-distributed neighbourhood public open space that includes:
  - Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences.

- Additional small local parks or public squares in activity centres and higher density residential areas.

- Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is:
  - Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space
  - Sufficient to incorporate two football/cricket ovals
  - Appropriate for the intended use in terms of quality and orientation
  - Located on flat land (which can be cost effectively graded)
  - Located with access to, or making provision for, a recycled or sustainable water supply
  - Adjoin schools and other community facilities where practical
  - Designed to achieve sharing of space between sports.

- Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings.

Public open space should:

- Be provided along foreshores, streams and permanent water bodies.

- Be linked to existing or proposed future public open spaces where appropriate.

- Be integrated with floodways and encumbered land that is accessible for public recreation.

- Be suitable for the intended use.

- Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences.

- Maximise passive surveillance.

- Be integrated with urban water management systems, waterways and other water bodies.

- Incorporate natural and cultural features where appropriate.
ACCESS AND MOBILITY MANAGEMENT

Integrated mobility objectives

To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne.

To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner.

To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.

Standard C14

An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of:

- Clause 56.06-2 Walking and cycling network.
- Clause 56.06-3 Public transport network.
- Clause 56.06-4 Neighbourhood street network.

Walking and cycling network objectives

To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.

To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.

To reduce car use, greenhouse gas emissions and air pollution.

Standard C15

The walking and cycling network should be designed to:

- Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.
- Link to any existing pedestrian and cycling networks.
- Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.
- Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.
- Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.
- Ensure safe street and road crossings including the provision of traffic controls where required.
- Provide an appropriate level of priority for pedestrians and cyclists.
- Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.
- Be accessible to people with disabilities.

Public transport network objectives

To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system.
To encourage maximum use of public transport.

**Standard C16**

The public transport network should be designed to:

- Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.
- Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority.
- Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne.
- Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide:
  - Safe and direct movement between activity centres without complicated turning manoeuvres.
  - Direct travel between neighbourhoods and neighbourhood activity centres.
  - A short and safe walk to a public transport stop from most dwellings.

**Neighbourhood street network objective**

To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

**Standard C17**

The neighbourhood street network must:

- Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.
- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Roads Corporation’s arterial road access management policies.
- Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
• Indicate the appropriate street type.
• Provide a speed environment that is appropriate to the street type.
• Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
• Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
• Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
• Minimise the provision of culs-de-sac.
• Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
• Facilitate solar orientation of lots.
• Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
• Contribute to the area’s character and identity.
• Take account of any identified significant features.

Walking and cycling network detail objectives

To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.

To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

• Be part of a comprehensive design of the road or street reservation.
• Be continuous and connect.
• Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.
• Accommodate projected user volumes and mix.
• Meet the requirements of Table C1.
• Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.
• Provide appropriate signage.
• Be constructed to allow access to lots without damage to the footpath or shared path surfaces.
• Be constructed with a durable, non-skid surface.
• Be of a quality and durability to ensure:
  • Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
  • Discharge of urban run-off.
  • Preservation of all-weather access.
  • Maintenance of a reasonable, comfortable riding quality.
  • A minimum 20 year life span.
Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

**Public transport network detail objectives**

To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.

To provide public transport stops that are accessible to people with disabilities.

**Standard C19**

Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority.

Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers.

The design of public transport stops should not impede the movement of pedestrians.

Bus and tram stops should have:

- Surveillance from streets and adjacent lots.
- Safe street crossing conditions for pedestrians and cyclists.
- Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority.
- Continuous hard pavement from the footpath to the kerb.
- Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage.
- Appropriate signage.

Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.

**Neighbourhood street network detail objective**

To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

**Standard C20**

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.
- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.
- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
  - Enable the carriage of vehicles.
  - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
  - Safe passage of pedestrians, cyclists and vehicles.
  - Discharge of urban run-off.
  - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
  - Perform the required integrated water management functions.
  - Delineate the edge of the carriageway for all street users.
  - Provide efficient and comfortable access to abutting lots at appropriate locations.
  - Contribute to streetscape design.
- Provide for the safe and efficient collection of waste and recycling materials from lots.
- Be accessible to people with disabilities.
- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.

A street detail plan should be prepared that shows, as appropriate:
- The street hierarchy and typical cross-sections for all street types.
- Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.
- Water sensitive urban design features.
- Location and species of proposed street trees and other vegetation.
- Location of existing vegetation to be retained and proposed treatment to ensure its health.
- Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.
Lot access objective

To provide for safe vehicle access between roads and lots.

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

Table C1 Design of roads and neighbourhood streets

Access Lane

A side or rear lane principally providing access to parking on lots with another street frontage.

<table>
<thead>
<tr>
<th>Traffic volume 1</th>
<th>300vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed 2</td>
<td>10kph</td>
</tr>
<tr>
<td>Carriageway width 3 &amp; parking provision within street reservation</td>
<td>5.5m 6 wide with no parking spaces to be provided. Appropriately signed.</td>
</tr>
<tr>
<td>Verge width 4</td>
<td>No verge required.</td>
</tr>
<tr>
<td>Kerbing 5</td>
<td>None</td>
</tr>
</tbody>
</table>

Footpath provision

None

Carriageway designed as a shared zone and appropriately signed.

Cycle path provision

None

Access Place

A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

<table>
<thead>
<tr>
<th>Traffic volume 1</th>
<th>300vpd to1000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed 2</td>
<td>15kph</td>
</tr>
<tr>
<td>Carriageway width 3 &amp; parking provision within street reservation</td>
<td>5.5m wide with 1 hard standing verge parking space per 2 lots. or 5.5m wide with parking on carriageway - one side. Appropriately signed.</td>
</tr>
<tr>
<td>Verge width 4</td>
<td>7.5m minimum total width. For services provide a minimum of 3.5m on one side and a minimum of 2.5m on the other.</td>
</tr>
</tbody>
</table>
### Access Street - Level 1
A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

<table>
<thead>
<tr>
<th>Traffic volume(^1)</th>
<th>1000vpd to 2000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed(^2)</td>
<td>30kph</td>
</tr>
<tr>
<td>Carriageway width(^3)&amp; parking provision within street reservation</td>
<td>5.5m wide with 1 hard standing verge parking space per 2 lots.</td>
</tr>
<tr>
<td>Verge width(^4)</td>
<td>4m minimum each side</td>
</tr>
<tr>
<td>Kerbing(^5)</td>
<td>Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.</td>
</tr>
<tr>
<td>Footpath provision</td>
<td>1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre. Be offset a minimum distance of 1m from the kerb.</td>
</tr>
<tr>
<td>Cycle path provision</td>
<td>Carriageway designed as a shared zone and appropriately signed.</td>
</tr>
</tbody>
</table>

### Access Street - Level 2
A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

<table>
<thead>
<tr>
<th>Traffic volume(^1)</th>
<th>2000vpd to 3000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed(^2)</td>
<td>40kph</td>
</tr>
<tr>
<td>Carriageway width(^3)&amp; parking provision within street reservation</td>
<td>7m-7.5m wide with parking on both sides of carriageway</td>
</tr>
<tr>
<td>Verge width(^4)</td>
<td>4.5m minimum each side</td>
</tr>
<tr>
<td>Kerbing(^5)</td>
<td>Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.</td>
</tr>
<tr>
<td>Footpath provision</td>
<td>1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre.</td>
</tr>
</tbody>
</table>
**Cycle path provision**  
Carriageway designed as a shared zone and appropriately signed.

---

**Connector Street - Level 1**

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>3000 vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>50 kph² reduced to 40 kph at schools and 20 kph at pedestrian and cycle crossing points.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Carriageway width³, cycle lane provision, parking provision and bus stops within street reservation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.5m minimum lane width in each direction of travel.</td>
</tr>
<tr>
<td>4.0m minimum lane width at approaches to and departures from roundabouts and T-intersections.</td>
</tr>
<tr>
<td>For on-street cycling, increase the minimum clear carriageway in each direction by:</td>
</tr>
<tr>
<td>- 0.7m where the trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or</td>
</tr>
<tr>
<td>- 1.5m where a trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway and there is a single lane in each direction separated by a raised trafficable median of at least 2.0m in width with mountable kerbs; or</td>
</tr>
<tr>
<td>- 1.7m where a dedicated 1.7m wide bicycle lane is marked on the carriageway.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Verge width⁴</th>
<th>4.5m minimum each side.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kerbing⁵</td>
<td>Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.</td>
</tr>
<tr>
<td>Footpath provision</td>
<td>1.5m wide footpaths on both sides.</td>
</tr>
<tr>
<td></td>
<td>Footpath widened to a minimum 2.0m in the vicinity of a school, shop, public transport stop or other activity centre.</td>
</tr>
<tr>
<td></td>
<td>Footpaths offset a minimum distance of 1m from the kerb.</td>
</tr>
</tbody>
</table>

---

**Connector Street - Level 2**

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

<table>
<thead>
<tr>
<th>Traffic volume¹</th>
<th>3,000 vpd to 7,000 vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed²</td>
<td>60 kph⁵ or 50km/h reduced to 40kph at schools.</td>
</tr>
</tbody>
</table>
### Carriageway width, cycle lane provision, parking provision and bus stops within street reservation
- 3.5m minimum lane width in each direction of travel.
- 4.0m minimum lane width at approaches to and departures from roundabouts and T-intersections.
- 7.0m minimum carriageway width in each direction of travel where there are two lanes in each direction separated by a non-trafficable central medium.
- 8.0m minimum carriageway width at approaches to and departures from roundabouts and T-intersections where there are two lanes in each direction separated by an non-trafficable central medium.
- For on-street cycling, increase the minimum clear carriageway in each direction by:
  - 0.7m where the trafficable carriageway is shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or
  - 1.7m where a dedicated 1.7m wide dedicated bicycle lane is marked on the carriageway
  - 0.3m where there are two trafficable lanes in each direction separated by a non-trafficable central median and the carriageways are shared by cyclists but no dedicated bicycle lane is marked on the carriageway; or
  - 0.5m where there are two trafficable lanes in each direction separated by a non-trafficable central median and a 1.7m wide dedicated bicycle lane is marked on the carriageway.
- An additional dedicated parking lane or indented parking within the verge must be provided where street parking is required. A parking lane width of 2.3m is required where parallel parking is provided.
- Bus stops located at the kerbside, not indented within the verge.

### Verge width
- 6m minimum each side (plus central median).

### Kerbing
- Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.

### Footpath and cycle path provision
- 1.5m wide footpath on each side and 1.7m bicycle lanes on the carriageway; or
- 2.5m wide shared foot and cycle path on both sides and no dedicate bicycle lanes marked on the carriageway.
- Footpaths widened to a minimum of 2.0m in the vicinity of a school, shop, public transport stop or other activity centre.
- Footpaths or shared foot and cycle paths offset a minimum distance of 1m from the kerb.

### Arterial Road

<table>
<thead>
<tr>
<th>Traffic volume</th>
<th>Greater than 7000vpd</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target speed</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
<tr>
<td>Carriageway width &amp; parking provision within street reservation</td>
<td>Arterial road design as required by the relevant roads authority.</td>
</tr>
</tbody>
</table>
### Key to Table C1

1. Indicative maximum traffic volume for 24-hour period. These volumes depend upon location. Generation rates may vary between existing and newly developing areas.

2. Target speed is the desired speed at which motorists should travel. This is not necessarily the design speed and is not greater than the marked legal speed limit.

3. Width is measured from kerb invert to kerb invert. Widening may be required at bends to allow for wider vehicle paths using appropriate Australian Standards for on street and off-street parking but should not negate the function of bends serving as slow points.

4. Verge width includes footpaths. Additional width may be required to accommodate a bicycle path.

5. Where drainage is not required a flush pavement edge treatment can be used. Layback kerbs are preferred for safety reasons. Upright kerbs may be considered for drainage purposes or in locations where on-street parking should be clearly defined and parking within the verge is not desired.

6. Turning requirements to access and egress parking on abutting lots may require additional carriageway width. The recommended carriageway width of 5.5m will provide adequate access to a standard 3.5m wide single garage built to the property line.

7. 50kph is the default urban speed limit in Victoria.

8. Target speed must not exceed the legal speed limit.
INTEGRATED WATER MANAGEMENT

Drinking water supply objectives
To reduce the use of drinking water.
To provide an adequate, cost-effective supply of drinking water.

Standard C22
The supply of drinking water must be:
- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

Reused and recycled water objective
To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

Standard C23
Reused and recycled water supply systems must be:
- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Waste water management objective
To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

Standard C24
Waste water systems must be:
- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- Consistent with any relevant approved domestic waste water management plan.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Stormwater management objectives
To minimise damage to properties and inconvenience to residents from stormwater.
To ensure that the street operates adequately during major storm events and provides for public safety.
To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.
To encourage stormwater management that maximises the retention and reuse of stormwater.
To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
**Standard C25**

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, $d_a =$ average depth in metres and $V_{ave} =$ average velocity in metres per second).

The design of the local drainage network should:

- Ensure stormwater is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.
SITE MANAGEMENT

Site management objectives
To protect drainage infrastructure and receiving waters from sedimentation and contamination.
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

Standard C26
A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- Erosion and sediment.
- Dust.
- Run-off.
- Litter, concrete and other construction wastes.
- Chemical contamination.
- Vegetation and natural features planned for retention.

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.
**UTILITIES**

### Shared trenching objectives

To maximise the opportunities for shared trenching.

To minimise constraints on landscaping within street reserves.

**Standard C27**

Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.

### Electricity, telecommunications and gas objectives

To provide public utilities to each lot in a timely, efficient and cost effective manner.

To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

**Standard C28**

The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.

The telecommunications system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

### Fire hydrants objective

To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

**Standard C29**

Fire hydrants should be provided:

- A maximum distance of 120 metres from the rear of the each lot.
- No more than 200 metres apart.

Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

### Public lighting objective

To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.

To provide pedestrians with a sense of personal safety at night.

To contribute to reducing greenhouse gas emissions and to saving energy.
Standard C30

Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.

Public lighting should be designed in accordance with the relevant Australian Standards.

Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.
APARTMENT DEVELOPMENTS

Purpose
To implement the Municipal Planning Strategy and the Planning Policy Framework.
To encourage apartment development that provides reasonable standards of amenity for existing and new residents.
To encourage apartment development that is responsive to the site and the surrounding area.

Application
Provisions in this clause apply to an application to construct or extend an apartment development, or to construct or extend a dwelling in or forming part of an apartment development, if:

- The apartment development is five or more storeys, excluding a basement, and is in the General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone, or
- The apartment development is in the Commercial 1 Zone, Commercial 3 Zone, Special Use Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone or Activity Centre Zone.

Operation
The provisions of this clause contain:

- **Objectives.** An objective describes the desired outcome to be achieved in the completed development.

- **Standards.** A standard contains the requirements to meet the objective.
  A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

- **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements
A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

For Clause 58.04-1 (Building setback):

- If a zone or a schedule to a zone specifies a building setback requirement different from a requirement set out in Clause 58.04-1, the building setback requirement in the zone or a schedule to the zone applies.

- If the land is included in an overlay and a schedule to the overlay specifies a building setback requirement different from the requirement set out Clause 58.04-1 or a requirement set out in the zone or a schedule to the zone, the requirement for building setback in the overlay applies.
URBAN CONTEXT REPORT AND DESIGN RESPONSE

Application requirements
An application must be accompanied by:
- An urban context report.
- A design response.

Urban context report
The urban context report may use a site plan, photographs or other techniques and must include:
An accurate description of:
- Site shape, size, orientation and easements.
- Levels and contours of the site and the difference in levels between the site and surrounding properties.
- The location and height of existing buildings on the site and surrounding properties.
- The use of surrounding buildings.
- The location of private open space of surrounding properties and the location of trees, fences and other landscape elements.
- Solar access to the site and to surrounding properties.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- The location of local shops, public transport services and public open spaces within walking distance.
- Movement systems through and around the site.
- Any other notable feature or characteristic of the site.
An assessment of the characteristics of the area including:
- Any environmental features such as vegetation, topography and significant views.
- The pattern of subdivision.
- Street design and landscape.
- The pattern of development.
- Building form, scale and rhythm.
- Connection to the public realm.
- Architectural style, building details and materials.
- Off-site noise sources.
- The relevant NatHERS climate zones (as identified in Clause 58.03-1).
- Social and economic activity.
- Any other notable or cultural characteristics of the area.

Satisfactory urban context report
If the responsible authority decides that the urban context report is not satisfactory, it may require more information from the applicant under Section 54 of the Act.
The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the urban context report meets the requirements of Clause 58.01-2 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

**Design response**

The design response must explain how the proposed design:

- Responds to any relevant planning provision that applies to the land.
- Meets the objectives of Clause 58.
- Responds to any relevant housing, urban design and landscape plan, strategy or policy set out in this scheme.
- Derives from and responds to the urban context report.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.
URBAN CONTEXT

Urban context objectives
To ensure that the design responds to the existing urban context or contributes to the preferred future development of the area.
To ensure that development responds to the features of the site and the surrounding area.

Standard D1
The design response must be appropriate to the urban context and the site.
The proposed design must respect the existing or preferred urban context and respond to the features of the site.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.

Residential policy objectives
To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.
To support higher density residential development where development can take advantage of public and community infrastructure and services.

Standard D2
An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.

Dwelling diversity objective
To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

Standard D3
Developments of ten or more dwellings should provide a range of dwelling sizes and types, including dwellings with a different number of bedrooms.

Infrastructure objectives
To ensure development is provided with appropriate utility services and infrastructure.
To ensure development does not unreasonably overload the capacity of utility services and infrastructure.
Standard D4
Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.
Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.
In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The capacity of the existing infrastructure.
- In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.

Integration with the street objective
To integrate the layout of development with the street.

Standard D5
Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.
Development should be oriented to front existing and proposed streets.
High fencing in front of dwellings should be avoided if practicable.
Development next to existing public open space should be laid out to complement the open space.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
SITE LAYOUT

Energy efficiency objectives

To achieve and protect energy efficient dwellings and buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

To ensure dwellings achieve adequate thermal efficiency.

Standard D6

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable.

Developments should be designed so that solar access to north-facing windows is optimised.

Dwellings located in a climate zone identified in Table D1 should not exceed the maximum NatHERS annual cooling load specified in the following table.

Table D1 Cooling load

<table>
<thead>
<tr>
<th>NatHERS climate zone</th>
<th>NatHERS maximum cooling load MJ/M² per annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Climate zone 21 Melbourne</td>
<td>30</td>
</tr>
<tr>
<td>Climate zone 22 East Sale</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 27 Mildura</td>
<td>69</td>
</tr>
<tr>
<td>Climate zone 60 Tullamarine</td>
<td>22</td>
</tr>
<tr>
<td>Climate zone 62 Moorabbin</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 63 Warrnambool</td>
<td>21</td>
</tr>
<tr>
<td>Climate zone 64 Cape Otway</td>
<td>19</td>
</tr>
<tr>
<td>Climate zone 66 Ballarat</td>
<td>23</td>
</tr>
</tbody>
</table>

Note: Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation and layout of the site.
- The existing amount of solar access to abutting properties.
- The availability of solar access to north-facing windows on the site.
- The annual cooling load for each dwelling.
Communal open space objective

To ensure that communal open space is accessible, practical, attractive, easily maintained and integrated with the layout of the development.

Standard D7

Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.

Communal open space should:

- Be located to:
  - Provide passive surveillance opportunities, where appropriate.
  - Provide outlook for as many dwellings as practicable.
  - Avoid overlooking into habitable rooms and private open space of new dwellings.
  - Minimise noise impacts to new and existing dwellings.

- Be designed to protect any natural features on the site.
- Maximise landscaping opportunities.
- Be accessible, useable and capable of efficient management.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant urban design objective, policy or statement set out in this scheme.
- The design response.
- The useability and amenity of the communal open space based on its size, location, accessibility and reasonable recreation needs of residents.
- The availability of and access to public open space.

Solar access to communal outdoor open space objective

To allow solar access into communal outdoor open space.

Standard D8

The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

Standard D9

Entrances to dwellings should not be obscured or isolated from the street and internal accessways.
Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.

**Decision guideline**

Before deciding on an application, the responsible authority must consider the design response.

**Landscaping objectives**

To encourage development that respects the landscape character of the area.

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

To promote climate responsive landscape design and water management in developments that support thermal comfort and reduces the urban heat island effect.

**Standard D10**

The landscape layout and design should:

- Be responsive to the site context.
- Protect any predominant landscape features of the area.
- Take into account the soil type and drainage patterns of the site and integrate planting and water management.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.
- Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and rooftop gardens and improve on-site stormwater infiltration.
- Maximise deep soil areas for planting of canopy trees.

Development should provide for the retention or planting of trees, where these are part of the urban context.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.

Development should provide the deep soil areas and canopy trees specified in Table D2.

If the development cannot provide the deep soil areas and canopy trees specified in Table D2, an equivalent canopy cover should be achieved by providing either:

- Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements.
- Vegetated planters, green roofs or green facades.
### Table D2 Deep soil areas and canopy trees

<table>
<thead>
<tr>
<th>Site area</th>
<th>Deep soil areas</th>
<th>Minimum tree provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>750 - 1000 square metres</td>
<td>5% of site area (minimum dimension of 3 metres)</td>
<td>1 small tree (6-8 metres) per 30 square metres of deep soil</td>
</tr>
<tr>
<td>1001 - 1500 square metres</td>
<td>7.5% of site area (minimum dimension of 3 metres)</td>
<td>1 medium tree (8-12 metres) per 50 square metres of deep soil or 1 large tree per 90 square metres of deep soil</td>
</tr>
<tr>
<td>1501 - 2500 square metres</td>
<td>10% of site area (minimum dimension of 6 metres)</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td>
</tr>
<tr>
<td>&gt;2500 square metres</td>
<td>15% of site area (minimum dimension of 6 metres)</td>
<td>1 large tree (at least 12 metres) per 90 square metres of deep soil or 2 medium trees per 90 square metres of deep soil</td>
</tr>
</tbody>
</table>

Note: Where an existing canopy tree over 8 metres can be retained on a lot greater than 1000 square metres without damage during the construction period, the minimum deep soil requirement is 7% of the site area.

### Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant plan or policy for landscape character and environmental sustainability in the Municipal Planning Strategy and the Planning Policy Framework.
- The design response.
- The location and size of gardens and the predominant plant types in the area.
- The health of any trees to be removed.
- The suitability of the proposed location and soil volume for canopy trees.
- The ongoing management of landscaping within the development.
- The soil type and drainage patterns of the site.

### Access objective
To ensure the number and design of vehicle crossovers respects the urban context.

### Standard D11
The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles.
Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the streetscape.
- The reduction of on-street car parking spaces.
- The effect on any significant vegetation on the site and footpath.

Parking location objectives
To provide convenient parking for resident and visitor vehicles.
To protect residents from vehicular noise within developments.

Standard D12
Car parking facilities should:

- Be reasonably close and convenient to dwellings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.

Integrated water and stormwater management objectives
To encourage the use of alternative water sources such as rainwater, stormwater and recycled water.
To facilitate stormwater collection, utilisation and infiltration within the development.
To encourage development that reduces the impact of stormwater run-off on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.

Standard D13
Buildings should be designed to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use.
Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority.
The stormwater management system should be:

- Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas.

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- Any relevant water and stormwater management objective, policy or statement set out in this scheme.
• The design response.
• Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.
• Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.
• The capacity of the drainage network to accommodate additional stormwater.
• Whether the stormwater treatment areas can be effectively maintained.
• Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.
AMENITY IMPACTS

Building setback objectives
To ensure the setback of a building from a boundary appropriately responds to the existing urban context or contributes to the preferred future development of the area.
To allow adequate daylight into new dwellings.
To limit views into habitable room windows and private open space of new and existing dwellings.
To provide a reasonable outlook from new dwellings.
To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard D14
The built form of the development must respect the existing or preferred urban context and respond to the features of the site.
Buildings should be set back from side and rear boundaries, and other buildings within the site to:

- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
- Ensure the dwellings are designed to meet the objectives of Clause 58.

Decision Guidelines
Before deciding on an application, the responsible authority must consider:

- The purpose of the zone and/or overlay that applies to the land.
- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report.
- The design response.
- The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways.
- The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.
- The impact of overlooking on the amenity of existing and proposed dwellings.
- The existing extent of overlooking into existing dwellings and private open space.
- Whether the development meets the objectives of Clause 58.

Internal views objective
To limit views into the private open space and habitable room windows of dwellings within a development.

Standard D15
Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the private open space of a lower-level dwelling directly below and within the same development.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.
Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.
To protect residents from external and internal noise sources.

Standard D16

Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.

The layout of new dwellings and buildings should minimise noise transmission within the site.

Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.

New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.

Buildings within a noise influence area specified in Table D3 should be designed and constructed to achieve the following noise levels:

- Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
- Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

Table D3 Noise influence area

<table>
<thead>
<tr>
<th>Noise source</th>
<th>Noise influence area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zone interface</strong></td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>300 metres from the Industrial 1, 2 and 3 zone boundary</td>
</tr>
<tr>
<td><strong>Roads</strong></td>
<td></td>
</tr>
<tr>
<td>Freeways, tollways and other roads carrying 40,000</td>
<td></td>
</tr>
<tr>
<td>Annual Average Daily Traffic Volume</td>
<td>300 metres from the nearest trafficable lane</td>
</tr>
<tr>
<td><strong>Railways</strong></td>
<td></td>
</tr>
<tr>
<td>Railway servicing passengers in Victoria</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Railway servicing freight outside Metropolitan</td>
<td>80 metres from the centre of the nearest track</td>
</tr>
<tr>
<td>Melbourne</td>
<td></td>
</tr>
<tr>
<td>Railway servicing freight in Metropolitan Melbourne</td>
<td>135 metres from the centre of the nearest track</td>
</tr>
</tbody>
</table>

*Note:* The noise influence area should be measured from the closest part of the building to the noise source.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Whether it can be demonstrated that the design treatment incorporated into the development meets the specified noise levels or an acoustic report by a suitably qualified consultant submitted with the application.
- Whether the impact of potential noise sources within a development have been mitigated through design, location and siting.
- Whether the layout of rooms within a dwelling mitigates noise transfer within and between dwellings.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
ON-SITE AMENITY AND FACILITIES

Accessibility objective
To ensure the design of dwellings meets the needs of people with limited mobility.

Standard D17
At least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D4.

Table D4 Bathroom design

<table>
<thead>
<tr>
<th>Design option A</th>
<th>Design option B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Door opening</td>
<td>A clear 850mm wide door opening.</td>
</tr>
<tr>
<td>Door design</td>
<td>A clear 820mm wide door opening located opposite the shower.</td>
</tr>
<tr>
<td>Either:</td>
<td>Either:</td>
</tr>
<tr>
<td>- A slide door, or</td>
<td>- A slide door, or</td>
</tr>
<tr>
<td>- A door that opens outwards, or</td>
<td>- A door that opens outwards, or</td>
</tr>
<tr>
<td>- A door that opens inwards that is clear of the circulation area and has readily removable hinges.</td>
<td>- A door that opens inwards and has readily removable hinges.</td>
</tr>
<tr>
<td>Circulation area</td>
<td>A clear circulation area that is:</td>
</tr>
<tr>
<td></td>
<td>- A minimum area of 1.2 metres by 1.2 metres.</td>
</tr>
<tr>
<td></td>
<td>- Located in front of the shower and the toilet.</td>
</tr>
<tr>
<td></td>
<td>- Clear of the toilet, basin and the door swing.</td>
</tr>
<tr>
<td></td>
<td>The circulation area for the toilet and shower can overlap.</td>
</tr>
<tr>
<td>Path to circulation area</td>
<td>Not applicable.</td>
</tr>
<tr>
<td></td>
<td>A clear path with a minimum width of 900mm from the door opening to the circulation area.</td>
</tr>
<tr>
<td>Shower</td>
<td>A hobless (step-free) shower.</td>
</tr>
<tr>
<td></td>
<td>A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.</td>
</tr>
<tr>
<td>Toilet</td>
<td>A toilet located in the corner of the room.</td>
</tr>
<tr>
<td></td>
<td>A toilet located closest to the door opening and clear of the circulation area.</td>
</tr>
</tbody>
</table>

Building entry and circulation objectives
To provide each dwelling and building with its own sense of identity.
To ensure the internal layout of buildings provide for the safe, functional and efficient movement of residents.
To ensure internal communal areas provide adequate access to daylight and natural ventilation.
Standard D18
Entries to dwellings and buildings should:
- Be visible and easily identifiable.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The layout and design of buildings should:
- Clearly distinguish entrances to residential and non-residential areas.
- Provide windows to building entrances and lift areas.
- Provide visible, safe and attractive stairs from the entry level to encourage use by residents.
- Provide common areas and corridors that:
  - Include at least one source of natural light and natural ventilation.
  - Avoid obstruction from building services.
  - Maintain clear sight lines.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
- The design response.
- The useability and amenity of internal communal areas based on daylight access and the natural ventilation it will receive.

Private open space objective
To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard D19
A dwelling should have private open space consisting of:
- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with an area and dimensions specified in Table D5 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.

Table D5 Balcony size

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area</th>
<th>Minimum dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 bedroom dwelling</td>
<td>8 square metres</td>
<td>1.8 metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>8 square metres</td>
<td>2 metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>12 square metres</td>
<td>2.4 metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:
The design response.

The useability and functionality of the private open space, including its size and accessibility.

The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it will receive.

The availability of and access to public or communal open space.

Storage objective
To provide adequate storage facilities for each dwelling.

Standard D20
Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table D6.

Table D6 Storage

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Total minimum storage volume</th>
<th>Minimum storage volume within the dwelling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>8 cubic metres</td>
<td>5 cubic metres</td>
</tr>
<tr>
<td>1 bedroom dwelling</td>
<td>10 cubic metres</td>
<td>6 cubic metres</td>
</tr>
<tr>
<td>2 bedroom dwelling</td>
<td>14 cubic metres</td>
<td>9 cubic metres</td>
</tr>
<tr>
<td>3 or more bedroom dwelling</td>
<td>18 cubic metres</td>
<td>12 cubic metres</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.
DETAILED DESIGN

Common property objectives
To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
To avoid future management difficulties in areas of common ownership.

Standard D21
Developments should clearly delineate public, communal and private areas.
Common property, where provided, should be functional and capable of efficient management.

Site services objectives
To ensure that site services can be installed and easily maintained.
To ensure that site facilities are accessible, adequate and attractive.

Standard D22
The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.
Mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.
Mailboxes should be provided and located for convenient access as required by Australia Post.

Decision guideline
Before deciding on an application, the responsible authority must consider the design response.

Waste and recycling objectives
To ensure dwellings are designed to encourage waste recycling.
To ensure that waste and recycling facilities are accessible, adequate and attractive.
To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.

Standard D23
Developments should include dedicated areas for:

- Waste and recycling enclosures which are:
  - Adequate in size, durable, waterproof and blend in with the development.
  - Adequately ventilated.
  - Located and designed for convenient access by residents and made easily accessible to people with limited mobility.

- Adequate facilities for bin washing. These areas should be adequately ventilated.

- Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

- Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing.
- Adequate circulation to allow waste and recycling collection vehicles to enter and leave the site without reversing.
- Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate.

Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:

- Be designed to meet the better practice design options specified in *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019).
- Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements.

**Decision guidelines**

Before deciding on an application, the responsible authority must consider:

- The design response.
- Any relevant waste and recycling objective, policy or statement set out in this scheme.
INTERNAL AMENITY

Functional layout objective
To ensure dwellings provide functional areas that meet the needs of residents.

Standard D24
Bedrooms should:

- Meet the minimum internal room dimensions specified in Table D7.
- Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe.

Table D7 Bedroom dimensions

<table>
<thead>
<tr>
<th>Bedroom type</th>
<th>Minimum width</th>
<th>Minimum depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main bedroom</td>
<td>3 metres</td>
<td>3.4 metres</td>
</tr>
<tr>
<td>All other bedrooms</td>
<td>3 metres</td>
<td>3 metres</td>
</tr>
</tbody>
</table>

Living areas (excluding dining and kitchen areas) should meet the minimum internal room dimensions specified in Table D8.

Table D8 Living area dimensions

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum width</th>
<th>Minimum area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio and 1 bedroom dwelling</td>
<td>3.3 metres</td>
<td>10 sqm</td>
</tr>
<tr>
<td>2 or more bedroom dwelling</td>
<td>3.6 metres</td>
<td>12 sqm</td>
</tr>
</tbody>
</table>

Decision guidelines
Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and amenity of habitable rooms.

Room depth objective
To allow adequate daylight into single aspect habitable rooms.

Standard D25
Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.

The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen.

The room depth should be measured from the external surface of the habitable room window to the rear wall of the room.

Decision guidelines
Before deciding on an application, the responsible authority must consider:
The design response.

The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.

The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.

Any overhang above habitable room windows that limits daylight access.

### Windows objective
To allow adequate daylight into new habitable room windows.

**Standard D26**
Habitable rooms should have a window in an external wall of the building.

A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky.

The secondary area should be:

- A minimum width of 1.2 metres.
- A maximum depth of 1.5 times the width, measured from the external surface of the window.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

### Natural ventilation objectives
To encourage natural ventilation of dwellings.
To allow occupants to effectively manage natural ventilation of dwellings.

**Standard D27**
The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.

At least 40 per cent of dwellings should provide effective cross ventilation that has:

- A maximum breeze path through the dwelling of 18 metres.
- A minimum breeze path through the dwelling of 5 metres.
- Ventilation openings with approximately the same area.

The breeze path is measured between the ventilation openings on different orientations of the dwelling.

**Decision guidelines**
Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.

- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.
REALIGN THE COMMON BOUNDARY BETWEEN TWO LOTS

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, car parking area, driveways, storage areas, loading areas and private open space.
  - The location of any easements on the subject land.
  - The location of the approved stormwater discharge point.
  - The location and details of any significant vegetation.
  - The location of any street trees, poles, pits or other street furniture.
  - Existing and proposed vehicle access to the lots.
  - Any abutting roads.
  - The location of the existing and proposed common boundary between the lots and the proposed size and shape of the realigned lots.
  - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.

- If the land is in more than one ownership, the consent of the owners of the land.
- If common property is proposed, an explanation of why the common property is required.
- A written statement that describes:
  - The existing use of the land and its possible future development.
  - The reason for the realignment of the common boundary.
  - For land in an overlay, how the proposal responds to any statement of significance, objectives or requirements specified in the schedule to the overlay.

- If the land is in an area where reticulated sewerage is not provided, a plan which shows the location of any existing effluent disposal area for each lot or a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- If the land is in a residential zone and the realignment of the common boundary will result in a vacant lot, information that shows that the vacant lot meets the requirements of Standard C8 of Clause 56.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
  - Respond to and integrate with the surrounding urban or rural environment.
  - Protect significant vegetation.
  - Appropriately accommodate any existing or proposed easements on the lots.
- Protect solar access for existing and any future dwellings on the lots.
- Appropriately accommodate any existing waste storage areas, loading bays and vehicle standing areas on the site.
- Appropriately accommodate private open space.
- Appropriately accommodate the provision of utility services to each lot.
- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- Appropriately accommodate the siting of buildings having regard to the risk of spread of fire.
- Appropriately accommodate the existing use and possible future development of the land.

- Whether the provision of common property is appropriate for the purpose for which the land is to be commonly held.
- If the land is in a residential zone and the realignment of the common boundary will result in a vacant lot, the objective and standard of Clause 56.04-2.
- The statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.
SUBDIVISION OF BUILDINGS AND CAR PARKING SPACES

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A copy of the relevant planning permit and approved plans for the development.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, car parking areas and private open space.
  - The location, shape and size of the proposed lots to be created.
  - The location of any easements on the subject land.
  - The location and details of any significant vegetation.
  - The location of the approved stormwater discharge point.
  - Any abutting roads.
  - The location of any street trees, poles, pits and other street furniture.
  - Existing and proposed vehicle access to the lots.
  - Any loading bays and vehicle standing areas.
  - Any waste storage areas.
  - Any proposed common property to be owned by a body corporate and the lots participating in the body corporate.

- For the subdivision of existing buildings and car parking spaces, a copy of the occupancy permit or a certificate of final inspection for the development.
- For the subdivision of land into two lots with an approved development currently under construction, evidence that the construction has commenced.
- If common property is proposed, an explanation of why the common property is required.
- If the land is in an area where reticulated sewerage is not provided, a plan which shows the location of any existing effluent disposal area for each lot or a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.

- For land in an overlay, a written statement that describes how the proposal responds to any statement of significance, objectives or requirements specified in the schedule to the overlay.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
  - Are consistent with the approved plans and conditions of any relevant planning permit for the development.
  - Are consistent with the layout of existing buildings and car parking spaces on the land.
  - Appropriately accommodate any existing waste storage areas.
  - Appropriately accommodate any existing loading bay and vehicle storage area.
- Appropriately accommodate significant vegetation.
- Appropriately accommodate existing or proposed easements on the lots.
- Appropriately accommodate the provision of utility services to each lot.
- Appropriately accommodate the siting of buildings having regard to safety and the risk of spread of fire.

- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- For the subdivision of existing buildings and car parking spaces, whether each new lot, other than common property, contains an existing building, part of an existing building or a car parking space.
- Whether the provision and location of common property is appropriate for the purpose for which the land is to be commonly held.
- Whether any public open space contribution is required under Clause 53.01 of this scheme or under Section 18 of the *Subdivision Act 1988*.
- The statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.
FRONT FENCE IN A RESIDENTIAL ZONE

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of the title for the subject land and a copy of any registered restrictive covenant.
- A plan drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location, length, height and design of the proposed fence including details of materials.
  - The location, height and design of any existing front fence on adjoining and nearby properties including details of materials.
- A photograph of the site and adjoining and nearby properties along the street frontage.
- The reason for the proposed height.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- Whether the setback, height and design of the proposed fence are:
  - Appropriate to the neighbourhood character and the site.
  - Consistent with any relevant neighbourhood character objective or policy set out in the scheme.
  - Appropriate with the setback, height and appearance of front fences on adjoining and nearby properties.
  - Complement the design of the dwelling.
- The extent to which slope and retaining walls reduce the effective height of the proposed fence.
- Whether the proposed fence is needed to minimise noise intrusion.
- The reason for the proposed height.
BUILDINGS AND WORKS IN A ZONE (EXCEPT A RURAL ZONE)

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and use of buildings and works on adjoining land.
  - Relevant ground levels.
  - Any contaminated soils and filled areas, where known.
  - The layout of existing and proposed buildings and works.
  - All existing and proposed driveways, car parking, bicycle parking and loading areas.
  - Existing and proposed landscape areas.
  - All external storage and waste treatment areas.
  - The location of easements and services.
  - Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
  - A photograph of the building or area affected by the proposal.
- A written statement describing the proposal and if relevant:
  - The built form and character of adjoining and nearby buildings.
  - The heritage character of any adjoining heritage places.
  - Ground floor street frontages, including visual impacts and pedestrian safety.
- A written statement describing whether the proposed buildings and works meet:
  - The number of car parking spaces required under Clause 52.06 or in the schedule to Clause 45.09.
  - Any development requirement specified in the zone or the schedule to the zone.
  - Any relevant requirement in an approved development plan or incorporated plan for the land.
  - Any other information specified in the schedule to the zone.
- For land in a residential zone, a written statement, plan or diagram showing how the proposal meets:
  - The requirements in the following standards of Clause 54:
    - A10 Side and rear setbacks.
    - A11 Walls on boundaries.
    - A12 Daylight to existing windows.
    - A13 North-facing windows.
    - A14 Overshadowing open space.
If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard the schedule to the zone applies.

**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with any relevant urban design and built form policy set out in the scheme.
- Whether the movement of pedestrians and cyclists, and vehicles providing for supplies and waste removal are appropriately accommodated.
- Whether the design complements the built form of the surrounding properties and the streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Whether the land and building have availability of and connection to services.
- Whether the proposed development adversely impacts the amenity of the land and the locality including existing dwellings on adjoining sites.
- Whether the proposed development appropriately provides for landscaping.
- Whether the proposed development adversely affects solar access to existing open spaces and public places.
- Whether the proposal meets the car parking requirements specified in Clause 52.06 or in the schedule to the Parking Overlay.
- Whether the proposal meets the maximum building height specified in the schedule to the zone.
- Whether the proposal meets any relevant requirements specified in the zone or the schedule to the zone.
- Whether the proposal is consistent with any relevant approved development plan or incorporated plan.
- The objectives set out in the schedule to the zone.
- Whether the proposal provides adequate vehicle loading and unloading facilities.
- For land in a residential zone:
  - Whether the proposed development is consistent with any neighbourhood character objectives set out in the schedule to the zone.
  - Whether the development is compatible with residential use.
  - The scale and intensity of the development.
  - The design, height, setback and appearance of the proposed buildings and works.
BUILDINGS AND WORKS IN AN OVERLAY

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.

- A plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location, height and design of the proposed buildings and works including details of materials.
  - The location of any existing buildings, including fences and trees.
  - For land in a Neighbourhood Character Overlay, any buildings proposed to be demolished.

- For land in a Neighbourhood Character Overlay, a written description of the proposal including:
  - The built form and character of adjoining and nearby buildings.
  - How the proposal responds to the key features and objectives specified in the schedule to the overlay.
  - If demolition is proposed, the reason for the demolition.
  - How the proposal meets the requirements of Clause 54.02-1, 54.02-2, 54.03-1, 54.03-2, 54.03-3, 54.03-4, 54.04-1, 54.04-2, 54.04-3, 54.04-4, 54.06-1, 54.06-2, including any Clause 54 modification specified in the schedule to the overlay.

- For land in a Design and Development Overlay, a written description of the proposal including:
  - How the proposal responds to the design objectives specified in a schedule to the overlay.
  - How the proposal meets the requirements specified in a schedule to the overlay.
  - The built form and character of adjoining and nearby buildings.

- A photograph of the building or area affected by the proposal.

- For land in an Erosion Management Overlay, information showing:
  - The extent of any proposed earthworks.
  - The means proposed to stabilise disturbed areas.

- For an application under the Salinity Management Overlay, written advice including plan references and any conditions from the referral authority demonstrating that the referral authority has considered the proposal for which the application is made within the past three months and does not object to the granting of the permit for the proposal.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The statement of significance and the objectives contained in the schedule to the overlay and whether the buildings and works will adversely affect that significance or the objectives.

- Whether the proposal meets any requirements specified in the overlay or the schedule to the overlay.

- For an application in a Salinity Management Overlay, any comments from the relevant referral authority.
- For an application in a Neighbourhood Character Overlay, the relevant objectives, standards and decision guidelines of Clause 54.
- Any relevant decision guideline specified in the overlay and the schedule to the overlay.
Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- If the tree to be removed, destroyed or lopped is identified as a significant tree in a schedule to the overlay, a report prepared by an arborist.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape, size and slope of the site.
  - The location of the tree to be removed, destroyed or lopped.
  - The location and type of other significant vegetation on the site.
  - The location, species and height of any significant trees on the site that have been removed or approved to be removed in the past 3 years.
- A written statement that describes:
  - The species, height and trunk girth of the tree to be removed, destroyed or lopped.
  - The reason the tree is to be removed, destroyed or lopped.
  - If provision is to be made to replace the tree elsewhere on the land.
  - If the tree is to be lopped, the extent of lopping proposed.
  - Any impacts on the significance of the area.
- A photograph of the tree to be removed, destroyed or lopped.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The statement of significance and the objectives contained in the schedule to the overlay and whether the proposal will adversely affect that significance or the objectives.
- Whether the tree proposed to be removed, destroyed or lopped contributes to the significance of the area and whether the proposal will adversely affect that significance.
- Whether the removal or lopping of the tree is needed because of the health of the tree.
- Whether the lopping of the tree will adversely affect the health, appearance or significance of the tree.
- Whether the removal of the tree will contribute to soil erosion, slippage or salinisation.
- Whether the removal or lopping of the tree is needed to create a defendable space to reduce the risk of bushfire to life and property.
- If the tree is a native tree, its role in conserving flora and fauna and whether the proposal will adversely affect the conservation of flora and fauna of the area.
- Whether provision is made to plant a new tree elsewhere on the land.
- The reasons for removing the tree including the health of the tree to be removed.
- The cumulative impact of the number of trees that have been removed or been approved for removal in the past 3 years.
- Any relevant decision guideline specified in the overlay or the schedule to the overlay.
APPLICATIONS UNDER A HERITAGE OVERLAY

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings, including fences and trees.
  - The location, height and design of the proposed building or works including details of proposed materials.
  - Any buildings to be demolished.
  - An elevation of the proposed building.
  - The size and design of any proposed sign, including details of the supporting structure and any proposed illumination.
  - The location, style, size, colour and materials of any proposed solar energy facility (that is visible from the street frontage or any nearby public park), including details of the supporting structure.
- A written description of the proposal including:
  - Any impacts on the significance of the heritage place.
  - How the proposal responds to any relevant local heritage policy set out in the scheme.
  - If lopping of a tree is proposed, the reason for the lopping, the extent of lopping and an arborist report.
- The proposed colour schedule and nature of any materials and finishes.
- A photograph of the area affected by the proposal including any building, outbuilding, fence or tree which may be affected by the proposal.
- A photograph of the subject site and adjoining properties along the street frontage.
- If subdivision is proposed, the location, shape and size of the proposed lots to be created.
- If a sign is proposed:
  - The location, size and design of the proposed sign on the site or building.
  - The location and size of existing signage on the site including details of any signs to be retained or removed.
- If a solar energy system is proposed that is visible from the street frontage or any nearby public park:
  - Measures proposed to minimise the visibility of the facility and protect the structural integrity of heritage features.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

General
- The significance of the heritage place and whether the proposal will adversely affect that significance.
GREATER GEELONG PLANNING SCHEME

- Any applicable statement of significance, heritage study and any applicable conservation policy.
- Whether the proposal will adversely affect the character or appearance of the building or heritage place.
- Whether the proposal meets any relevant local heritage policy set out in the scheme.

Demolition
- Whether the outbuilding to be demolished contributes to the significance, character or appearance of the building or heritage place.

Buildings and works
- Whether the location, bulk, form and appearance of the proposed building or works will adversely affect the significance of the building or heritage place.
- Whether the proposed building or works will affect the health or appearance of a tree which is the subject of a Heritage Overlay.

Alterations
- Whether the proposed alterations will restore or reconstruct original fabric which has been removed or damaged.
- Whether the proposed alterations will adversely affect the significance, character and appearance of the heritage place.

Fences
- Whether the fence proposed to be demolished contributes to the significance, character and appearance of the building or heritage place.
- Whether the proposed fence, including its style, height and materials, is appropriate to the building or heritage place.

Trees
- Whether the proposed lopping will adversely affect the health, appearance or significance of the tree.

Subdivision
- Whether the proposed subdivision retains the significant setting (landscapes, landscape features and views) of the heritage place.
- Whether the proposed subdivision respects the rhythm and spacing of buildings in the streetscape.
- Whether the proposed subdivision will result in a new boundary fence, wall or structure that adversely affects the setting of the heritage place.

Signage
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
APPLICATIONS UNDER A SPECIAL BUILDING OVERLAY

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - The layout, size and use of existing and proposed buildings and works, including floor plan layout and vehicle parking areas.
  - Setbacks between existing and proposed buildings and site boundaries.
  - Natural surface levels of the site to Australian Height Datum.
  - Floor and surface levels of any existing and proposed buildings and works to Australian Height Datum.
  - Cross sectional details of any basement entry ramps and other basement entries to Australian Height Datum, showing floor levels of entry and exit areas and drainage details.
  - If subdivision is proposed, the location, shape and size of the proposed lots to be created.
- If a referral to the floodplain management authority is required, written advice, including endorsed plans of the proposal and any conditions, from the relevant floodplain management authority demonstrating that the floodplain management authority has considered the proposal for which the application is made within the past three months and does not object to the granting of the permit for the proposal.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- Clauses 13.01 and 13.03 of the Planning Policy Framework.
- Whether the proposal is consistent with any local floodplain development plan for the area incorporated into this scheme.
- If a referral to the floodplain management authority is required, any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.
- The flood risk including:
  - The frequency, duration, extent, depth and velocity of flooding of the site and accessways.
  - The flood warning time available.
  - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
SIGNS

Information requirements
An application must be accompanied by the following information, as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A site context report, using a site plan, photographs or other methods to accurately describe:
  - The location of the proposed sign on the site or building and distance from property boundaries.
  - The location and size of existing signs on the site including details of any signs to be retained or removed.
  - The location and form of existing signs on adjoining properties and in the locality.
  - The location of closest traffic control signs.
  - Identification of any view lines or vistas that could be affected by the proposed sign.
- The dimensions, height above ground level and extent of projection of the proposed sign.
- The height, width and depth of the total sign structure including the method of support and any associated structures such as safety devices and service platforms.
- The colour, lettering style and materials of the proposed sign.
- The size of the proposed display (total display area including all sides of a multi-sided sign).

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- Whether the proposal is consistent with any relevant local advertising policy set out in the scheme.
- Whether the proposal will impact the character of the area including:
  - Natural environment, heritage, waterway, open space and rural landscape values.
  - The desired future character of the area.
  - The cumulative impact of signs on the character of an area.
  - The need to avoid visual disorder or clutter of signs.
- Whether the proposal will impact views and vistas including:
  - Important views from the public realm.
  - Significant public views.
  - Views to existing signs.
- Whether the proportion, scale and form of the proposed sign relates to the site, building, streetscape, setting or landscape including:
  - The position of the proposed sign, including if it protrudes above existing buildings or landscape and natural elements.
  - Screening of unsightly elements.
  - The number, scale and location of existing signs.
  - The ability to rationalise or simplify the number of signs.
  - The ability to include landscaping to reduce the visual impact of the proposed sign structure.
- The extent to which the proposed sign requires the removal of vegetation.

- Whether the proposed sign is consistent with any outdoor advertising theme.

- Whether there is a need for identification and the opportunities for adequate identification on the site or locality.

- Whether the proposed sign will adversely impact road safety.
CAR PARKING

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - The location of existing buildings.
  - All car parking spaces and access lanes.
  - Allocation of car parking spaces to different uses or tenancies, if applicable.
  - Landscaping and sensitive water design treatments.
- A written statement that describes:
  - The proposed use of the site, number of employees and patrons and hours of operation.
  - The previous use of the site.
  - The site and floor area to be occupied.
  - The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
  - The total number of car parking spaces provided.
  - The likely impact of a reduction in car parking on the amenity of the area and on the area’s existing car parking.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- Whether the reduction of the car parking requirement is consistent with any relevant local planning policy or incorporated plan.
- The objectives contained in the schedule to the Parking Overlay.
- Whether there is availability of alternative car parking in the locality including:
  - Efficiencies gained from the consolidation of shared car parking spaces.
  - Public car parks intended to serve the land.
  - On street parking in non-residential zones.
  - Streets in residential zones specifically managed for non-residential parking.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Whether there is any car parking deficiency associated with the existing use of the land.
- Whether there is any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Whether fewer car parking spaces will impact local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- Whether there is a need to create safe, functional and attractive parking areas.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the use.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- The future growth and development of any nearby activity centre.
- Local traffic management in the locality of the land.
- Access to or provision of alternative transport modes to and from the land.
- Whether any car parking spaces to be provided meet the design standards of Clause 52.06.
- Any relevant decision guideline specified in a schedule to the Parking Overlay.
[NO CONTENT]
TWO LOT SUBDIVISION IN A RURAL ZONE

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location, shape and size of the site.
  - The location of any existing buildings and associated works.
  - The location, shape and size of the proposed lots to be created.
  - The location of any easements on the subject land.
  - The location of any significant vegetation, waterways and wetlands.
  - The location of the approved stormwater discharge point and effluent disposal areas.
  - Any abutting roads.
  - Existing and proposed vehicle access to the lots.

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The suitability of the subdivision including how the layout and dimensions of the subdivision:
  - Are consistent with the layout of existing buildings and associated works on the land.
  - Appropriately accommodate significant vegetation.
  - Appropriately accommodate existing or proposed easements on the lots.
  - Appropriately accommodate the provision of utility services to each lot.
  - Appropriately accommodate existing and proposed vehicle access to the lots.
- If the land is in an area where reticulated sewerage is not provided to each lot, whether the layout of the subdivision accommodates the effluent disposal area for each lot.
- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
- Any Regional Catchment Strategy applying to the land.
- If the land is in an overlay, statement of significance and the objectives contained in the schedule to the overlay and whether the subdivision will adversely affect that significance or the objectives.
- Whether any public open space contribution is required under Clause 53.01 of this scheme or under Section 18 of the Subdivision Act 1988.
BUILDINGS AND WORKS IN A RURAL ZONE

Information requirements
An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A description of the use of the land and the proposed buildings and works.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location of any waterway or wetlands.
  - The location and use of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All existing and proposed driveways, car parking and loading areas.
  - Existing and proposed landscape areas.
  - All external storage and waste treatment areas.
- Elevation drawings to scale showing the height, colour and materials of all proposed buildings and works.
- A photograph of the building or area affected by the proposal.

Decision guidelines
In assessing an application the responsible authority must consider as appropriate:

- The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, character and appearance of the area, landscape features, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.
- Whether the proposal will have an adverse impact on adjoining and nearby land uses.
- The need to protect amenity of existing residents.
- The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses.
- The likely environmental impact on the natural physical features and biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge areas.
- The capability of the land to accommodate the proposed development.
- Whether the development will support and enhance agricultural production.
- The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.
- Any Regional Catchment Strategy and associated plan applying to the land.
- The impact of the proposal on any wetlands or waterways.
- Any integrated land management plan prepared for the site.
- Whether the development will require traffic management measures.
For buildings and works associated with a dwelling:

- Whether the dwelling will result in the loss or fragmentation of productive agricultural land.
- Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, nose, odour, use of chemicals and farm machinery, traffic and hours of operation.
- Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.
- The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.
EXTENSION TO ONE DWELLING ON A LOT IN A RESIDENTIAL ZONE

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A site plan, drawn to scale and fully dimensioned showing:
  - Site shape, size, orientation and easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
  - The use of surrounding buildings.
  - The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
  - Solar access to the site and surrounding properties.
  - Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
  - Any contaminated soils and filled areas, where known.
  - Views to and from the site.
  - Street frontage features such as poles, street trees and kerb crossovers.
  - Any other notable features of the site.
  - In relation to the neighbourhood:
    - The built form, scale and character of surrounding development.
    - Architectural and roof styles.
    - Any other notable features or characteristics of the neighbourhood.
- A site and layout plan, drawn to scale and fully dimensioned showing:
  - Site shape, size, orientation, easements and site levels.
  - Adjoining roads.
  - The location and use of buildings and works on adjoining land.
  - The layout and use of existing buildings being retained and all proposed buildings, including finished floor levels.
  - All existing and proposed driveways and crossovers.
  - Existing and proposed landscape and open space areas.
  - All external storage, waste areas and services.
- An elevation plan, drawn to scale showing the height, colour and materials of the proposed extension.
- Photographs of the building or area affected by the proposal.
- A written statement, plan or diagram demonstrating how the proposal meets:
  - The garden area requirement specified in the zone.
  - The requirements in the following standards of Clause 54:
A10 Side and rear setbacks.
A11 Walls on boundaries.
A12 Daylight to existing windows.
A13 North-facing windows.
A14 Overshadowing open space.
A15 Overlooking.

The objectives and requirements in the following standards of Clause 54:
- Clause 54.02-1 Neighbourhood character objective and standard A1.
- Clause 54.03-3 Site coverage objective and standard A5.
- Clause 54.03-4 Permeability objectives and standard A6.
- Clause 54.03-5 Energy efficiency protection objectives and standard A7.
- Clause 54.03-6 Significant trees objectives and standard A8.
- Clause 54.05-1 Daylight to new windows objective and standard A16.
- Clause 54.05-2 Private open space objective and standard A17.
- Clause 54.05-3 Solar access to open space objective and Standard A18.
- Clause 54.06-1 Design detail objective and Standard A19.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies.

**Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The following objectives, standards and decision guidelines of Clause 54:
  - Clause 54.02-1 Neighbourhood character objective and standard A1.
  - Clause 54.03-3 Site coverage objective and standard A5.
  - Clause 54.03-4 Permeability objective and standard A6.
  - Clause 54.03-5 Energy efficiency protection objective and standard A7.
  - Clause 54.03-6 Significant trees objective and standard A8.
  - Clause 54.05-1 Daylight to new windows objective and standard A16.
  - Clause 54.05-2 Private open space objective and standard A17.
  - Clause 54.05-3 Solar access to open space objective and Standard A18.
  - Clause 54.06-1 Design detail objective and Standard A19.

If a schedule to the zone specifies a requirement of a standard different from a requirement set out in the Clause 54 standard, the requirement in the schedule to the zone applies.
LOCAL VICSMART APPLICATIONS

The schedule to this clause may specify classes of application that are VicSmart applications to which Clause 71.06 applies. A class of application specified must not be a class of VicSmart application specified in another provision of this planning scheme.

The classes of VicSmart application are specified in three tables:

- Table 1 specifies classes VicSmart application under a zone.
- Table 2 specifies classes VicSmart application under an overlay.
- Table 3 specifies classes VicSmart application under a particular provision.

Each table in the schedule is divided into four columns:

- Column 1 specifies the name or class of zone or overlay or name of particular provision.
- Column 2 specifies the development.
- Column 3 specifies the provision of the planning scheme that contains the permit requirement applicable to the development.
- Column 4 specifies the information requirements and decision guidelines in Clauses 59.01 to 59.14 or the schedule to Clause 59.16 applicable to the class of VicSmart application.

Subject to Clause 71.06, an application under a provision specified in Column 3 for a use or development specified in Column 2 is a class of VicSmart application and must be assessed against the provision specified in Column 4.
### Table 1 Classes of local VicSmart application under zone provisions

<table>
<thead>
<tr>
<th>Name of zone or class of zone</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 2 Classes of local VicSmart application under overlay provisions

<table>
<thead>
<tr>
<th>Name of overlay or class of overlay</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>None specified</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Table 3 Classes of local VicSmart application under Particular Provisions

<table>
<thead>
<tr>
<th>Name of particular provision</th>
<th>Class of application</th>
<th>Permit requirement provision</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 52.06 Car parking</td>
<td>Reduce the required number of car parking spaces associated with a use in Section 1 in the Activity Centre Zone where:</td>
<td>Clause 52.06-3</td>
<td>Clause 59.10</td>
</tr>
<tr>
<td></td>
<td>- The use will take place in an existing building.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- There is no net loss of existing on-site car parking spaces.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clause 52.27 Licensed premises</td>
<td>Use land to sell or consume liquor on the premises in association with a Food and drink premises (other than a Hotel and Tavern) in the Activity Centre Zone where:</td>
<td>Clause 52.27</td>
<td>Clause 59.16 Schedule 1</td>
</tr>
<tr>
<td></td>
<td>- The hours of trading allowed under a licence are within 7.00am and 11.00pm.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

A schedule to this clause may set out information requirements and decision guidelines for a class of VicSmart application specified in the Schedule to Clause 59.15.
SCHEDULE 2 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION
GUIDELINES FOR LOCAL VICSMART APPLICATIONS

LICENSED PREMISES IN THE ACTIVITY CENTRE ZONE

1.0

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location of the existing building, car parking area, driveways and storage areas.
  - The internal layout of the building.
  - A red line showing the area proposed to be licenced.
  - The adjoining land uses.
- A written statement that describes:
  - The use of the land and the nature of the proposed license sought to sell or consume liquor, including the proposed liquor licence trading hours, number of staff employed, patrons and seats available to the public.
  - Any proposed entertainment.
  - Any proposed noise attenuation measures to protect sensitive interfaces.
- A copy of any current liquor licence and plans for the premises if applicable.

2.0

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
- The impact of the hours of operation on the amenity of the surrounding area.
- The impact of the number of patrons on the amenity of the surrounding area.
- The impact on the amenity of the surrounding area as a result of any licensed area external to the premises.
GENERAL PROVISIONS

This section sets out provisions about existing uses, decision guidelines, referral of applications and other matters.
USES NOT REQUIRING A PERMIT

Any requirement in this scheme relating to the use of land, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- The use of land for a Road except within the Urban Floodway Zone and a Public Conservation and Resource Zone.
- The use of land for Natural systems.
- The use of land in a road if the use is associated with the use of adjoining land and is authorised by the Council under a local law.
- The use of land in a road to trade from a stall, stand, motor vehicle, trailer, barrow or other similar device.
- The use of land for wind measurement by an anemometer for three years or less.
- The use of land for earth and energy resources industry if the conditions of Clause 52.08 are met.
- The use of land for a carnival or circus if the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997 are met.
- The use of land for apiculture if the requirements of the Apiary Code of Practice, May 2011 are met.
- The use of land for temporary portable land sales office located on the land for sale.
- The use of land for a Telecommunications facility if the associated buildings and works meet the requirements of Clause 52.19.
- The use of land for a helicopter landing site if the use meets the requirements of Clause 52.15-1.
- The use of land for a minor utility installation.
- The use of land to display a sign.
- The use of land for power lines and electrical sub-stations associated with an energy generation facility or geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157.
Clauses 62.02-1 and 62.02-2 set out exemptions from permit requirements in this scheme relating to the construction of a building or the construction or carrying out of works. These exemptions do not apply to the removal, destruction or lopping of trees and the removal of vegetation. Exemptions for vegetation removal are set out in Clause 62.02-3.

**Buildings and works not requiring a permit**

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- Buildings or works which provide for fire protection under relevant legislation.
- Emergency works undertaken by, or on behalf of, a municipality, public authority or utility service provider in the exercise of any power conferred on them under any Act.
- Buildings or works with an estimated cost of $1,000,000 or less carried out by or on behalf of a municipality.
- Maintenance works carried out by a municipality or public authority to prevent or alleviate flood damage.
- An anemometer located on a site for three years or less.
- Buildings and works associated with a use on adjoining land or street trading if authorised under a local law.
- Gardening.
- Buildings and works associated with a minor utility installation.
- Power lines and electrical sub-stations associated with an Energy generation facility or Geothermal energy extraction if a permit was issued for such use or development prior to the approval date of Amendment VC157.
- Buildings or works which are a modification necessary to comply with a direction under the Dangerous Goods Act 1985 or the Occupational Health and Safety Act 2004 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970.
- Buildings and works associated with a telecommunications facility if the requirements of Clause 52.19 are met.
- Buildings and works associated with a dam if a licence is required to construct the dam or to take and use water from the dam under the Water Act 1989.
- Buildings and works associated with a carnival or circus if the requirements of A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997 are met.
- Buildings and works associated with apiculture if the requirements of the Apiary Code of Practice, May 2011 are met.
- A temporary portable classroom associated with an education centre located on a site for three years or less.
- A temporary shed or temporary structure for construction purposes, or a temporary portable land sales office located on the land for sale.
- A children’s cubbyhouse.
- External lighting normal to a dwelling.
- The construction, alteration, removal or demolition of an observational bore where a licence has been issued for those works under Part 5 of the Water Act 1989.
- Any works associated with the use of land for earth and energy resources industry if the conditions of Clause 52.08 are met.
- A crop support or protection structure associated with horticulture, including a trellis, cloche, net and shade cloth. It does not include a structure with a solid roof or solid wall such as a glass house or igloo.
- An annexe attached to a movable caravan located on land used for a camping and caravan park.
- Works associated with geotechnical testing or service proving.
- Buildings and works associated with the use of land in a road to trade from a stall, stand, motor vehicle, trailer, barrow or other similar device.
- The construction of or putting up for display a sign consistent with the requirements of Clause 52.05-10.

62.02-2

Buildings and works not requiring a permit unless specifically required by the planning scheme

Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

- A fence.
- The construction of or putting up for display a sign (except for a sign consistent with the requirements of Clause 52.05-10 which is provided for in Clause 62.02-1).
- Roadworks.
- Street furniture including post boxes, telephone booths, fire hydrants, bus shelters, shade sails, traffic control devices and public toilets.
- Park furniture including seating, tables, shelters, rubbish bins, playground equipment, barbeques, shade sails, drinking fountains and public toilets.
- Furniture and works normally associated with an education centre including, but not limited to, outdoor furniture, playground equipment, art works, drinking fountains, rubbish bins and landscaping.
- Disability access and disability facilities associated with an education centre (not including a lift external to a building).
- Art work that is carried out by or on behalf of a public land manager.
- Oil pipelines.
- Buildings and works associated with a dependent person’s unit.
- The internal rearrangement of a building or works provided the gross floor area of the building, or the size of the works, is not increased and the number of dwellings is not increased.
- Repairs and routine maintenance to an existing building or works.
- Domestic services normal to a dwelling.
- A rainwater tank with a capacity of not more than 10,000 litres.
- Bicycle pathways and trails.
- A television antenna.
- A flagpole.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
An open-sided pergola or verandah to a dwelling with a finished floor level not more than 800 mm above ground level and a maximum building height of three metres above ground level.

- A deck to a dwelling with a finished floor level not more than 800 mm above ground level.
- A disabled access ramp.
- Any works necessary to prevent soil erosion, or to ensure soil conservation or reclamation.
- A solar energy facility attached to a building that primarily services the land on which it is situated.
- Buildings and works associated with cat cages and runs, bird cages, dog houses, and other domestic animal enclosures associated with the use of the land as a dwelling.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.
- An electric vehicle charging station.

This does not apply if a permit is specifically required for any of these matters.

**Vegetation removal**

Any requirement in this scheme relating to the construction or carrying out of works does not apply to the removal, destruction or lopping of trees and the removal of vegetation.

This does not apply if a permit is specifically required to remove, destroy or lop trees or to remove vegetation.
EVENTS ON PUBLIC LAND

Any requirement in this scheme relating to the use of land or the construction of a building or the construction or carrying out of works does not apply to:

- an event on public land; or
- temporary buildings or works required for the event;

where that event has been authorised by the public land manager or by the council under a local law.

An event includes land used to provide temporary cultural or community activities and entertainment such as a concert, festival or exhibition.

This does not apply to public land where a local provision of this scheme specifically regulates an event for a particular site.
SUBDIVISIONS NOT REQUIRING A PERMIT

Any requirement in this scheme relating to the subdivision of land does not apply to:

- A subdivision by an authority acquiring the land which does not create an additional lot.
- A subdivision by a public authority or utility service provider which does not create an additional lot other than for the sole purpose of a minor utility installation. This does not apply if a permit is required to subdivide land under any overlay.
- A subdivision by an authority acquiring the land which creates additional lots if the additional lots are severed parcels of land without legal access to an existing road and the additional lots are retained by the acquiring authority or sold to an abutting land owner on the condition that the lot be consolidated with abutting land.
- A subdivision which realigns the common boundary between two lots if all the land is in one urban zone and any of the following apply:
  - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
  - There is no minimum lot area specified for the zone, the area of the smaller lot is more than 230 square metres, and the area of either lot is reduced by less than 30 square metres.
  - There is no minimum lot area specified for the zone, the area of the smaller lot is 230 square metres or less, and the area of either lot is reduced by less than 5 percent or by less than 30 square metres, which ever is lesser.
  - The new boundary coincides with a boundary fence that is more than five years old. This does not apply if all the land is in one ownership.
- A subdivision which realigns the common boundary between two lots if all the land is in one non-urban zone, the re-subdivision does not allow the number of dwellings the whole of the land could be used for under this scheme to increase, and any of the following apply:
  - Any lot that is reduced in area meets the minimum lot area and minimum dimensions (if any) specified for the zone. This does not apply if the area of the smaller lot is limited by a provision of this scheme, or by a condition of a planning permit.
  - There is no minimum lot area specified for the zone, and no part of the boundary is moved more than 1 metre. This does not apply if the area of the smaller lot would be less than the area specified by a condition of a planning permit.
  - There is no minimum lot area specified for the zone, the new boundary coincides with the location of a fence that is more than 5 years old, and no part of the boundary is moved more than three metres.
DEMOLITION

A permit is not required for the demolition or removal of a building or works unless a permit is specifically required for demolition or removal.
EXTENT OF EXISTING USE RIGHTS

An existing use right is established in relation to use of land under this scheme if any of the following apply:

- The use was lawfully carried out immediately before the approval date.
- A permit for the use had been granted immediately before the approval date and the use commences before the permit expires.
- A permit for the use has been granted under Clause 63.08 and the use commences before the permit expires.
- Proof of continuous use for 15 years is established under Clause 63.11.
- The use is a lawful continuation by a utility service provider or other private body of a use previously carried on by a Minister, government department or public authority, even where the continuation of the use is no longer for a public purpose.
CHARACTERISATION OF USE

If a use of land is being characterised to assess the extent of any existing use right, the use is to be characterised by the purpose of the actual use at the relevant date, subject to any conditions or restrictions applying to the use at that date, and not by the classification in the table to Clause 73.03 or in Section 1, 2 or 3 of any zone.
EFFECT OF DEFINITIONS ON EXISTING USE RIGHTS

The definition of a term in this scheme, or the amendment of any definition, does not increase or restrict the extent of any existing use right established prior to the inclusion of the definition or amendment.
SECTION 1 USES

A use in Section 1 of a zone for which an existing use right is established may continue provided any condition or restriction to which the use was subject and which applies to the use in Section 1 of the zone continues to be met.
SECTIONS 2 AND 3 USES

A use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.

- Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.

- The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.
EXPIRATION OF EXISTING USE RIGHTS

An existing use right expires if either:

- The use has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.
- In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.
COMPLIANCE WITH CODES OF PRACTICE

A use for which an existing use right is established must comply with any relevant code of practice incorporated in this scheme if either:

- The code of practice has been incorporated or adopted in accordance with Section 39 of the Conservation Forests and Lands Act 1987.
- The code of practice is approved or ratified by Parliament under an Act.
ALTERNATIVE USE

If land is used for a use in Section 3 of a zone for which an existing use right is established, a permit may be granted to use the land for an alternative use which does not comply with this scheme. The responsible authority must be satisfied that the use of the land for the alternative use will be less detrimental to the amenity of the locality.
SHOP CONDITIONS

A permit must not be granted to:

- Construct or carry out a building or works under Clause 63.05 for a shop with a leasable floor area exceeding 500 square metres.
- Use land under Clause 63.08 for a shop with a leasable floor area exceeding 500 square metres.
63.10

DAMAGED OR DESTROYED BUILDINGS OR WORKS

If at least 50 percent of the gross floor area of a building or at least 50 percent of the area of any works is damaged or destroyed so that the use cannot continue without the building or works being reconstructed, the land must be used in conformity with this scheme, unless a permit is granted to continue the use, and to construct or carry out buildings or works.
PROOF OF CONTINUOUS USE

If, in relation to an application or proceeding under the Act or this scheme, including an application for a certificate of compliance under Section 97N of the Act, the extent of any existing use right for a period in excess of 15 years is in question, it is sufficient proof of the establishment of the existing use right if the use has been carried out continuously for 15 years prior to the date of the application or proceeding.

An existing use right may be established under this clause even if the use did not comply with the scheme immediately prior to or during the 15 year period, unless either:

- At any time before or after commencement of the 15 year period the use has been held to be unlawful by a decision of a court or tribunal.
- During the 15 year period, the responsible authority has clearly and unambiguously given a written direction for the use to cease by reason of its non-compliance with the scheme.
DECISION GUIDELINES

Before deciding on an application under Clause 63.05, 63.08 or 63.10, in addition to the decision guidelines in Clause 65 and any other requirements of the Act, the responsible authority must consider the extent to which compliance can be achieved with all scheme requirements that can reasonably be met.
LAND USED FOR MORE THAN ONE USE

If land is used for more than one use and one is not ancillary to the other, each use must comply with this scheme.
LAND USED IN CONJUNCTION WITH ANOTHER USE

If a provision of this scheme provides that a use of land must be used ‘in conjunction with’ another use of the land:

- there must be an essential association between the two uses; and
- the use must have a genuine, close and continuing functional relationship in its operation with the other use.
SUBDIVISION OF LAND IN MORE THAN ONE ZONE

If a provision of this scheme provides that a permit is required to subdivide land and the land is in more than one zone a permit may be granted even if one of the lots does not comply with the minimum lot size requirements of a zone.

Permit Requirement

A permit may be granted to create one lot smaller than specified in the scheme if all of the following are met:

- The lot to be subdivided is in more than one zone and cannot comply with the minimum lot area specified in the scheme.
- The proposed subdivision does not create lots where any lot extends into more than one zone. This does not apply to any lots created for the following purposes:
  - To comply with the requirements of the Urban Floodway Zone.
  - To provide access to a road.
- The remainder of the proposed lots must comply with the minimum lot area specified in the scheme.
DECISION GUIDELINES

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.
APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- The matters set out in section 60 of the Act.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

This clause does not apply to a VicSmart application.
APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

This clause does not apply to a VicSmart application.
REFERRAL AND NOTICE PROVISIONS

Scope

These provisions set out the kinds of applications which must be referred under section 55 of the Act or for which notice must be given under section 52(1)(c) of the Act. The provisions do not apply to the seeking of advice about an application or where a responsible authority may choose to give notice under another sub-section of section 52(1) of the Act.

These provisions also specify when a plan must be referred under section 8(1)(a) of the Subdivision Act 1988.

Referrals

Applications of the kind listed in Clauses 66.01, 66.02, 66.03 and 66.04 must be referred to the person or body specified as a referral authority in accordance with section 55 of the Act.

Any requirement for referral under this or another clause does not apply if:

- In the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the referral authority, or the referral authority has considered the proposal for which the application is made within the past three months and has stated in writing that it does not object to the granting of the permit for the proposal; or
- The application is for the use or development of land for extractive industry or mining and a copy of a work plan or variation to an approved work plan accompanying the application was given to the referral authority (other than the Roads Corporation) under section 77TE of the Mineral Resources (Sustainable Development) Act 1990.

Notice

Notice of an application of the kind listed in Clauses 66.05 and 66.06 must be given in accordance with section 52(1)(c) of the Act to the person or body specified as a person or body to be notified.

Any requirement for notice under this or another clause does not apply if, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the person or body to be notified.
SUBDIVISION REFERRALS

An application of the kind listed in the table below must be referred to the person or body specified as the referral authority. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To subdivide land other than:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A boundary realignment.</td>
<td>The relevant water, drainage or sewerage authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- The subdivision of an existing building already connected to services.</td>
<td>The relevant electricity supply or distribution authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- A two lot subdivision.</td>
<td>The relevant gas supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- The subdivision of land into lots each containing an existing dwelling or car parking space.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Country Fire Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land outside the metropolitan fire district which creates a road, where the requirements of Clause 56.09-3 are not met.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>To subdivide land if the only access to a lot is over Crown land which has not been reserved or proclaimed as a road.</td>
<td>Minister administering the Land Act 1958</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land crossed by a gas transmission pipeline or a gas transmission pipeline easement.</td>
<td>The relevant gas supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.</td>
<td>The relevant electricity transmission authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To subdivide a heritage place of which all or part is included in the Victorian Heritage Register.</td>
<td>The Executive Director specified in the Heritage Act 2017</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

Note: A subdivision which does not require referral under Clause 66.01 must be referred if it is listed as a requirement under any other provision of Clause 66.

Mandatory conditions for subdivision permits

A permit for subdivision must contain the following conditions:

The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider’s requirements and relevant legislation at the time; and

- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider’s requirements and relevant legislation at the time; and
- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

This requirement does not apply to a permit granted to:

- Subdivide land in a rural zone, public land zone, Urban Floodway Zone or Special Use Zone if the responsible authority is satisfied that connection to telecommunication services is not warranted.

- Realign the common boundary between two lots (boundary realignment).

- Subdivide an existing building already connected to telecommunication services.

A permit granted to subdivide land in a manner that does not require referral under Clause 66.01 must contain the following conditions:

- The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority’s requirements and relevant legislation at the time.

- All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

- The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

This requirement does not apply to a permit granted to subdivide land into lots each containing an existing dwelling or car parking space.

**Referrals under the Subdivision Act – certification of plans**

For the purpose of Section 8(1)(a) of the Subdivision Act 1988 referral of a plan is required if:

- A referral is required by a permit issued under this scheme. The plan must be referred to the relevant referral authority.

- A plan creates, varies or removes an easement or restriction likely to be of interest to a referral authority. The plan must be referred to the relevant referral authority.

- The only access to a lot on a plan is over Crown land and the Minister administering the Land Act 1958 has not consented or provision has not been made for a road to be reserved or proclaimed. The plan must be referred to that Minister.

- In the opinion of the Council the plan may affect existing sewerage, water, drainage or other works. The plan must be referred to the referral authority responsible for those works.
USE AND DEVELOPMENT REFERRALS

An application of the kind listed in the tables below must be referred to the person or body specified as the referral authority. The tables below specify whether the referral authority is a determining referral authority or a recommending referral authority.

### Works approval or licence

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>For a use or development requiring any of the following:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Works approval in accordance with Section 19A of the Environment Protection Act 1970.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>• A licence to discharge or emit waste in accordance with Section 20 of the Environment Protection Act 1970.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Amendment of a licence under Section 20A of the Environment Protection Act 1970.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Native vegetation

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>• To remove, destroy or lop native vegetation in the Detailed Assessment Pathway as defined in the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).</td>
<td>Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the Conservation, Forests and Lands Act 1987)</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>• To remove, destroy or lop native vegetation if a property vegetation plan applies to the site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• To remove, destroy or lop native vegetation on Crown land which is occupied or managed by the responsible authority.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Cattle feedlot

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for a cattle feedlot.</td>
<td>Minister for Agriculture</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>If the site is located within a special water supply catchment area under the Catchment and Land Protection Act 1994, the relevant water authority under the Water Act 1989 and the Secretary to the Department administering the Catchment and Land Protection Act 1994</td>
<td></td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>If the number of cattle is 5000 or more, the Environment Protection Authority</td>
<td></td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
### 66.02-4

**Major electricity line or easement**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To construct a building or construct or carry out works on land within 60 metres of a major electricity transmission line (220 Kilovolts or more) or an electricity transmission easement.</td>
<td>The relevant electricity transmission authority</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

### 66.02-5

**Special water supply catchment area**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use, subdivide or consolidate land, to construct a building or construct or carry out works, or to demolish a building or works that are within a Special Water Supply Catchment Area listed in Schedule 5 of the <em>Catchment and Land Protection Act 1994</em> and which provides water to a domestic supply.</td>
<td>The relevant water board or water supply authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>This does not apply to an application for a sign, fence, roadworks or unenclosed building or works ancillary to a dwelling.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 66.02-6

**Timber production**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for timber production by establishing a plantation.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the <em>Conservation, Forests and Lands Act 1987</em>)</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>To use or develop land for timber production by harvesting timber from native forest, including thinning, if the area of native forest to be subjected to timber production operations is 10 hectares or greater.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 66.02-7

**Industry, utility installation or warehouse**

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use land for an industry, utility installation or warehouse for a purpose listed in the table to Clause 53.10 with no threshold distance specified or if the threshold distance is not to be met.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>To use land for an industry, utility installation or warehouse if any of the following apply:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012.</td>
<td>The Victorian WorkCover Authority</td>
</tr>
</tbody>
</table>
## Greater Geelong Planning Scheme

### Type of Referral Authority

<table>
<thead>
<tr>
<th>Kind of Application</th>
<th>Referral Authority</th>
<th>Type of Referral Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>A notification is required under the Occupational Health and Safety Regulations 2017.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A licence is required under the Dangerous Goods (Explosives) Regulations 2011.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A licence is required under Dangerous Goods (HCDG) Regulations 2016 and the use is not associated with agriculture.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

To construct a building or construct or carry out works on land used for an industry, utility installation or warehouse if the area of the buildings and works will increase by more than 25 per cent and any of the following apply:

- A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012.
- A notification is required under the Occupational Health and Safety Regulations 2017.
- A licence is required under the Dangerous Goods (Explosives) Regulations 2011.
- A licence is required under the Dangerous Goods (HCDG) Regulations 2016 and the use is not associated with agriculture.

### Extractive Industry

<table>
<thead>
<tr>
<th>Kind of Application</th>
<th>Referral Authority</th>
<th>Type of Referral Authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for extractive industry.</td>
<td>Secretary to the Department administering the Heritage Act 1995.</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990</td>
<td></td>
</tr>
</tbody>
</table>

To use or develop land for extractive industry on Crown land or land abutting Crown land, other than a government road.


To use or develop land for extractive industry:

- In Special Areas declared under Section 27 of the Catchment and Land Protection Act 1994.

- Secretary to the Department administering the Catchment and Land Protection Act 1994
<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>- On land where the use or development involves the removal or destruction of native vegetation if the total area to be cleared is 10 hectares or greater.</td>
<td>Secretary to the Department administering the <em>Flora and Fauna Guarantee Act 1988</em></td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which has been identified in this scheme as being subject to high erosion risk or areas identified as being subject to salinity management.</td>
<td>Environment Protection Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- To use or develop land for extractive industry:</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- In areas with communities or taxa listed or critical habitat determined under the <em>Flora and Fauna Guarantee Act 1988</em>.</td>
<td>Secretary to the Department administering Section 201 of the <em>Water Act 1989</em></td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>- On land which has been identified in this scheme as containing sites of flora or fauna significance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- To use or develop land for extractive industry on land which has been identified in this scheme as flood prone.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- To use or develop land for extractive industry if the land is intended to be used for land fill at a future date.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- On land which abuts a local road which intersects with a road declared as a freeway or an arterial road under the <em>Road Management Act 2004</em> and if the development is expected to increase traffic movement at the intersection of the local road and the declared road by ten percent or more.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- On land which abuts a road declared as a freeway or an arterial road under the <em>Road Management Act 2004</em>. This does not apply to a development which generates less than one hundred commercial trips per day, with roadworks at the entrance to the site built in accordance with the requirements of the Roads Corporation and the declared road is not a freeway.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Geothermal energy extraction

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for geothermal energy extraction.</td>
<td>Secretary to the Department administering the Geothermal Energy Resources Act 2005</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

Greenhouse gas sequestration

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>To use or develop land for greenhouse gas sequestration.</td>
<td>Secretary to the Department administering the Greenhouse Gas Geological Sequestration Act 2008</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>

Integrated Public Transport Planning

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
</table>
| An application to subdivide land, to construct a building or to construct or carry out works for any of the following:  
  - A residential development comprising 60 or more dwellings or lots.  
  - A residential building comprising 60 or more lodging rooms.  
  - A residential village comprising 60 or more dwellings.  
  - A retirement village comprising 60 or more dwellings or lots.  
  - A new retail premises of 4000 or more square metres of leasable floor area.  
  - An increase of more than 1000 square metres to the leasable floor area of an existing retail premises which is 4000 or more square metres leasable floor area.  
  - An office development of 10,000 or more square metres of leasable floor area.  
  - A place of assembly comprising 400 or more seats or 600 or more square metres of gross floor area.  
  - An education centre.  
  - A major sports and recreation facility.  
  - Any alteration or development of public transport infrastructure or stops, unless undertaken for the Head, Transport for Victoria.  
This does not apply to:  
  - Buildings and works associated with an existing place of assembly, education centre, major sports and recreation facility or retirement village.  
  - A development consistent with an adopted Structure Plan that has been prepared in consultation with and endorsed by the Head, Transport for Victoria. | Head, Transport for Victoria | Determining referral authority |
### Declared irrigation districts

<table>
<thead>
<tr>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>An application to use or develop land for a renewable energy facility located within an irrigation district declared under Part 6A of the <em>Water Act 1989.</em></td>
<td>Secretary to the Department administering the <em>Water Act 1989.</em></td>
<td>Recommending referral authority</td>
</tr>
</tbody>
</table>
An application of the kind listed in the table below, where the planning scheme includes the specified clause, must be referred to the person or body specified as the referral authority. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 36.03-5 (PCRZ)</td>
<td>An application for the use or development of an Emergency services facility.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 37.03-5 (UFZ)</td>
<td>An application under the zone within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td>An application under the zone outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
</tr>
<tr>
<td>Clause 37.07-5 (UGZ)</td>
<td>An application under the zone within Metropolitan Melbourne.</td>
<td>Victorian Planning Authority</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td>An application under the zone outside Metropolitan Melbourne.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
<tr>
<td>Clause 44.02-8 (SMO)</td>
<td>An application under the overlay and any site capability report.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 44.03-6 (FO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
</tr>
<tr>
<td>Clause 44.04-7 (LSIO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
</tr>
<tr>
<td>Clause 44.05-6 (SBO)</td>
<td>An application under the overlay within the waterway management district of Melbourne Water Corporation.</td>
<td>Melbourne Water Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause</td>
<td>Kind of application</td>
<td>Referral authority</td>
<td>Type of referral authority</td>
</tr>
<tr>
<td>--------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>An application under the overlay outside the waterway management district of Melbourne Water Corporation.</td>
<td>Relevant floodplain management authority</td>
<td>Recommending referral authority</td>
</tr>
</tbody>
</table>
| Clause 44.06-6 (BMO) | An application to construct a building or carry out works associated with a dwelling. This does not apply to a non habitable outbuilding that meets the following requirements:  
- The outbuilding is ancillary to a dwelling,  
- 10 metres of defendable space is provided around the outbuilding in accordance with the vegetation management requirements at Table 6 of Clause 53.02,  
- The canopy of each tree within the defendable space is separated by at least 2 metres, and  
- Where the outbuilding is located less than 10 metres from a dwelling the outbuilding construction requirements at Table 7 of Clause 53.02 are met. | Relevant fire authority                              | Recommending referral authority              |
<p>| An application to subdivide land. | Relevant fire authority                                      | Recommending referral authority          |
| An application under the overlay other than an application to construct a building or carry out works associated with a dwelling or an application to subdivide land. | Relevant fire authority                                      | Recommending referral authority          |
| Clause 44.07-4 (SRO) | An application of the kind specified in a schedule to the overlay. | Referral authority specified in a schedule to the overlay | Determining referral authority          |
| Clause 45.01-3 (PAO) | An application under the overlay. | Acquiring authority specified in the schedule to the overlay | Determining referral authority          |
| Clause 45.07-6 (CLPO) | An application under the overlay. | Roads Corporation | Determining referral authority          |
| Clause 52.05 | An application to display an animated or electronic sign within 60 metres of a freeway or arterial road declared under the Road Management Act 2004. | Roads Corporation | Determining referral authority          |
| Clause 52.27 | An application under the Clause in association with a bar, hotel or nightclub that is to operate after 1am. | Victorian Commission for Gambling and Liquor Regulation | Determining referral authority          |</p>
<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 52.29</td>
<td>An application to create or alter access to, or to subdivide land adjacent to, a road declared as a freeway or an arterial road under the <em>Road Management Act 2004</em>, land owned by the Roads Corporation for the purpose of a road, or land in a PAO if the Roads Corporation is the acquiring authority for the land, subject to exemptions specified in the clause.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td></td>
<td>Any other application under the Clause.</td>
<td>Owner of, or the acquiring authority for, the adjacent land in the Road Zone, Category 1 or the PAO</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 53.05-1</td>
<td>An application to use or develop land for a Freeway service centre.</td>
<td>Roads Corporation</td>
<td>Determining referral authority</td>
</tr>
</tbody>
</table>
REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

In addition to the referral requirements of Clause 66.01, 66.02 and 66.03, an application of the kind listed in the schedule to this clause must be referred to the referral authority specified in the schedule. The table below specifies whether the referral authority is a determining referral authority or a recommending referral authority.

If a local provision of the scheme specifies a person or body as a referral authority for a kind of application or contains a referral requirement, and that specification or requirement is not included in the schedule to this clause, it is not a referral requirement under section 55 of the Act.
### SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

#### Referral of permit applications under local provisions

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Referral authority</th>
<th>Type of referral authority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 5.0 of Schedule 3 to 42.01 (ESO)</td>
<td>An application required under Schedule 3 to Clause 42.01.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning.</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 4 to 42.01 (ESO)</td>
<td>An application required under Schedule 4 to Clause 42.01.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning.</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 3 to 37.07 (UGZ)</td>
<td>An application for the removal of ‘retained vegetation’ identified in the Armstrong Creek West Native Vegetation Precinct Plan, November 2012</td>
<td>Secretary to the Department of Environment, Land, Water and Planning.</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 3 to 37.07 (UGZ)</td>
<td>An application on land shown to be subject to flooding in a 1 in 100 year event as detailed in Plan 19 in the Armstrong Creek West Precinct Structure Plan, September 2012</td>
<td>Catchment Management Authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 6 to 37.07 (UGZ)</td>
<td>An application on land containing native vegetation identified to be retained in the Lara West Growth Area, Lara, Native Precinct Plan September 2013 or land that is identified within the Lara West Growth Area, Lara, Native Precinct Plan September 2013 as an offset site.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 6 to 37.07 (UGZ)</td>
<td>An application for the use, development or subdivision of land within the high pressure gas pipeline measurement length (as defined in AS2855) as shown in the Incorporated Lara West Precinct Structure Plan, Revision J, 25 September 2013.</td>
<td>Minister administering the Pipelines Act 2005.</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 3.0 of Schedule 6 to 37.07 (UGZ)</td>
<td>An application on land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 10 (Flood Boundary for Existing Conditions Q100) in the incorporated Lara West Precinct Structure Plan.</td>
<td>Catchment Management Authority</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause</td>
<td>Kind of application</td>
<td>Referral authority</td>
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<tr>
<td>Clause 5.1 of Schedule 4 to 37.07 (UGZ)</td>
<td>An application for the removal of ‘retained vegetation’ identified in the Native Vegetation Precinct Plan - Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority.</td>
</tr>
<tr>
<td>Clause 5.2 of Schedule 4 to 37.07 (UGZ)</td>
<td>An application on 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 September 2014</td>
<td>Catchment Management Authority</td>
<td>Recommending referral authority.</td>
</tr>
<tr>
<td>Clause 4.1 of Schedule 2 to 37.07 (UGZ)</td>
<td>An application on land containing native vegetation identified in the Armstrong Creek East Native Vegetation Precinct Plan 2010 or land that is identified in the Armstrong Creek East Native Vegetation Precinct Plan 2010 as an offset site. An application proposing removal of native vegetation shown to be retained in Plan 7 of the Armstrong Creek South Precinct Structure Plan (February 2016).</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority.</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 5 to 37.07 (UGZ)</td>
<td>An application for the removal of ‘retained vegetation’ identified in the Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014.</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
<td>Determining referral authority.</td>
</tr>
<tr>
<td>Clause 6.0 of Schedule 11 to 37.01 (SUZ)</td>
<td>An application on land in the Avalon Airport Rail Link Area*</td>
<td>Secretary to the Department of Economic Development, Jobs, Transport and Resources</td>
<td>Determining referral authority.</td>
</tr>
<tr>
<td>Clause 4.0 of Schedule 36 to 43.02 (DDO)</td>
<td>Any application required under Schedule 36 to Clause 43.02</td>
<td>Secretary to the Department of Health and Human Services</td>
<td>Determining referral authority.</td>
</tr>
<tr>
<td>Clause 32.04 (MUZ)</td>
<td>An application to use or to construct a building or construct or carry out works if: The land is located within the Minister for Planning Responsible Authority Area identified in Figure 1 in the Schedule to Clause 61.01.</td>
<td>Places Victoria</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 32.07 (RGZ)</td>
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<td>Clause 32.08 (GRZ)</td>
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<td>Clause 33.01 (IN1Z)</td>
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<td>Clause 34.01 (C1Z)</td>
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<td>Clause 35.07 (FZ)</td>
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<td>Clause</td>
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<tr>
<td>Clause 36.01 (PUZ)</td>
<td>The Minister for Planning is the responsible authority.</td>
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<td>Clause 36.02 (PPRZ)</td>
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<td>Clause 36.03 (PCRZ)</td>
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<td>Clause 37.08 (ACZ)</td>
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<td>Clause 37.09 (PZ)</td>
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<td>Clause 42.01 (ESO)</td>
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<td>Clause 43.01 (HO)</td>
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<td>Clause 43.02 (DDO)</td>
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<td>Clause 44.05 (SBO)</td>
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<tr>
<td>Clause 45.03 (EAO)</td>
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<tr>
<td>Clause 32.04 (MUZ)</td>
<td>An application to use or to construct a building or construct or carry out works if:</td>
<td>Greater Geelong City Council</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause 32.07 (RGZ)</td>
<td>The land is located within the Minister for Planning Responsible Authority Area identified in Figure 1 in the Schedule to Clause 61.01.</td>
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<td>Clause 45.03 (EAO)</td>
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<tr>
<td>Clause 2.0, 3.0 and 4.0 of Schedule 15 to Clause 37.01 (SUZ)</td>
<td>An application to use, develop or subdivide land at 125 – 135 Pigdons Road, Waurn Ponds, where the application applies to land within 171 metres of the frontage of the land to Pigdons Road, Waurn Ponds and within 223 metres of PL -99 gas transmission pipeline.</td>
<td>Minister administering the Pipelines Act 2005</td>
<td>Recommending referral authority</td>
</tr>
<tr>
<td>Clause</td>
<td>Kind of application</td>
<td>Referral authority</td>
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<tr>
<td>Clause 4.1 of Schedule 2 to 37.07 (UGZ)</td>
<td>An application on land that is shown to be subject to flooding in a 1 in 100 year event as detailed on Plan 16 in the Armstrong Creek South Precinct Structure Plan February 2016.</td>
<td>Catchment Management Authority</td>
<td>Recommending referral authority</td>
</tr>
</tbody>
</table>
NOTICE OF PERMIT APPLICATIONS UNDER STATE STANDARD PROVISIONS

Notice of an application of the kind listed in the table below must be given to the person or body specified as a person or body to be notified.

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Person or body to be notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 45.08-6</td>
<td>An application to use or subdivide land, or to construct a building or construct or carry out works.</td>
<td>The airport lessee company of Melbourne Airport in accordance with the Commonwealth Airports Act 1996</td>
</tr>
</tbody>
</table>
| Clause 52.09-8 | An application to use or subdivide land or construct a building for accommodation, education centre or hospital:  
- Within an Extractive Industry Interest Area.  
- On land which is within 500 metres of land on which a work plan has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.  
An application to construct a building or construct or carry out works on land for which a work plan has been applied for or granted under the Mineral Resources (Sustainable Development) Act 1990.  
These requirements do not apply to an application to extend a building or works. | The Secretary of the Department administering the Mineral Resources (Sustainable Development) Act 1990 |
| Clause 52.21  | An application to construct, use or illuminate a private tennis court under any provision of this scheme.                                                                                                           | The owners and occupiers of adjoining and opposite properties                                   |
| Clause 52.27  | An application in association with a bar, hotel or nightclub that is to operate after 1am.                                                                                                                           | Chief Commissioner of Victoria Police                                                           |
| Clause 53.09  | An application to use or develop land to establish a new broiler farm, or to increase the farm capacity of an existing broiler farm, that meets the requirements of a Special Class Broiler Farm or Farm Cluster as specified in the Victorian Code for Broiler Farms 2009. | Environment Protection Authority                                                               |
| Clause 67.02  | An application for a permit which, except for the provisions of Clause 67, would be made to the Minister in accordance with section 96 of the Act. This does not apply to an application for a sign or advertisement, or to remove, destroy or lop native vegetation under Clause 52.17 of this scheme. | The owners and occupiers of adjoining land  
The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust |
| Clause 67.03  | An application for a permit to remove, destroy or lop native vegetation under Clause 52.17, which, except for the provisions of Clause 67, would be made to the Minister in accordance with section 96 of the Act. This does not apply if the application is of a kind which must be referred to the Secretary under section 55 of the Act. | The Secretary to the Department administering the Flora and Fauna Guarantee Act 1988          |
NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

In addition to the notice requirements of Clause 66.05, notice of an application of the kind specified in the schedule to this clause must be given to the person or body specified in the schedule. If a local provision of the scheme specifies a notice requirement and that requirement is not included in the schedule to this clause, it is not a notice requirement under Section 52(1)(c) of the Act.
# Notice of permit applications under local provisions

<table>
<thead>
<tr>
<th>Clause</th>
<th>Kind of application</th>
<th>Person or body to be notified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 4 of Schedule 3 to 37.07 (UGZ)</td>
<td>Any application on land identified as an offset site on the Armstrong Creek West Native Vegetation Precinct Plan November 2012</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
<tr>
<td>Clause 5.1 of Schedule 4 to 37.07 (UGZ)</td>
<td>An application on land identified as an offset site on the Native Vegetation Precinct Plan-Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
<tr>
<td>Clause 5.0 of Schedule 5 to 37.07 (UGZ)</td>
<td>An application on land identified as an offset site on the Armstrong Creek Town Centre Native Vegetation Precinct Plan March 2014</td>
<td>Secretary to the Department of Environment, Land, Water and Planning</td>
</tr>
</tbody>
</table>
APPLICATIONS UNDER SECTION 96 OF THE ACT

This clause applies to an application for a permit which, except for the provisions of this clause, would be made to the Minister in accordance with Section 96 of the Act.
EXEMPTIONS FROM SECTION 96(1) AND 96(2) OF THE ACT

In accordance with section 6(2)(ka) of the Act, the following classes of use and development are exempted from section 96(1) and 96(2) of the Act:

**Class 1**

Use of land for:

Car park, camping and caravan park, community facility (including child care centre, maternal and infant welfare centre, neighbourhood house, place of assembly and toilet block), dwelling, extractive industry, hospital, industry, leisure and recreation, office, residential village, retail premises or service station.

**Class 2**

Development of land for:

A Class 1 use, demolition of a building or works, lighting and floodlighting of a recreation facility or building, sign or advertisement or subdivision.

**Class 3**

Any other use or development.
NOTICE REQUIREMENTS

In accordance with Section 52(1)(c) of the Act, notice must be given to:

- The owners and occupiers of adjoining land.
- The National Trust of Australia (Victoria), if the application relates to land on which there is a building classified by the Trust.

This does not apply to an application:

- For a sign or advertisement.
- To remove, destroy or lop native vegetation under Clause 52.17 of this scheme.
- If a permit is only required under any of the following overlays:
  - Salinity Management Overlay
  - Floodway Overlay
  - Land Subject to Inundation Overlay
  - Special Building Overlay
  - Bushfire Management Overlay
NOTICE REQUIREMENTS - NATIVE VEGETATION

In accordance with Section 52(1)(c) of the Act, notice of an application to remove, destroy or lop native vegetation under Clause 52.17 of this scheme must be given to the Secretary to the Department administering the *Flora and Fauna Guarantee Act 1988*.

This does not apply if the application is of a kind which must be referred to the Secretary under Section 55 of the Act.
NOTICE EXEMPTION

In accordance with Section 52(4) of the Act, an application for a sign or advertisement on land managed, occupied or owned by the responsible authority is exempt from the notice requirement of Clause 52(1)(a) of the Act.
OPERATIONAL PROVISIONS

This section sets out provisions about the operation, administration and enforcement of this planning scheme, the meaning of terms used in this planning scheme, and other matters.
OPERATION OF THIS PLANNING SCHEME
OPERATION OF THE MUNICIPAL PLANNING STRATEGY

Municipal Planning Strategy

The Municipal Planning Strategy at Clause 02 provides an overview of important local planning issues in an introductory context, sets out the vision for future use and development in the municipality and establishes strategic directions about how the municipality is expected to change through the implementation of planning policy and the planning scheme.

A planning authority must take into account the Municipal Planning Strategy when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Municipal Planning Strategy when it makes a decision under this planning scheme.

Relationship to the Municipal Strategic Statement

For the purposes of section 12A(3) of the Act, the Municipal Strategic Statement is:

- A Municipal Strategic Statement at Clause 21.
- Where Clause 21 is not included in this scheme:
  - The Municipal Planning Strategy at Clause 02.
  - Local provisions in the Planning Policy Framework at Clauses 10 to 19.
  - A schedule to Clause 74.01.

Transitional

If this planning scheme includes a Municipal Strategic Statement at Clause 21, the provisions of Clauses 23.01 and 23.02 apply.
OPERATION OF THE PLANNING POLICY FRAMEWORK

Purpose of the Planning Policy Framework

The Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The Planning Policy Framework is dynamic and will be built upon as planning policy is developed and refined, and changed as the needs of the community change.

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Operation

The Planning Policy Framework sets out the planning policies that form part of this planning scheme. It comprises Clauses 10 to 19.

A planning policy applies to all land subject to this planning scheme unless the policy specifies otherwise.

A planning policy provides guidance for decision making and can help the community to understand how the responsible authority will consider a proposal.

The consistent application of planning policy over time should achieve a desired outcome.

A planning authority must take into account the Planning Policy Framework when it prepares an amendment to this planning scheme.

A responsible authority must take into account and give effect to the Planning Policy Framework when it makes a decision under this planning scheme. This does not apply to policy guidelines and policy documents.

Policy guidelines

A planning policy may include policy guidelines. Policy guidelines indicate how objectives can be met and how strategies can be implemented.

A responsible authority must take a relevant policy guideline into account when it makes a decision under this planning scheme, but is not required to give effect to it. If the responsible authority is satisfied that an alternative approach meets the objective, the alternative may be considered.

Policy documents

A planning policy may include reference to a policy document. A policy document may be an incorporated, background and other document.

A background document listed in the table or the schedule to Clause 72.08 that applies to Clauses 10 to 19 is a policy document for applicable planning policies.

Integrated decision making

Society has various needs and expectations such as land for settlement, protection of the environment, economic wellbeing, various social needs, proper management of resources and infrastructure. Planning aims to meet these needs and expectations by addressing aspects of economic, environmental and social wellbeing affected by land use and development.

Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations. However, in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations.
Planning authorities should identify the potential for regional impacts in their decision making and coordinate strategic planning with their neighbours and other public bodies to achieve sustainable development and effective and efficient use of resources.

**Transitional**

If this planning scheme includes a Municipal Strategic Statement at Clause 21 and local planning policies at Clause 22, the provisions of Clauses 23.01, 23.02 and 23.03 apply. To the extent of any inconsistency, Clauses 23.02 and 23.03 prevail over this clause.
OPERATION OF ZONES

In each zone and schedule to a zone which contains a table of uses, the controls over the use of land are divided into three sections.

Section 1 uses

A use in Section 1 does not require a permit. Any condition opposite the use must be met. If the condition is not met, the use is in Section 2 and requires a permit unless the use is specifically included in Section 3 as a use that does not meet the Section 1 condition.

Section 2 uses

A use in Section 2 requires a permit. Any condition opposite the use must be met. If the condition is not met, the use is prohibited.

Making decisions about Section 2 uses

Because a use is in Section 2 does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the zone and any of the other decision guidelines in Clause 65.

Section 3 uses

A use in Section 3 is prohibited.
OPERATION OF OVERLAYS

If an overlay is shown on the planning scheme map, the provisions of the overlay apply in addition to the provisions of the zone and any other provision of this scheme.

Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the Municipal Planning Strategy, the Planning Policy Framework, the purpose and decision guidelines of the overlay and any of the other decision guidelines in Clause 65.
OPERATION OF PARTICULAR PROVISIONS

The requirements of particular provisions apply to the specified categories of use and development and other matters in addition to any provisions which apply due to any other provision of this planning scheme.
OPERATION OF VICSMART APPLICATIONS AND PROCESS

VicSmart applications

Any provision of this planning scheme may specify:

- Classes of application that are VicSmart applications to which Clause 71.06 applies.
- Information requirements for each class of VicSmart application.
- Decision guidelines for each class of VicSmart application.

An application is a VicSmart application if all of the following requirements are met:

- The application is in a class or classes specified in a provision of this planning scheme.
- A permit is required only under the provisions of this planning scheme that are specified as a VicSmart application, and not under any other provision of this planning scheme.
- Nothing authorised by the grant of a permit would result in a breach of a registered restrictive covenant.
- If the application requires referral to a referral authority under Clause 66, the referral requirements in Clause 71.06-2 are met.

VicSmart process

Despite any other provision of this planning scheme:

- A VicSmart application is exempt from the requirements of the Act and planning scheme specified in this clause.
- The responsible authority must assess a VicSmart application in accordance with the requirements of this clause.

If there is any inconsistency between the requirements of this clause and another provision of this planning scheme, this clause prevails.

Referral requirements

If an application requires referral to a referral authority under Clause 66:

- The application must have been considered by the referral authority within the past 3 months of the application being made to the responsible authority.
- The referral authority must have stated in writing that it does not object to the granting of the permit for the proposal.

Information requirements

A VicSmart application must be accompanied by the information requirements specified for the relevant class of application. The information requirements of the relevant zone, overlay or particular provision, other than those specified for VicSmart applications, do not apply unless the information requirements for the relevant class of application specify otherwise.

If in the opinion of the responsible authority an information requirement is not relevant to the evaluation of a VicSmart application, the responsible authority may waive or reduce the information requirement.

Exemption from notice and review

A VicSmart application is exempt from:

- The notice requirements of section 52(1)(a), (b), (c) and (d) of the Act.
- The decision requirements of section 64(1), (2) and (3) of the Act.
- The review rights of section 82(1) of the Act.
Matters to be considered

In deciding a VicSmart application, the responsible authority:

- Must only consider the decision guidelines specified for the relevant class of application.
- Is exempt from considering the following matters:
  - The requirements of section 60(1)(b), (c), (e) and (f) and (1A) (b) to (h) and (j) of the Act.
  - The Municipal Planning Strategy and Planning Policy Framework unless the decision guidelines for the relevant class of application specify otherwise.
  - The decision guidelines of the relevant zone, overlay or particular provision, other than those specified for VicSmart applications, unless the decision guidelines for the relevant class of application specify otherwise.
  - The decision guidelines in Clause 65.
- In deciding an application for review in relation to a VicSmart application, the Tribunal is exempt from the matters specified in section 84B(2)(b) to (g) and (i) to (ja) of the Act.

Decision guidelines

Before deciding a VicSmart application, the responsible authority must consider the decision guidelines specified for the relevant class of application unless in the opinion of the responsible authority a decision guideline is not relevant to the evaluation of the application.
RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

The responsible authority for the administration and enforcement of this planning scheme or a provision of this planning scheme is specified in this clause and the schedule to this clause.

The person nominated under section 198(1)(a) of the Act or the responsible authority under section 198(1)(b) of the Act, to whom a person may apply for a planning certificate, is specified in the schedule to this clause.

Minister is responsible authority

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for:

- Renewable energy facility with an installed capacity of 1 megawatt or greater.
- Utility installation used to store, transmit or distribute electricity generated by a renewable energy facility with an installed capacity of 1 megawatt or greater.
- Primary school or secondary school to which Clause 53.19 applies.

with the exception of the following:

- in relation to permits for the use and development of land for a wind energy facility issued prior to 2 April 2015 under Division 1 of Part 4 of the Act, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

- in relation to permits for the use and development of land for a wind energy facility issued prior to 2 April 2015 under Division 6 of Part 4 of the Act, the Council is the responsible authority for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, subject to the operation of section 97H of the Act.

- in relation to applications lodged, or permits issued, for the use and development of land for a renewable energy facility (other than a wind energy facility) under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.

- in relation to applications lodged, or permits issued, for the use and development of land for a utility installation used to store, transmit or distribute electricity generated by a renewable energy facility, under Division 1 of Part 4 of the Act prior to the approval date of Amendment VC161, the Council is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and for matters required by the permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority.
SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0

31/07/2018
VC148

Responsible authority for administering and enforcing this planning scheme:

The Greater Geelong City Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0

02/07/2020
GC104

Responsible authority for administering and enforcing a provision of this planning scheme:

The Minister for Planning is the responsible authority for administering and enforcing the Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020 and any other provision of the scheme as it applies to the use or development of land for the purpose of the Waurn Ponds Train Maintenance and Stabling Facility Project.

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme for land in the Avalon Airport Rail Link Area shown in Clause 9.0 of Schedule 11 to Clause 37.01 (Special Use Zone).

The Minister for Planning is the responsible authority for administering and enforcing the planning scheme for land for the Victoria Police Specialist Training Facility shown in Schedule 3 of Clause 45.12 Specific Control Overlay.

The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Planning and Environment Act 1987 and matters required by a permit or the planning scheme to be endorsed, approved, or done to the satisfaction of the responsible authority, in relation to land within the Minister for Planning Responsible Authority Area identified in Figure 1 in this schedule if the application, use, construction of a building, or construction or carrying out of works is any of the following:

- The use of land, construction of a building or the construction or carrying out of works with a gross floor area exceeding 5000 square metres.
- The use of land, construction of a building or the construction or carrying out of works of five or more storeys, excluding a basement.
- The use of land, construction of a building or construction or carrying out of works for 50 or more dwellings.

This does not apply to:

- The use or development of land that is undertaken in accordance with a building permit that was issued under the Building Act 1993 before the commencement of Amendment C355 to this planning scheme.
- The use or development of land that is undertaken in accordance with a planning permit that was issued before the commencement of Amendment C355 to this planning scheme.
- An application made before the commencement of Amendment C355 to this planning scheme. For applications made before the commencement of Amendment C355 to this planning scheme, the requirements of this schedule as they were in force immediately before the commencement of Amendment C355, continue to apply.

The Minister for Planning is the responsible authority for land at 28 Malop Street, Geelong (Lot 1 TP684567) and 184-186 Ryrie Street, Geelong (Lot 1 TP958791).
3.0
Person or responsible authority for issuing planning certificates:
The Minister for Planning.

4.0
Responsible authority for VicSmart and other specified applications:
The Chief Executive Officer of the Greater Geelong City Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of the Greater Geelong City Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.
WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

This planning scheme applies to the municipal district or other area specified in the schedule to this clause.
SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0

Area covered by this planning scheme:

This planning scheme applies to the municipal district of the City of Greater Geelong and land covered with water within the Port Phillip Coastal Area (comprising Corio and Port Phillip Bays) between the municipal boundary and Low Water Mark and 600 metres seaward of Low Water Mark, including Point Henry and water to a distance of 100 metres from the Pier.
WHAT DOES THIS PLANNING SCHEME CONSIST OF?

This planning scheme consists of this document, any maps specified in the schedule to this clause, and any document incorporated in the scheme in accordance with the Act. A document is not incorporated in this scheme by reason only that it is referred to in the scheme.

This document consists of State standard provisions and local provisions. Local provisions are:

- If included in this planning scheme:
  - Clause 02 (Municipal Planning Strategy).
  - Clause 21 (Municipal Strategic Statement).
  - Clause 22 (Local Planning Policies).

- All clauses in the Planning Policy Framework that include the letter ‘L’ in the clause number.

- All schedules to zones, overlays, particular provisions, general provisions and operational provisions.

All other provisions are State standard provisions.

Maps specified in the schedule to this clause show how land is zoned and whether land is affected by an overlay. This information is indicated by a letter and/or number code that is explained on each map.

*Note:* A clause numbered ‘11.01-1L’ would be an example of a local provision in the Planning Policy Framework. ‘C1Z’ is an example of a code on a map that may be specified in the schedule to this clause. It stands for ‘Commercial 1 Zone’.
SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

Maps comprising part of this planning scheme:

- 1, 1VPO, 1SLO, 1HO, 1BMO
- 2, 2ESO, 2VPO, 2SLO, 2HO, 2BMO
- 3, 3ESO, 3VPO, 3HO, 3LSIO-FO, 3PAO
- 4, 4ESO, 4HO, 4PAO
- 5, 5ESO, 5VPO, 5SLO, 5HO, 5BMO
- 6, 6ESO, 6VPO, 6SLO, 6HO, 6LSIO-FO
- 7, 7ESO, 7VPO, 7SLO, 7HO, 7LSIO-FO, 7PAO, 7BMO
- 8, 8ESO, 8SLO, 8HO, 8LSIO-FO, 8PAO, 8BMO
- 9, 9ESO, 9HO, 9LSIO-FO
- 10, 10ESO, 10HO, 10LSIO-FO
- 11, 11ESO, 11LSIO-FO, 11DCPO, 11SCO
- 12, 12ESO, 12HO, 12SLO, 12LSIO-FO, 12VPO, 12BMO, 12DCPO, 12DPO, 12SCO
- 13, 13ESO, 13SLO, 13HO, 13VPO, 13BMO, 13PAO
- 14, 14ESO, 14VPO, 14LSIO-FO, 14PAO
- 15, 15ESO, 15PAO, 15VPO, 15HO, 15LSIO-FO
- 16, 16ESO, 16HO, 16LSIO-FO
- 17, 17ESO, 17HO, 17DCPO, 17VPO, 17DCPO
- 18, 18ESO, 18DDO, 18DPO, 18HO, 18LSIO-FO, 18PAO, 18EAO, 18SBO, 18DCPO, 18BMO
- 19, 19ESO, 19VPO, 19HO, 19LSIO-FO, 19DDO, 19BMO
- 20, 20ESO, 20VPO, 20DPO, 20LSIO-FO, 20DDO, 20PAO, 20SCO
- 21, 21ESO, 21DPO, 21DDO, 21LSIO-FO
- 22, 22ESO, 22PAO, 22LSIO-FO
- 23, 23ESO, 23LSIO-FO
- 24, 24ESO, 24HO, 24LSIO-FO, 24BMO
- 26, 26ESO, 26HO, 26SBO, 26PAO, 26EAO, 26DDO, 26RO, 26DPO
- 27, 27ESO, 27VPO, 27HO, 27LSIO-FO, 27EAO
- 28, 28ESO, 28DPO, 28DDO
- 29, 29ESO, 29DPO, 29DDO, 29LSIO-FO
- 30
- 31, 31ESO, 31HO, 31DPO, 31LSIO-FO, 31PAO, 31EAO, 31BMO
- 32, 32ESO, 32HO, 32DDO14, 32SBO
- 33, 33HO, 33DDO14, 33DPO, 33DDO, 33SBO, 33EAO, 33SCO
- 34, 34ESO, 34HO, 34DDO
- 35, 35DDO
• 36, 36ESO, 36HO, 36DPO, 36LSIO-FO, 36EAO, 36DDO14, 36SBO
• 37, 37HO, 37DDO, 37EAO, 37DDO14, 37DPO, 37SBO
• 38, 38HO, 38EAO, 38DDO, 38SBO
• 39
• 40, 40ESO, 40HO, 40DDO
• 41, 41HO, 41DDO14, 41SLO
• 42, 42ESO, 42HO, 42PAO, 42DDO14, 42DDO, 42DPO, 42SLO
• 43, 43ESO, 43VPO, 43HO, 43DDO14, 43DPO, 43DDO, 43SLO, 43SBO, 43BMO
• 44, 44VPO, 44HO, 44DDO14, 44DDO, 44SBO, 44BMO
• 45, 45HO
• 46, 46LSIO-FO, 46HO
• 47, 47SLO, 47HO, 47DDO, 47LSIO-FO, 47EAO, 47DDO14, 47DPO, 47RXO, 47SBO
• 48, 48HO, 48DDO, 48DPO, 48LSIO-FO, 48EAO, 48DDO14
• 49, 49SLO, 49HO, 49DDO, 49LSIO-FO, 49PAO, 49DDO14, 49EAO, 49RXO, 49SBO
• 50, 50HO, 50DDO, 50EAO, 50LSIO-FO, 50SBO, 50SCO
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• 60, 60HO, 60PAO, 60DDO14, 60SLO, 60BMO
• 61, 61VPO, 61SLO
• 62, 62ESO, 62VPO, 62HO, 62DDO14, 62DDO, 62DPO, 62SLO, 62BMO
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• 64, 64VPO, 64SLO, 64SCO, 64PAO
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• 67, 67VPO, 67HO, 67LSIO-FO, 67PAO, 67ESO, 67SBO, 67DDO, 67DCPO
• 68, 68ESO, 68HO, 68LSIO-FO, 68PAO, 68SLO, 68SCO
• 69, 69ESO, 69HO, 69LSIO-FO, 69DDO14, 69DPO, 69SLO
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• 71, 71ESO, 71VPO, 71HO, 71PAO, 71DPO, 71SLO, 71BMO
• 72, 72ESO, 72VPO, 72HO, 72SLO, 72BMO
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74, 74ESO, 74DDO14, 74SLO
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87, 87ESO, 87HO, 87SLO, 87SBO, 87BMO
88, 88ESO, 88HO, 88LSIO-FO, 88DDO, 88SBO, 88BMO, 88SCO
89, 89ESO, 89DDO14, 89BMO, 89SLO, 89DPO
### DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

The documents listed in the table and the schedule to this clause are incorporated documents under section 6(2)(j) of the Planning and Environment Act 1987.

An incorporated document forms part of this planning scheme.

If a document is not listed in the table or the schedule, it is not an incorporated document.

A document is not incorporated in this planning scheme by reason only that it is referred to in the scheme.

*Note: Clause 72.08 contains a list of background documents relevant to this planning scheme. A background document does not form part of the planning scheme.*

#### Table to Clause 72.04

<table>
<thead>
<tr>
<th>Name of document</th>
<th>Introduced by:</th>
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<tbody>
<tr>
<td>A ‘Good Neighbour’ Code of Practice for a Circus or Carnival, October 1997</td>
<td>V3</td>
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<tr>
<td>A Code of Practice for Telecommunications Facilities in Victoria, July 2004</td>
<td>VC26</td>
</tr>
<tr>
<td>Apiary Code of Practice, May 2011</td>
<td>VC81</td>
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<tr>
<td>Australian Standard AS2890.2-2002 Parking facilities: Off-street commercial vehicle facilities, Standards Australia 2002</td>
<td>VC77</td>
</tr>
<tr>
<td>Australian/New Zealand Standard AS/NZS1158.3.1:1999, Road lighting, Part 3.1: Pedestrian Area (Category P) lighting – Performance and installation design requirements. Standards Australia/Standards New Zealand 1999</td>
<td>VC12</td>
</tr>
<tr>
<td>Building in bushfire-prone areas - CSIRO &amp; Standards Australia (SAA HB36-1993), May 1993</td>
<td>NPS1</td>
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<tr>
<td>Code of Practice for Bushfire Management on Public Land, 2012</td>
<td>VC101</td>
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<tr>
<td>Code of Practice for Timber Production 2014</td>
<td>VC101</td>
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<tr>
<td>Construction Techniques for Sediment Pollution Control, Environment Protection Authority May 1991</td>
<td>NPS1</td>
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<tr>
<td>Design Vehicles and Turning Path Templates, Austroads, 1995 (AP-34/95)</td>
<td>VC12</td>
</tr>
<tr>
<td>Growth Area Framework Plans, Department of Sustainability and Environment, September 2006</td>
<td>VC41</td>
</tr>
<tr>
<td>Guide to Road Design, Part 6A: Pedestrian and Cycle Paths, Austroads</td>
<td>VC77</td>
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<tr>
<td>Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management (Publication 891.4, Environment Protection Authority, 2016)</td>
<td>VC132</td>
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<tr>
<td>Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017)</td>
<td>VC138</td>
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<tr>
<td>Local Government Planning Guide for Dry Land Salinity - Department Conservation and Natural Resources, 1995</td>
<td>NPS1</td>
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<td>Introduced by:</td>
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<td>Pavement Design - A Guide to the Structural Design of Road Pavements, Austroads, (AP-17/92)</td>
<td>VC12</td>
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<tr>
<td>Planning requirements for racing dog keeping and training (Department of Environment, Land, Water and Planning, August 2017)</td>
<td>VC139</td>
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<tr>
<td>Principal Public Transport Network 2017 (State Government of Victoria, 2017)</td>
<td>VC132</td>
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<tr>
<td>Principal Public Transport Network Area Maps (State Government of Victoria, August 2018)</td>
<td>VC151</td>
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<tr>
<td>Private Tennis Court Development Code of Practice – Revision 1, March 1999</td>
<td>VC5</td>
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<tr>
<td>Victorian Code for Broiler Farms 2009 (plus 2018 amendments)</td>
<td>VC60</td>
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<tr>
<td>Victorian Code for Cattle Feedlots, August 1995</td>
<td>NPS1</td>
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<tr>
<td>Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)</td>
<td>VC150</td>
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<td>Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines (Department of Economic Development, Jobs, Transport and Resources, June 2018)</td>
<td>VC150</td>
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## Incorporated documents

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<tr>
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<tr>
<td>3 Bridge Road, Barwon Heads, June 2020</td>
<td>C415ggee</td>
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<tr>
<td>14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011</td>
<td>C257</td>
</tr>
<tr>
<td>Adventure Park Comprehensive Development Plan, May 2014</td>
<td>C288</td>
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<tr>
<td>Advertising Sign Guidelines, City of Greater Geelong, November 1997, Amended October 2014</td>
<td>C296</td>
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<tr>
<td>Anakie, Lara &amp; Lovely Banks Heritage Places Incorporated Plan, May 2016</td>
<td>C316</td>
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<tr>
<td>Armstrong Creek East Native Vegetation Precinct Plan, May 2010</td>
<td>C206</td>
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<tr>
<td>Armstrong Creek East Precinct Structure Plan, May 2010, Amended November 2011</td>
<td>C214</td>
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<tr>
<td>Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version November 2011</td>
<td>C214</td>
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<tr>
<td>Armstrong Creek Horseshoe Bend Precinct Structure Plan, September 2014</td>
<td>C259</td>
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<tr>
<td>Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010</td>
<td>C207</td>
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<tr>
<td>Armstrong Creek North East Industrial Precinct Growing Grass Frog Conservation Management Plan, May 2010</td>
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<td>Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010</td>
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<td>Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010</td>
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<td>Armstrong Creek South Precinct Structure Plan, February 2016</td>
<td>C301</td>
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<tr>
<td>Armstrong Creek Town Centre Precinct Structure Plan, March 2014</td>
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<td>Armstrong Creek Town Centre Development Contributions Plan, March 2014</td>
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<td>Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014</td>
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<td>Armstrong Creek Urban Growth Plan Framework Plan, November 2008, updated September 2012 and June 2015</td>
<td>C301</td>
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<tr>
<td>Armstrong Creek West Precinct Development Contributions Plan, February 2013</td>
<td>C240</td>
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<td>Armstrong Creek West Precinct Native Vegetation Precinct Plan, November 2012</td>
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<td>Armstrong Creek West Precinct Structure Plan, September 2012</td>
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<tr>
<td>Batman Park, Indented Head Incorporated Plan, June 2015</td>
<td>C274</td>
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<tr>
<td>BUPA Aged Care Facility, Bellarine Lakes, May 2016</td>
<td>C336</td>
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<tr>
<td>Chisholm Road Prison Project, Lara, Incorporated Document, June 2019</td>
<td>C389ggee</td>
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<tr>
<td>Commercial Tenancies at 55, 57 &amp; 59 Kilgour Street, Geelong, July 2017</td>
<td>C358</td>
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<tr>
<td>Drysdale Bypass, November 2017</td>
<td>C369</td>
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<tr>
<td>Environmental Weeds, City of Greater Geelong, September 2008</td>
<td>C129 (Part 1)</td>
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<tr>
<td>Fibre Optic Project, Integrated Approval Requirements, December 2002</td>
<td>VC17</td>
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<td>Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines,</td>
<td>C258</td>
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<td>Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993</td>
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<td>Geelong Library and Heritage Centre Redevelopment, March 2013</td>
<td>C287</td>
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<tr>
<td>Geelong Ring Road – Section 4C Incorporated Document, June 2010</td>
<td>C232</td>
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<td>Geelong TAC Office Development, October 2006</td>
<td>C142</td>
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<td>Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019</td>
<td>C398ggee</td>
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<tr>
<td>Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan, December 2017</td>
<td>C365</td>
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<td>Heritage and Design Guidelines, City of Greater Geelong, 1997</td>
<td>NPS1</td>
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<td>Horseshoe Bend Precinct Development Contributions Plan, September 2014</td>
<td>C259</td>
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<td>Jetty Road Urban Growth Area Development Contributions Plan, September 2011</td>
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<td>Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013</td>
<td>C246</td>
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<tr>
<td>Lara West Precinct Structure Plan, Revision J, 25 September 2013</td>
<td>C246</td>
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<tr>
<td>Melbourne Geelong Interconnection Project, June 2010</td>
<td>C229</td>
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<tr>
<td>Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014</td>
<td>C285</td>
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<td>Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013</td>
<td>C243</td>
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<td>Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014</td>
<td>C259</td>
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<tr>
<td>Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008</td>
<td>C191</td>
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<tr>
<td>New Station Estate Restructure Plan, July 2010 (Amended December 2017)</td>
<td>C376pt1ggee</td>
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<td>Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002</td>
<td>VC17</td>
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<tr>
<td>Regional Fast Rail Project, Integrated Approval Requirements, December 2002</td>
<td>VC17</td>
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<tr>
<td>Rail Upgrades at Geelong Port Project, May 2010</td>
<td>C211</td>
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<tr>
<td>Rippleside Comprehensive Development Plan, February 2000</td>
<td>C2</td>
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<td>Rippleside Urban Design Guidelines, June 2000</td>
<td>C2</td>
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<tr>
<td>Small Lot Housing Code, December 2012</td>
<td>C267</td>
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<td>Specialist Training Facility Incorporated Document, June 2019</td>
<td>C392ggee</td>
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<tr>
<td>Warmambool Line Upgrade - Incorporated Document, December 2019</td>
<td>GC121</td>
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<td>Waterfront Geelong Design and Development Code, Keys Young, July 1996</td>
<td>NPS1</td>
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<td>Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020</td>
<td>GC104</td>
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<td>West Fyans-Fyans Street Precinct Structure Plan, June 2009</td>
<td>C205</td>
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</table>
WHEN DID THIS PLANNING SCHEME BEGIN?

This planning scheme began on the date specified in the schedule to this clause.
SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

1.0

Date this planning scheme began:

27 July 2000
EFFECT OF THIS PLANNING SCHEME

Land may be used or developed only in accordance with this planning scheme.

Land must not be developed unless the land as developed can be used in accordance with this planning scheme.

If this planning scheme allows a particular use of land, it may be developed for that use provided all requirements of the scheme are met.
DETERMINATION OF BOUNDARIES

If a boundary in this planning scheme is not precisely shown on a planning scheme map or is not otherwise defined, the certificate issuing authority must determine the boundary if asked to do so and must notify the applicant within 60 days.
BACKGROUND DOCUMENTS

The documents listed in the table and the schedule to this clause are background documents. The table and the schedule to this clause must specify the amendment that listed the background document and may specify the clause of this planning scheme that the background document relates to.

A background document may:

- Have informed the preparation of, or an amendment to, this planning scheme.
- Provide information to explain the context within which a provision has been framed.
- Assist the understanding of this planning scheme.

A background document does not form part of this planning scheme.

A background document may be referenced elsewhere in this planning scheme without being listed in the table or schedule to this clause.

Table to Clause 72.08

<table>
<thead>
<tr>
<th>Name of background document</th>
<th>Amendment number - clause reference</th>
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<tbody>
<tr>
<td>Central Highlands Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
<tr>
<td>G21 Regional Growth Plan (Geelong Region Alliance, 2013).</td>
<td>VC106 Clauses 10 to 19</td>
</tr>
<tr>
<td>Gippsland Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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<tr>
<td>Great South Coast Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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<tr>
<td>Hume Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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<tr>
<td>Loddon Mallee North Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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<tr>
<td>Loddon Mallee South Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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<tr>
<td>Wimmera Southern Mallee Regional Growth Plan (Victorian Government, 2014).</td>
<td>VC106 Clauses 10 to 19</td>
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## Schedule to Clause 72.08 Background Documents

### Background Documents

<table>
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<tr>
<th>Name of background document</th>
<th>Amendment number - clause reference</th>
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<tr>
<td>Geelong Waterfront Safe Harbour Precinct - Public Access &amp; Infrastructure Development Project Master Plan (May 2019)</td>
<td>C398ggee</td>
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<tr>
<td>Infrastructure Design Manual (2019, Local Government Infrastructure Design Association)</td>
<td>GC112 - Clause 21.08-6</td>
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</table>
MEANING OF TERMS

A term used in this planning scheme has its ordinary meaning unless that term is defined:

- In this planning scheme; or

- In the Planning and Environment Act 1987 or the Interpretation of Legislation Act 1984, in which case the term has the meaning given to it in those Acts unless it is defined differently in this scheme.
GENERAL TERMS

The following table lists general terms which may be used in this planning scheme. A term listed in the first column, under the heading "General term", has the meaning set out beside that term in the second column, under the heading "Definition".

<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural production</td>
<td>Any form of primary production of renewable commodities. It does not include extractive industry, Mineral extraction, or timber production from native forest.</td>
</tr>
<tr>
<td>Anemometer</td>
<td>A wind measuring device.</td>
</tr>
<tr>
<td>Apartment</td>
<td>A dwelling located above the ceiling level or below the floor level of another dwelling and is part of a building containing two or more dwellings.</td>
</tr>
<tr>
<td>Approval date</td>
<td>The date this scheme began, or the date of notice in the Victoria Government Gazette of approval of an amendment to this scheme.</td>
</tr>
<tr>
<td>Basement</td>
<td>A storey below ground level, or that projects no more than 1.2 metres above ground level.</td>
</tr>
<tr>
<td>Building height</td>
<td>The vertical distance from natural ground level to the roof or parapet at any point.</td>
</tr>
<tr>
<td>Carriageway</td>
<td>The area of a street reserve which is provided for the movement or parking of vehicles. It is determined by the invert of a kerb and channel and the point adjacent to the pavement edge for kerb (only) and edge strips.</td>
</tr>
<tr>
<td>Central Highlands region</td>
<td>The area covered by the Ararat, Ballarat, Golden Plains, Hepburn, Moorabool and Pyrenees planning schemes.</td>
</tr>
<tr>
<td>Clear to the sky</td>
<td>An unroofed area or area roofed with material that transmits 90 per cent of light.</td>
</tr>
<tr>
<td>Defendable space</td>
<td>An area of land around a building where vegetation is modified and managed to reduce the effects of flame contact and radiant heat associated with bushfire.</td>
</tr>
<tr>
<td>Deflection angle</td>
<td>The angle between two tangent sections of a carriageway.</td>
</tr>
<tr>
<td>Design speed</td>
<td>The speed fixed for the design and correlation of the geometric features of a carriageway that influence vehicle operation. It is the speed which is not exceeded by 85 per cent of vehicles.</td>
</tr>
<tr>
<td>Domestic services normal to a dwelling</td>
<td>A domestic appliance or apparatus that is normal to and services a dwelling. It includes disabled access ramps and handrails, an air conditioner, cooling or heating system, a hot water service, security systems and cameras, shade sails, a barbeque, downpipes and flues, a skylight, security screens, and the like.</td>
</tr>
<tr>
<td>Earthworks</td>
<td>Land forming, laser grading, levee banks, raised access roads and tracks, building pads, storage embankments, channel banks and drain banks and associated structures.</td>
</tr>
<tr>
<td>Frontage</td>
<td>The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building, faces.</td>
</tr>
<tr>
<td>Gaming</td>
<td>The playing of a gaming machine.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Gaming machine</td>
<td>Has the same meaning as it has in the Gambling Regulation Act 2003.</td>
</tr>
</tbody>
</table>
| Garden area                               | Any area on a lot with a minimum dimension of 1 metre that does not include: a) a dwelling or residential building, except for:  
  - an eave, fascia or gutter that does not exceed a total width of 600mm;  
  - a pergola;  
  - unroofed terraces, patios, decks, steps or landings less than 800mm in height;  
  - a basement that does not project above ground level;  
  - any outbuilding that does not exceed a gross floor area of 10 square metres; and  
  - domestic services normal to a dwelling or residential building;  
  b) a driveway; or  
  c) an area set aside for car parking.                                                                                                                 |
| Geelong G21 region                         | The area covered by the Colac Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast planning schemes.                                                                                         |
| Gippsland region                          | The area covered by the Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland and Wellington planning schemes.                                                                                     |
| Great South Coast region                  | The area covered by the Corangamite, Glenelg, Moyne, Southern Grampians and Warrnambool planning schemes.                                                                                                  |
| Gross floor area                           | The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.                                                             |
| Ground level                              | The natural level of a site at any point.                                                                                                                                                                  |
| Habitable room                            | Any room of a dwelling or residential building other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods. |
| High quality productive agricultural land  | Land which is used for animal husbandry or crop raising, and is capable of continuing to sustain agricultural production, and:  
  a) is of prime, or very good, agricultural quality, having regard to soil type, growing season, and availability of infrastructure, and is of sufficient extent to support agricultural activities on an economically viable scale; or  
  b) has been identified through a regional, sub-regional, or local study as being of particularly good quality and strategic significance for agriculture in the regional or local context. |
<p>| Hume region                               | The area covered by the Alpine, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogie, Towong, Wangaratta and Wodonga planning schemes. |
| Land capability assessment                 | The assessment of the physical ability of the land to sustain specific uses having regard to its management, and without long term on-site detriment to the environment. |</p>
<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Leasable floor area</td>
<td>That part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences.</td>
</tr>
<tr>
<td>Loddon Mallee North region</td>
<td>The area covered by the Buloke, Campaspe, Gannawarra, Mildura and Swan Hill planning schemes.</td>
</tr>
<tr>
<td>Loddon Mallee South region</td>
<td>The area covered by the Central Goldfields, Greater Bendigo, Loddon, Macedon Ranges and Mount Alexander planning schemes.</td>
</tr>
<tr>
<td>Lot</td>
<td>A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.</td>
</tr>
<tr>
<td>Mean building height</td>
<td>The vertical distance between the mean ground level and the finished roof height at its highest point.</td>
</tr>
<tr>
<td>Mean ground level</td>
<td>One half the sum of the highest and lowest levels along ground level of the outer surface of all external building walls.</td>
</tr>
<tr>
<td>Metropolitan Melbourne</td>
<td>The area covered by the Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port of Melbourne, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges Planning Schemes and the area within the urban growth boundary in the Mitchell Planning Scheme.</td>
</tr>
</tbody>
</table>
| Mineral                       | Any substance which occurs naturally as part of the earth's crust, including:  
|                               a) oil shale and coal; and  
|                               b) hydrocarbons and mineral oils contained in oil shale or coal, or extracted from oil shale or coal by chemical or industrial processes.  
<p>|                               It does not include water, stone, or petroleum.                                                                                      |
| Movable building              | A structure, other than a tent, caravan, or vehicle, which is designed to be moved from place to place on more than one occasion.                                                                         |
| Native vegetation             | Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.                                                                                                                      |
| Net floor area                | The total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply, or lifts. |
| Plot ratio                    | The gross floor area of all buildings on a site, divided by the area of the site.                                                                                                                         |
| Private open space            | An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.                                                                                                     |
| Property vegetation plan      | A plan which relates to the management of native vegetation within a property, and which is contained within an agreement made pursuant to section 69 of the Conservation, Forests and Lands Act 1987. |</p>
<table>
<thead>
<tr>
<th>General term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prostitution</td>
<td>The provision by one person to or for another person (whether or not of a different sex) of sexual services in return for payment or reward.</td>
</tr>
<tr>
<td>Public land manager</td>
<td>The Minister, government department, public authority or municipal council having responsibility for the care or management of public land. In relation to Crown land reserved under an Act and managed or controlled by a committee of management, other than Parks Victoria or a municipal council, it means the Minister administering that Act and does not include the committee of management.</td>
</tr>
<tr>
<td>Radio mast</td>
<td>A mast, for radio transmission or reception in a dwelling, that is:</td>
</tr>
<tr>
<td></td>
<td>a) with antenna, more than 14 metres above the ground;</td>
</tr>
<tr>
<td></td>
<td>b) if attached to a building, with antenna, more than 5 metres above the roof line;</td>
</tr>
<tr>
<td></td>
<td>c) including antenna, wider than 6 metres; or</td>
</tr>
<tr>
<td></td>
<td>d) excluding antenna, wider than 50 centimetres at any point exceeding 3 metres above the ground.</td>
</tr>
<tr>
<td>Retail</td>
<td>The sale of goods or materials, in any quantity or manner, other than by wholesale.</td>
</tr>
<tr>
<td>Secluded private open space</td>
<td>That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy.</td>
</tr>
<tr>
<td>Setback</td>
<td>The minimum distance from any allotment boundary to a building.</td>
</tr>
<tr>
<td>Sexual services</td>
<td>Has the same meaning as it has in the <em>Sex Work Act 1994</em>.</td>
</tr>
<tr>
<td>Site coverage</td>
<td>The proportion of a site covered by buildings.</td>
</tr>
<tr>
<td>Stone</td>
<td>Basalt, freestone, granite, limestone, sandstone, or other building stone, or rock, ordinarily used for building, manufacturing, road making, or construction; or clay (not fine clay, bentonite, or kaolin), earth, gravel, quartz (not quartz crystals), sand, soil, slate, or other similar material.</td>
</tr>
<tr>
<td>Storey</td>
<td>That part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.</td>
</tr>
<tr>
<td>Stormwater</td>
<td>The net increase in run-off from urban development due to water not being able to seep into the ground because of impervious surfaces, such as roofs and roads.</td>
</tr>
<tr>
<td>Street leg length</td>
<td>The distance between street intersections or junctions, or points and locations where vehicles must slow down, usually to a maximum speed of 20 kilometres per hour.</td>
</tr>
<tr>
<td>Street reserve</td>
<td>Land set aside for a street pavement and verge.</td>
</tr>
<tr>
<td>Sustainable agriculture</td>
<td>The use of farming practices and systems which maintain or enhance:</td>
</tr>
<tr>
<td></td>
<td>a) the economic viability of agricultural production;</td>
</tr>
<tr>
<td></td>
<td>b) the natural resource base; and</td>
</tr>
<tr>
<td></td>
<td>c) other ecosystems which are influenced by agricultural activities.</td>
</tr>
<tr>
<td>General term</td>
<td>Definition</td>
</tr>
<tr>
<td>------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Telecommunications line</td>
<td>A wire, cable, optic fibre, tube, conduit, waveguide or other physical medium used, or to be used, as a continuous artificial guide for or in connection with carrying communications by means of guided electromagnetic energy.</td>
</tr>
<tr>
<td>Telecommunications network</td>
<td>A system or series of systems that carries, or is capable of carrying, communications by means of guided and unguided electromagnetic energy.</td>
</tr>
<tr>
<td>Telecommunications tower</td>
<td>A tower, pole or mast used as part of a Telecommunications network.</td>
</tr>
<tr>
<td>Tenement</td>
<td>Land comprised in:</td>
</tr>
<tr>
<td></td>
<td>a) a lot which does not adjoin another lot in the same ownership; or</td>
</tr>
<tr>
<td></td>
<td>b) lots in the same ownership and which adjoin each other.</td>
</tr>
<tr>
<td></td>
<td>Lots are considered to adjoin each other if they are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve.</td>
</tr>
<tr>
<td>Utility service provider</td>
<td>A person, other than a public authority or municipal council, having responsibility under an Act for the generation, transmission, distribution or supply of electricity, gas, power, telecommunications, water supply, drainage or sewerage services.</td>
</tr>
<tr>
<td>Verge</td>
<td>The part of the street reserve between the carriageway and the boundary of adjacent lots or other limit to the street reserve. It may accommodate public utilities, a footpath, indented parking, stormwater flows, street lighting poles and planting.</td>
</tr>
<tr>
<td>Wall height</td>
<td>The vertical distance between the top of the eaves at the wall line, parapet or flat roof (not including a chimney), whichever is the highest, and the natural ground level.</td>
</tr>
<tr>
<td>Wholesale</td>
<td>The sale of goods or materials, to be sold by others.</td>
</tr>
<tr>
<td>Wimmera Southern Mallee region</td>
<td>The area covered by the Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack planning schemes.</td>
</tr>
</tbody>
</table>
**SIGN TERMS**

The following table lists terms which may be used in this planning scheme in relation to signs. A term listed in the first column, under the heading "Sign term", has the meaning set out beside that term in the second column, under the heading "Definition".

<table>
<thead>
<tr>
<th>Sign term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Above-verandah sign</td>
<td>A sign above a verandah or, if no verandah, that is more than 3.7 metres above pavement level, and which projects more than 0.3 metre outside the site.</td>
</tr>
<tr>
<td>Display area</td>
<td>The area of that part of a sign used to display its content, including borders, surrounds and logo boxes.</td>
</tr>
<tr>
<td></td>
<td>It does not include safety devices, platforms and lighting structures.</td>
</tr>
<tr>
<td></td>
<td>If the sign does not move or rotate, the area is one side only.</td>
</tr>
<tr>
<td>Animated sign</td>
<td>A sign that can move, contains moving or scrolling parts, changes its message, flashes, or has a moving or flashing border.</td>
</tr>
<tr>
<td>Bed and breakfast sign</td>
<td>A sign at a dwelling that advertises bed and breakfast accommodation in the dwelling.</td>
</tr>
<tr>
<td>Bunting sign</td>
<td>An advertisement that consists of bunting, streamers, flags, windvanes, or the like.</td>
</tr>
<tr>
<td>Business identification sign</td>
<td>A sign that provides business identification information about a business or industry on the land where it is displayed. The information may include the name of the business or building, the street number of the business premises, the nature of the business, a business logo or other business identification information.</td>
</tr>
<tr>
<td>Direction sign</td>
<td>A sign not exceeding 0.3 square metre that directs vehicles or pedestrians. It does not include a sign that contains commercial information.</td>
</tr>
<tr>
<td>Electronic sign</td>
<td>A sign that can be updated electronically. It includes screens broadcasting still or moving images.</td>
</tr>
<tr>
<td>Floodlit sign</td>
<td>A sign illuminated by external lighting provided for that purpose.</td>
</tr>
<tr>
<td>High-wall sign</td>
<td>A sign on the wall of a building so that part of it is more than 10 metres above the ground.</td>
</tr>
<tr>
<td>Home based business sign</td>
<td>A sign at a dwelling that advertises a home based business carried on in the dwelling, or on the land around the dwelling.</td>
</tr>
<tr>
<td>Internally illuminated sign</td>
<td>A sign illuminated by internal lighting or which contains lights or illuminated tubes arranged as an advertisement.</td>
</tr>
<tr>
<td>Major promotion sign</td>
<td>A sign which is 18 square metres or greater that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.</td>
</tr>
<tr>
<td>Panel sign</td>
<td>A sign with an advertisement area exceeding 10 square metres.</td>
</tr>
<tr>
<td>Pole sign</td>
<td>A sign:</td>
</tr>
<tr>
<td></td>
<td>a) on a pole or pylon that is not part of a building or another structure;</td>
</tr>
<tr>
<td></td>
<td>b) that is no more than 7 metres above the ground;</td>
</tr>
<tr>
<td>Sign term</td>
<td>Definition</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>c) with an advertisement area not exceeding 6 square metres; and</td>
</tr>
<tr>
<td></td>
<td>d) that has a clearance under it of at least 2.7 metres.</td>
</tr>
<tr>
<td>Promotion sign</td>
<td>A sign of less than 18 square metres that promotes goods, services, an event or any other matter, whether or not provided, undertaken or sold or for hire on the land or in the building on which the sign is sited.</td>
</tr>
<tr>
<td>Reflective sign</td>
<td>A sign finished with material specifically made to reflect external light.</td>
</tr>
<tr>
<td>Sign</td>
<td>Includes a structure specifically built to support or illuminate a sign.</td>
</tr>
<tr>
<td>Sky sign</td>
<td>A sign:</td>
</tr>
<tr>
<td></td>
<td>a) on or above the roof of a building, but not a verandah;</td>
</tr>
<tr>
<td></td>
<td>b) fixed to the wall of a building and which projects above the wall; or</td>
</tr>
<tr>
<td></td>
<td>c) fixed to a structure (not a building) so that part of it is more than 7 metres above the ground.</td>
</tr>
</tbody>
</table>
LAND USE TERMS

The table to this clause lists terms which may be used in this planning scheme in relation to the use of land. A term describing a use or activity in relation to land which is not listed in the table must not be characterised as a separate use of land if the term is obviously or commonly included within one or more of the terms listed in the table.

Meaning of terms

A term listed in the first column, under the heading "Land use term", has the meaning set out beside that term in the second column, under the heading "Definition".

No definition of listed term indicates ordinary meaning

A term listed in the first column, under the heading "Land use term", which does not have a meaning set out beside that term in the second column, under the heading "Definition", has its ordinary meaning.

Terms which specifically include other listed terms

A term listed in the first column, under the heading "Land use term", which has other terms listed beside it in the third column, under the heading "Includes", includes any term so listed in the third column and any term included within that term in the third column, but does not include any other term listed in the first column.

A term listed in the first column which has other terms listed beside it in the third column may also include other terms which are not listed in the first column.

All terms listed in the third column are also listed in the first column.

Terms which do not specifically include other listed terms

If a term listed in the first column, under the heading "Land use term", does not have any term listed beside it in the third column, under the heading "Includes", that term does not include any term listed in the first column.

However, a term listed in the first column which does not have any term listed beside it in the third column may include other terms which are not listed in the first column.

Terms which are included within other listed terms

A term listed in the first column, under the heading "Land use term", which has a term listed beside it in the fourth column, under the heading "Included in", is included within the term so listed in the fourth column and any term which includes that term in the fourth column.

All terms listed in the fourth column are also listed in the first column.

Terms which are not included within other listed terms

If a term listed in the first column, under the heading "Land use term", does not have a term listed beside it in the fourth column, under the heading "Included in", that term is not included within any other term listed in the first column.

Table to Clause 73.03

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td>Land used to slaughter animals, including birds. It may include the processing of animal products.</td>
<td>Camping and caravan park</td>
<td>Rural industry</td>
</tr>
<tr>
<td>Accommodation</td>
<td>Land used to accommodate persons.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>-------------------------------------------------</td>
</tr>
<tr>
<td>Adult sex product shop</td>
<td>Land used to sell or hire sexually explicit material, including: a) publications classified as restricted under the <em>Classification (Publications, Films and Computer Games) (Enforcement) Act 1995</em>; and b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.</td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Land used to: a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables; b) keep, breed, board, or train animals, including livestock, and birds; or c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.</td>
<td>Animal husbandry, Aquaculture, Crop raising</td>
<td></td>
</tr>
<tr>
<td>Airport</td>
<td></td>
<td>Transport terminal</td>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Amusement park</td>
<td></td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Amusement parlour</td>
<td>A building that contains: a) three or more coin, card, or token operated amusement machines;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by three or more people simultaneously; or  
c) two or more coin, card, or token operated billiard, snooker, or pool tables.

It does not include coin, card, or token operated children’s rides, amusement machines if there is the ability to receive a monetary reward, or premises used for a Bar or Hotel.

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal husbandry</td>
<td>Land used to keep, breed, board, or train animals, including birds.</td>
<td>Animal production</td>
<td>Agriculture</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Animal training</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Apiculture</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Domestic animal husbandry</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Horse husbandry</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Racing dog husbandry</td>
<td></td>
</tr>
<tr>
<td>Animal production</td>
<td>Land used to keep or breed farm animals for the production of livestock, eggs, fibre, meat, milk or other animal products.</td>
<td>Grazing animal production</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Intensive animal production</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Pig farm</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Poultry farm</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Poultry hatchery</td>
<td></td>
</tr>
<tr>
<td>Animal training</td>
<td>Land used to train animals, other than domestic animals, horses, or racing dogs.</td>
<td>Animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Apiculture</td>
<td>Land used to keep honeybee hives and to extract honey or other bee hive products.</td>
<td>Animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Aquaculture</td>
<td>Land used to keep or breed aquatic animals, or cultivate or propagate aquatic plants.</td>
<td>Agriculture</td>
<td></td>
</tr>
<tr>
<td>Art and craft centre</td>
<td>Land used to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings, and sculptures.</td>
<td>Art and craft centre</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Art gallery</td>
<td>Land used to display works of art, including ceramics, furniture, glass, paintings, screen based art, sculptures, and textiles.</td>
<td></td>
<td>Exhibition centre</td>
</tr>
<tr>
<td>Bank</td>
<td></td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Bar</td>
<td>Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.</td>
<td></td>
<td>Food and drink premises</td>
</tr>
<tr>
<td>Beauty salon</td>
<td></td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>A dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence.</td>
<td></td>
<td>Dwelling</td>
</tr>
<tr>
<td>Betting agency</td>
<td>Land used for gambling by wagering, and where there is the ability to receive a monetary reward.</td>
<td></td>
<td>Gambling premises</td>
</tr>
<tr>
<td>Boat and caravan storage</td>
<td>Land used to store boats, caravans, or vehicle-towed boat trailers.</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td>Boat launching facility</td>
<td>Land used to launch boats into the water and to retrieve boats from the water.</td>
<td>Boat ramp slipway</td>
<td>Recreational boat facility</td>
</tr>
<tr>
<td>Boat ramp</td>
<td></td>
<td></td>
<td>Boat launching facility</td>
</tr>
<tr>
<td>Bottle shop</td>
<td>Land used to sell packaged liquor for consumption off the premises.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Broiler farm</td>
<td>Land used to keep broiler chickens for the production of meat.</td>
<td></td>
<td>Poultry farm</td>
</tr>
<tr>
<td>Brothel</td>
<td>Land made available for prostitution by a person carrying on the business of providing prostitution services at the business’s premises.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bus terminal</td>
<td></td>
<td></td>
<td>Transport terminal</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>Land used to allow accommodation in caravans, cabins, tents, or the like.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Caretaker's house</td>
<td>A dwelling on the same site as a building, operation, or plant, and occupied by a supervisor of that building, operation, or plant.</td>
<td></td>
<td>Dwelling</td>
</tr>
<tr>
<td>Carnival</td>
<td>Land, other than an Exhibition centre or trade fair, used for a temporary fair or amusements which provide entertainment such as side shows, merry-go-rounds, and stalls for games or snacks.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Car park</td>
<td>Land used to park motor vehicles. It may include charging of electric vehicles.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car sales</td>
<td></td>
<td>Motor vehicle, boat, or caravan sales</td>
<td></td>
</tr>
<tr>
<td>Car wash</td>
<td></td>
<td>Service industry</td>
<td></td>
</tr>
<tr>
<td>Cattle feedlot</td>
<td>Land used for a cattle feedlot as defined by the Victorian Code for Cattle Feedlots 1995.</td>
<td></td>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Cemetery</td>
<td>Land used to dispose of human remains by burial. It may include funeral chapels or the like.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child care centre</td>
<td>Land used to care for five or more children who are not permanently resident on the land.</td>
<td>Kindergarten</td>
<td>Education centre</td>
</tr>
<tr>
<td>Cinema</td>
<td>Land used to provide screen based entertainment or information to the public.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>Land used to provide screen based entertainment or information to the public, in association with the provision of meals or sporting, amusement, entertainment, leisure or retail facilities.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Circus</td>
<td>Land used, by performers, to provide entertainment such as acrobatic feats, tricks of skill, and exhibiting animals.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Commercial display area</td>
<td>Land used only to display goods.</td>
<td></td>
<td>Warehouse</td>
</tr>
<tr>
<td>Community care accommodation</td>
<td>Land used to provide accommodation and care services. It includes permanent, temporary</td>
<td></td>
<td>Residential building</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Conference centre</td>
<td>Function centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>Land used to prepare and sell food and drink for immediate consumption, where substantial provision is made for consumption both on and off the premises.</td>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td>Convenience shop</td>
<td>A building with a leasable floor area of no more than 240 square metres, used to sell food, drinks, and other convenience goods. It may also be used to hire convenience goods.</td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Corrective institution</td>
<td>Land used to hold and reform persons committed to it by the courts, such as a prison, remand centre, and other type of detention facility.</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td>Land used to cremate human remains. It may include funeral chapels or the like.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crop raising</td>
<td>Land used to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables.</td>
<td>Horticulture, Rice growing, Timber production</td>
<td>Agriculture</td>
</tr>
<tr>
<td>Dance studio</td>
<td>Indoor recreation facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Data centre</td>
<td>Utility installation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Department store</td>
<td>Shop</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dependent person's unit</td>
<td>A movable building on the same lot as an existing dwelling and used to provide accommodation for a person dependent on a resident of the existing dwelling.</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Display home centre</td>
<td>One or more buildings constructed as a dwelling, but used for display, to encourage people to buy or construct similar dwellings. It may include a sales office.</td>
<td>Domestic animal husbandry</td>
<td></td>
</tr>
<tr>
<td>Dog breeding</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
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</tr>
<tr>
<td>Domestic animal boarding</td>
<td>Land used to board domestic animals, such as boarding kennels and a cattery. It includes domestic animal day care.</td>
<td>Dog breeding Domestic animal boarding</td>
<td>Domestic animal husbandry</td>
</tr>
<tr>
<td>Domestic animal husbandry</td>
<td>Land used to keep, breed, board or train domestic animals.</td>
<td></td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Drive-in theatre</td>
<td></td>
<td>Place of assembly</td>
<td></td>
</tr>
<tr>
<td>Dry cleaner</td>
<td>Land used to professionally clean or launder clothing or household articles. It may include the use of dry cleaning processes.</td>
<td></td>
<td>Service industry</td>
</tr>
<tr>
<td>Dry cleaning agent</td>
<td>Land used to arrange for professional cleaning or laundering of clothing or household articles predominantly at another location. It does not include the use of dry cleaning processes on the land.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Dwelling</td>
<td>A building used as a self-contained residence which must include:</td>
<td>Bed and breakfast Caretaker's house</td>
<td>Accommodation</td>
</tr>
<tr>
<td></td>
<td>a) a kitchen sink;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) food preparation facilities;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) a bath or shower;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) a toilet and wash basin.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It includes outbuildings and works normal to a dwelling.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education centre</td>
<td>Land used for education.</td>
<td>Child care centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Employment training centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Tertiary institution</td>
<td></td>
</tr>
<tr>
<td>Earth and energy resources industry</td>
<td>Land used for the exploration, removal or processing of natural earth or energy resources. It includes any activity incidental to this purpose including the construction and use of temporary accommodation.</td>
<td>Extractive industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Greenhouse gas sequestration</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Greenhouse gas sequestration exploration</td>
<td></td>
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<td></td>
<td></td>
<td>Geothermal energy exploration</td>
<td></td>
</tr>
<tr>
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<td>Definition</td>
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<tr>
<td>Geothermal energy extraction</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mining</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mineral exploration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Petroleum exploration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Petroleum production</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stone exploration</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Electoral office</strong></td>
<td>An office used for electioneering by a candidate in a local, State, or Federal Government election.</td>
<td></td>
<td><strong>Office</strong></td>
</tr>
<tr>
<td><strong>Emergency services facility</strong></td>
<td>Land used to provide facilities for emergency services, such as fire prevention and ambulance services. It may include administrative, operational or storage facilities associated with the provision of emergency services.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Employment training centre</strong></td>
<td></td>
<td></td>
<td><strong>Education centre</strong></td>
</tr>
<tr>
<td><strong>Energy generation facility</strong></td>
<td>Land used to generate energy for use off site other than geothermal energy extraction. It includes any building or other structure or thing used in or in connection with the generation of energy.</td>
<td><strong>Renewable energy facility</strong></td>
<td><strong>Energy generation facility</strong></td>
</tr>
<tr>
<td><strong>Equestrian supplies</strong></td>
<td></td>
<td></td>
<td><strong>Restricted retail premises</strong></td>
</tr>
<tr>
<td><strong>Exhibition centre</strong></td>
<td>Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts.</td>
<td><strong>Art gallery</strong>&lt;br&gt;<strong>Museum</strong></td>
<td><strong>Place of assembly</strong></td>
</tr>
<tr>
<td><strong>Extractive industry</strong></td>
<td>Land used for the extraction or removal of stone from land for commercial use, or to use the stone for building, construction, road or manufacturing works. It includes:&lt;ul&gt;&lt;li&gt;the rehabilitation of the land; and&lt;/li&gt;&lt;li&gt;the treatment of stone (such as crushing and processing) or the manufacture of bricks, tiles, pottery, or cement or asphalt products on, or adjacent to, the&lt;/li&gt;&lt;/ul&gt;</td>
<td></td>
<td><strong>Earth and energy resources industry</strong></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Food and drink premises</td>
<td>Land used to prepare and sell food and drink for immediate consumption on, or off, the premises.</td>
<td>Bar</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Convenience restaurant</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Take away food premises</td>
<td></td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Land which has direct access to a freeway and is used to provide essential services and facilities which encourage drivers to stop and take an effective break in the interests of driver safety.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td>Land used to store, sell, and distribute fuel.</td>
<td>Liquid fuel depot</td>
<td>Store</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Solid fuel depot</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td>Land used to store, sell, and distribute fuel.</td>
<td>Liquid fuel depot</td>
<td>Warehouse</td>
</tr>
<tr>
<td>Function centre</td>
<td>Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing.</td>
<td>Conference centre</td>
<td>Place of assembly</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reception centre</td>
<td></td>
</tr>
<tr>
<td>Funeral parlour</td>
<td>Land used to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gambling premises</td>
<td>Land used for gambling by gaming or wagering, and where there is the ability to receive a monetary reward.</td>
<td>Betting agency</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gaming premises</td>
<td></td>
</tr>
<tr>
<td>Gaming premises</td>
<td>Land used for gambling by gaming, and where there is the ability to receive a monetary reward.</td>
<td></td>
<td>Gambling premises</td>
</tr>
<tr>
<td>Garden supplies</td>
<td>Land used to sell and distribute garden supplies such as sand, soil, railway sleepers, screenings, rock, and the like.</td>
<td></td>
<td>Landscape gardening supplies</td>
</tr>
<tr>
<td>Geothermal energy exploration</td>
<td>Land used for geothermal energy exploration as defined in the Geothermal Energy Resources Act 2005.</td>
<td></td>
<td>Earth and energy resources</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>industry</td>
</tr>
<tr>
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</tr>
<tr>
<td>Geothermal energy extraction</td>
<td>Land used for geothermal energy extraction as defined in the Geothermal Energy Resources Act 2005.</td>
<td>Earth and energy resources</td>
<td>industry</td>
</tr>
<tr>
<td>Golf course</td>
<td></td>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
<tr>
<td>Golf driving range</td>
<td></td>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>Land used for animal production where the animals’ food is obtained by directly grazing, browsing or foraging plants growing on the land. It includes:</td>
<td>Animal production</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• emergency, seasonal and supplementary feeding;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• the incidental penning, feeding and housing of animals for weaning or other husbandry purposes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>In this definition:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Emergency feeding means providing feed to animals when an emergency event such as a flood, bushfire or biosecurity event, restricts or prevents the animals from grazing, browsing or foraging plants growing on the land;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Seasonal feeding means providing feed to animals when seasonal conditions, including drought, restrict or prevent the animals from grazing, browsing or foraging plants growing on the land;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Supplementary feeding means providing feed to animals to supplement the food the animals obtain by directly grazing, browsing or foraging plants growing on the land.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greenhouse gas sequestration</td>
<td>Land used for greenhouse gas substance injection and monitoring as defined in the Greenhouse Gas Geological Sequestration Act 2008.</td>
<td>Earth and energy resources</td>
<td>industry</td>
</tr>
<tr>
<td>Land use term</td>
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<td>Includes</td>
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</tr>
<tr>
<td>Greenhouse gas sequestration exploration</td>
<td>Land used for greenhouse gas sequestration formation exploration as defined in the <em>Greenhouse Gas Geological Sequestration Act 2008</em>.</td>
<td>Earth and energy resources industry</td>
<td></td>
</tr>
<tr>
<td>Group accommodation</td>
<td>Land, in one ownership, containing a number of dwellings used to accommodate persons away from their normal place of residence.</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Hairdresser</td>
<td></td>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Hall</td>
<td></td>
<td>Place of assembly</td>
<td></td>
</tr>
<tr>
<td>Helicopter landing site</td>
<td>Land used for the take-off and landing of a helicopter, with or without a permanent landing pad, but without permanent facilities for the assembly and distribution of goods or passengers.</td>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Heliport</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home based business</td>
<td>An occupation carried on in a dwelling, or on the land around a dwelling, by a resident of the dwelling. It may include a use defined elsewhere, but not a Brothel.</td>
<td>Horse husbandry</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Horse husbandry</td>
<td>Land used to keep, breed, board or train horses.</td>
<td>Horse riding school</td>
<td>Horse husbandry</td>
</tr>
<tr>
<td>Horse riding school</td>
<td>Horse stables</td>
<td></td>
<td>Horse husbandry</td>
</tr>
<tr>
<td>Horse stables</td>
<td></td>
<td>Horse husbandry</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td>Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like.</td>
<td>Market garden</td>
<td>Crop raising</td>
</tr>
<tr>
<td>Hospital</td>
<td>Land used to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of out-patients.</td>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Host farm</td>
<td>An agricultural property used to provide accommodation for persons, away from their normal place of residence, to experience living on land used for agricultural purposes.</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
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<td>Includes</td>
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</tr>
<tr>
<td>Hotel</td>
<td>Land used to sell liquor for consumption on and off the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.</td>
<td>Food and drink premises</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation facility</td>
<td>A building used for indoor leisure, recreation, or sport.</td>
<td>Dancing studio</td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td>Industry</td>
<td>Land used for any of the following operations:</td>
<td>Materials recycling</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) any process of manufacture;</td>
<td>Refuse disposal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) dismantling or breaking up of any article;</td>
<td>Transfer station</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) treating waste materials;</td>
<td>Research and development centre</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) winning clay, gravel, rock, sand, soil, stone, or other materials (other than Mineral, stone, or soil extraction);</td>
<td>Rural industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or</td>
<td>Service industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>f) any process of testing or analysis.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If on the same land as any of these operations, it also includes:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) storing goods used in the operation or resulting from it;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) providing amenities for people engaged in the operation;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) selling by wholesale, goods resulting from the operation; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) accounting or administration in connection with the operation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>If Materials recycling, goods resulting from the operation may be sold by retail.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td>Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, park, picnic or barbecue area, playground, plaza, and walking or jogging track.</td>
<td>Minor sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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<tr>
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<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Intensive animal production</td>
<td>Land used for animal production where the animals' food is imported from outside the immediate building, enclosure, paddock or pen. It does not include:</td>
<td>Cattle feedlot, Intensive dairy farm</td>
<td>Animal production</td>
</tr>
<tr>
<td>Intensive dairy farm</td>
<td>Land used for intensive animal production where cattle are kept or bred for the production of milk.</td>
<td></td>
<td>Intensive animal production</td>
</tr>
<tr>
<td>Jetty</td>
<td></td>
<td></td>
<td>Marina</td>
</tr>
<tr>
<td>Kindergarten</td>
<td></td>
<td></td>
<td>Child care centre</td>
</tr>
<tr>
<td>Landscape gardening supplies</td>
<td>Land used to propagate, grow, and sell plants, or sell and distribute garden supplies.</td>
<td>Garden supplies, Plant nursery</td>
<td>Retail premises</td>
</tr>
<tr>
<td>Laundromat</td>
<td>Land used to clean or launder clothing or household items using self-service machines.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Leisure and recreation</td>
<td>Land used for leisure, recreation, or sport.</td>
<td>Major sports and recreation facility, Minor sports and recreation facility, Motor racing track</td>
<td>Leisure and recreation, Place of assembly</td>
</tr>
<tr>
<td>Library</td>
<td></td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Liquid fuel depot</td>
<td>Land used to store, sell by wholesale, and distribute fuel.</td>
<td></td>
<td>Fuel depot</td>
</tr>
<tr>
<td>Mail centre</td>
<td>Land used to sort mail for distribution.</td>
<td></td>
<td>Warehouse</td>
</tr>
<tr>
<td>Major sports and recreation facility</td>
<td>Land used for leisure, recreation or sport, and where there is substantial provision made for spectators, such as a grandstand, and to which spectators are usually charged admission.</td>
<td>Race course</td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.</td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Marina</td>
<td>Land used to moor boats, or store boats above or adjacent to the water. It may include boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.</td>
<td>Jetty, Mooring pole, Pier, Pontoon</td>
<td>Recreational boat facility</td>
</tr>
<tr>
<td>Market</td>
<td>Land used to sell goods, including foodstuffs, from stalls.</td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Market garden</td>
<td></td>
<td></td>
<td>Horticulture</td>
</tr>
<tr>
<td>Materials recycling</td>
<td>Land used to dismantle, treat, process, store, recycle, or sell refuse, used or surplus materials.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Medical centre</td>
<td>Land used to provide health or surgical services (including preventative care, diagnosis, medical and surgical treatment, pathology services, and counselling) to out-patients only.</td>
<td></td>
<td>Office</td>
</tr>
<tr>
<td>Milk depot</td>
<td>Land used to receive milk and milk products for distribution to consumers, but where milk is not processed or pasteurised.</td>
<td></td>
<td>Warehouse</td>
</tr>
<tr>
<td>Mineral exploration</td>
<td>Land used for exploration as defined in the <em>Mineral Resources (Sustainable Development) Act 1990.</em></td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Mining</td>
<td>Land used for mining as defined in the <em>Mineral Resources (Sustainable Development) Act 1990.</em></td>
<td></td>
<td>Earth and energy resources industry</td>
</tr>
<tr>
<td>Minor sports and recreation facility</td>
<td>Land used for leisure, recreation, or sport, without substantial provision for spectators, and which is usually open to non-paying spectators.</td>
<td>Indoor recreation facility, Informal outdoor recreation, Open sports ground, Outdoor recreation facility, Restricted recreation facility</td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td>Land used for a utility installation comprising any of the following: a) sewerage or water mains; b) storm or flood water drains or retarding basins;</td>
<td>Water retarding basin</td>
<td>Utility installation</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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<tr>
<td>c) flow measurement device or a structure to gauge waterway flow; d) siphons, water storage tanks, disinfection booster stations and channels; e) gas mains providing gas directly to consumers; f) a sewerage treatment plant, and any associated disposal works, required to serve a neighbourhood; g) a pumping station required to serve a neighbourhood; h) power lines designed to operate at less than 220,000 volts but excluding any power lines directly associated with an Energy generation facility or Geothermal energy extraction; or i) an electrical sub-station designed to operate at no more than 66,000 volts but excluding any sub-station directly associated with an Energy generation facility or Geothermal energy extraction.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mooring pole</td>
<td>Marina</td>
<td></td>
<td>Residential hotel</td>
</tr>
<tr>
<td>Motel</td>
<td>Land used to provide accommodation in serviced rooms for persons away from their normal place of residence, and where provision is made for parking guests' vehicles convenient to the rooms.</td>
<td></td>
<td>Leisure and recreation</td>
</tr>
<tr>
<td>Motor racing track</td>
<td>Land used to race, rally, scramble, or test, vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports. It may include training.</td>
<td></td>
<td>Service industry</td>
</tr>
<tr>
<td>Motor repairs</td>
<td>Land used to repair or service motor vehicles, and includes the fitting of accessories.</td>
<td>Panel beating</td>
<td>Service industry</td>
</tr>
<tr>
<td>Motor vehicle, boat, or caravan sales</td>
<td>Land used to sell or hire motor vehicles, boats, or caravans. It may include the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories.</td>
<td>Car sales</td>
<td>Retail premises</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Museum</td>
<td>Land used to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.</td>
<td></td>
<td>Exhibition centre</td>
</tr>
<tr>
<td>Natural systems</td>
<td>Land in substantially its natural state which is used to maintain ecological systems, or to preserve an area of historic, scientific, aesthetic, or cultural significance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td>A building used to provide entertainment and dancing. It may include the provision of food and drink for consumption on the premises. It does not include the sale of packaged liquor, or gaming.</td>
<td></td>
<td>Place of assembly</td>
</tr>
<tr>
<td>Office</td>
<td>Land used for administration, or clerical, technical, professional or other like business activity. No goods or materials intended for manufacture, sale, or hire may be stored on the land. Other than electoral office and medical centre, it does not include any other defined use.</td>
<td>Bank, Electoral office, Medical centre, Real estate agency, Travel agency</td>
<td></td>
</tr>
<tr>
<td>Open sports ground</td>
<td>Land used for organised games of sport, but which is available for informal outdoor leisure or recreation when not being used or prepared for an organised game. It may include lights, change rooms, pavilions, and shelters.</td>
<td>Amusement park, Golf course, Golf driving range, Paintball games facility, Zoo</td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td>Land used for outdoor leisure, recreation, or sport. It does not include an Open sports ground or Informal outdoor recreation.</td>
<td>Amusement park, Golf course, Golf driving range, Paintball games facility, Zoo</td>
<td>Minor sports and recreation facility</td>
</tr>
<tr>
<td>Paintball games facility</td>
<td>Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.</td>
<td></td>
<td>Outdoor recreation facility</td>
</tr>
<tr>
<td>Panel beating</td>
<td>Land used to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.</td>
<td></td>
<td>Motor repairs</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Party supplies</td>
<td>Land used for petroleum exploration as defined in the Petroleum Act 1998.</td>
<td>Restricted retail premises</td>
<td></td>
</tr>
<tr>
<td>Petroleum exploration</td>
<td>Land used for petroleum exploration as defined in the Petroleum Act 1998.</td>
<td>Earth and energy resources industry</td>
<td></td>
</tr>
<tr>
<td>Petroleum production</td>
<td>Land used for petroleum production as defined in the Petroleum Act 1998.</td>
<td>Earth and energy resources industry</td>
<td></td>
</tr>
<tr>
<td>Pier</td>
<td></td>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Pig farm</td>
<td>Land used to keep or breed pigs.</td>
<td>Animal production</td>
<td></td>
</tr>
<tr>
<td>Place of assembly</td>
<td>Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings.</td>
<td>Amusement parlour, Carnival, Cinema, Cinema-based entertainment facility, Circus, Drive-in theatre, Exhibition centre, Function centre, Hall, Library, Nightclub, Place of worship, Restricted place of assembly</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>Land used for religious activities, such as a church, chapel, mosque, synagogue, and temple.</td>
<td>Place of assembly</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td>Land used to propagate, grow, and sell plants. It may include the sale of gardening equipment and horticultural products.</td>
<td>Landscape gardening supplies</td>
<td></td>
</tr>
<tr>
<td>Pontoon</td>
<td></td>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Postal agency</td>
<td></td>
<td>Retail premises</td>
<td></td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Land used to keep or breed poultry.</td>
<td>Broiler farm</td>
<td>Animal production</td>
</tr>
<tr>
<td>Poultry hatchery</td>
<td>Land used to incubate and hatch poultry eggs.</td>
<td>Animal production</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Primary produce sales</td>
<td>Land used to display and sell primary produce, grown on the land or adjacent land. It may include processed goods made substantially from the primary produce.</td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
<td>Education centre</td>
<td></td>
</tr>
<tr>
<td>Race course</td>
<td></td>
<td>Major sports and recreation facility</td>
<td></td>
</tr>
<tr>
<td>Racing dog husbandry</td>
<td>Land used to keep, breed, board or train racing dogs.</td>
<td>Racing dog training</td>
<td>Animal husbandry</td>
</tr>
<tr>
<td>Racing dog training</td>
<td></td>
<td></td>
<td>Racing dog husbandry</td>
</tr>
<tr>
<td>Railway station</td>
<td>Land used to assemble and distribute goods and passengers and includes facilities to park and manoeuvre vehicles. It may include the selling of food, drinks and other convenience goods and services.</td>
<td></td>
<td>Transport terminal</td>
</tr>
<tr>
<td>Real estate agency</td>
<td></td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Reception centre</td>
<td></td>
<td>Function centre</td>
<td></td>
</tr>
<tr>
<td>Recreational boat facility</td>
<td>Land used to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation.</td>
<td>Boat launching facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Refuse disposal</td>
<td>Land used to dispose of refuse, by landfill, incineration, or other means.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Renewable energy facility</td>
<td>Land used to generate energy using resources that can be rapidly replaced by an ongoing natural process. Renewable energy resources include the sun, wind, the ocean, water flows, organic matter and the earth's heat. It includes any building or other structure or thing used in or in connection with the generation of energy by a renewable resource. It does not include a renewable energy facility principally used to supply energy for an existing use of the land.</td>
<td>Wind energy facility</td>
<td>Energy generation facility</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
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</tr>
<tr>
<td>Research and development centre</td>
<td>Land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Research centre</td>
<td>Land used only for scientific research.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reservoir</td>
<td>A natural or artificial lake used as a source of water supply that is owned or managed by a public authority.</td>
<td>Utility installation</td>
<td></td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>Land used to provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Residential building</td>
<td>Land used to accommodate persons, but does not include camping and caravan park, corrective institution, dependent person's unit, dwelling, group accommodation, host farm, residential village or retirement village.</td>
<td>Community care accommodation Residential hotel Rooming house</td>
<td>Accommodation</td>
</tr>
<tr>
<td>Residential hotel</td>
<td>Land used to provide accommodation in serviced rooms for persons away from their normal place of residence. If it has at least 20 bedrooms, it may include the sale of liquor for consumption on, or off, the premises, function or conference rooms, entertainment, dancing, amusement machines, and gambling.</td>
<td>Motel</td>
<td>Residential building</td>
</tr>
<tr>
<td>Residential village</td>
<td>Land, in one ownership, containing a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village.</td>
<td></td>
<td>Accommodation</td>
</tr>
<tr>
<td>Restaurant</td>
<td>Land used to prepare and sell food and drink, for consumption on the premises. It may include: a) entertainment and dancing; and</td>
<td>Food and drink premises</td>
<td></td>
</tr>
</tbody>
</table>
### Land use term

**Definition**  

b) the supply of liquor other than in association with the serving of meals, provided that tables and chairs are set out for at least 75% of patrons present on the premises at any one time.

It does not include the sale of packaged liquor.

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Restricted place of assembly</strong></td>
<td>Land used by members of a club or group, or by members’ guests, for religious or cultural activities, entertainment, or meetings. It may include food and drink for consumption on the premises, and gaming.</td>
<td><strong>Place of assembly</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Restricted recreation facility</strong></td>
<td>Land used by members of a club or group for leisure, recreation, or sport, such as a bowling or tennis club, gymnasium and fitness centre. It may include food and drink for consumption on the premises, and gaming. It may also include use by members’ guests, or by the public on payment of a fee.</td>
<td><strong>Minor sports and recreation facility</strong></td>
<td></td>
</tr>
</tbody>
</table>
| **Restricted retail premises** | Land used to sell or hire:  
a) automotive parts and accessories;  
b) camping, outdoor and recreation goods  
c) electric light fittings;  
d) animal supplies including equestrian and pet goods;  
e) floor and window coverings;  
f) furniture, bedding, furnishings, fabric and manchester and homewares;  
g) household appliances, household electrical goods and home entertainment goods;  
h) party supplies;  
i) swimming pools;  
j) office equipment and supplies;  
k) baby and children’s goods, children’s play equipment and accessories;  
| **Equestrian supplies** | Shop | **Party supplies** | |
GREATER GEELONG PLANNING SCHEME

<table>
<thead>
<tr>
<th>Land use term</th>
<th>Definition</th>
<th>Includes</th>
<th>Included in</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>l) sporting, cycling, leisure, fitness goods and accessories; or m) goods and accessories which:</td>
<td></td>
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<tr>
<td></td>
<td>• Require a large area for handling, display and storage of goods; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Require direct vehicle access to the building by customers for the purpose of loading or unloading goods into or from their vehicles after purchase or hire.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It does not include the sale of food, clothing and footwear unless ancillary to the primary use.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail premises</td>
<td>Land used to: a) sell goods by retail, or by retail and wholesale; b) sell services; or c) hire goods.</td>
<td></td>
<td>Food and drink premises Gambling premises Landscape gardening supplies Manufacturing sales Market Motor vehicle, boat, or caravan sales Postal agency Primary produce sales Shop Trade supplies</td>
</tr>
<tr>
<td>Retirement village</td>
<td>Land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village.</td>
<td>Accommodation</td>
<td></td>
</tr>
<tr>
<td>Rice growing</td>
<td></td>
<td>Crop raising</td>
<td></td>
</tr>
<tr>
<td>Road freight terminal</td>
<td></td>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Rooming house</td>
<td>Land used for a rooming house as defined in the <em>Residential Tenancies Act 1997</em>.</td>
<td>Residential building</td>
<td></td>
</tr>
<tr>
<td>Rural industry</td>
<td>Land used to: a) handle, treat, process, or pack agricultural produce;</td>
<td>Abattoir Sawmill</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
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</tr>
<tr>
<td>IncludesDefinitionLand use term</td>
<td>b) service or repair plant, or equipment, used in agriculture; or c) manufacture mud bricks.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural store</td>
<td>Land used to store unprocessed agricultural produce, or products used in agriculture.</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td>Saleyard</td>
<td>Land used to hold, sell, and buy farm animals.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sawmill</td>
<td>Land used to handle, cut, and process timber from logs.</td>
<td></td>
<td>Rural industry</td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
<td></td>
<td>Education centre</td>
</tr>
<tr>
<td>Service industry</td>
<td>Land used to launder, repair, service or wash articles, machinery, or vehicles.</td>
<td>Car wash, Dry cleaner, Motor repairs</td>
<td>Industry</td>
</tr>
<tr>
<td>Service station</td>
<td>Land used to sell motor vehicle fuel from bowsers, and lubricants. It may include the: a) selling of motor vehicle accessories or parts; b) selling of food, drinks and other convenience goods; c) hiring of trailers; d) servicing or washing of motor vehicles; and e) installing of motor vehicle accessories or parts.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shipping container storage</td>
<td>Land used to store shipping containers. It may include the cleaning, repair, servicing, painting or fumigation of the shipping containers.</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td>Shop</td>
<td>Land used to sell goods or services, or to hire goods. It includes:</td>
<td>Adult sex product shop, Beauty salon, Bottle shop, Convenience shop, Dry cleaning agent, Department store, Hairdresser, Laundromat</td>
<td>Retail premises</td>
</tr>
<tr>
<td></td>
<td>• the selling of bread, pastries, cakes or other products baked on the premises;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• demonstrations of products including music performances in shops selling recorded music.</td>
<td></td>
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<tr>
<td></td>
<td>It does not include:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• food and drink premises;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>gambling premises;</td>
<td></td>
<td>Restricted retail premises</td>
<td></td>
</tr>
<tr>
<td>landscape gardening supplies;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>manufacturing sales;</td>
<td></td>
<td>Supermarket</td>
<td></td>
</tr>
<tr>
<td>market;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>motor vehicle, boat, or caravan sales;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>postal agency;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>primary produce sales; or</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>trade supplies.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign</td>
<td></td>
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<tr>
<td>Slipway</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boat launching facility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Solar energy facility</td>
<td>Land used to generate electricity from solar energy using ground-mounted photovoltaic and thermal technology, where the primary role is to export power to the electricity network. It does not include the generation of electricity principally used for an existing use of land.</td>
<td>Renewable energy facility</td>
<td></td>
</tr>
<tr>
<td>Solid fuel depot</td>
<td>Land used to sell solid fuel, such as briquettes, coal, and fire wood.</td>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Stone exploration</td>
<td>Land used to search for stone, including:</td>
<td>Earth and energy resources industry</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) conducting geological, geophysical, and geochemical surveys;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) costeaning and bulk sampling;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) drilling; and</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) taking samples for chemical, physical, or other testing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td>Land used to store goods, machinery, or vehicles.</td>
<td>Boat and caravan storage</td>
<td>Warehouse</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Freezing and cool storage</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rural store</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shipping container storage</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Vehicle store</td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Supermarket</td>
<td>Land used to prepare and sell food and drink for immediate consumption off the premises. It may include up to 10 seats available for consumption on the premises.</td>
<td></td>
<td>Shop</td>
</tr>
<tr>
<td>Take away food premises</td>
<td>Land used to prepare and sell food and drink for immediate consumption off the premises. It may include up to 10 seats available for consumption on the premises.</td>
<td></td>
<td>Food and drink premises</td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>Land used to accommodate any part of the infrastructure of a Telecommunications network. It includes any telecommunications line, equipment, apparatus, telecommunications tower, mast, antenna, tunnel, duct, hole, pit, pole, or other structure or thing used, or for use in or in connection with a Telecommunications network.</td>
<td></td>
<td>Utility installation</td>
</tr>
<tr>
<td>Tertiary institution</td>
<td>Land used to propagate, cultivate, manage and harvest timber.</td>
<td></td>
<td>Education centre</td>
</tr>
<tr>
<td>Timber production</td>
<td>Land used to propagate, cultivate, manage and harvest timber.</td>
<td></td>
<td>Crop raising</td>
</tr>
<tr>
<td>Timber yard</td>
<td>Land used to sell sawn, dressed, and treated timber, wood fibre boards, and the like. It includes cutting the timber and boards to order, and selling hardware, paints, tools, and materials used in conjunction with the use and treatment of timber.</td>
<td></td>
<td>Trade supplies</td>
</tr>
<tr>
<td>Trade supplies</td>
<td>Land used to sell by both retail and wholesale, or to hire, materials, tools, equipment, machinery or other goods for use in: a) automotive repairs and servicing; b) building; c) commerce; d) industry; e) landscape gardening; f) the medical profession; g) primary production; or h) local government, government departments or public institutions.</td>
<td></td>
<td>Timber yard</td>
</tr>
<tr>
<td>Retail premises</td>
<td></td>
<td></td>
<td>Retail premises</td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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</tr>
<tr>
<td>Tramway</td>
<td>Land used to provide a system of transport in vehicles connected to a network of tracks, and includes tram stops, shunting areas and associated passenger facilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transfer station</td>
<td>Land used to collect, consolidate, temporarily store, sort or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere.</td>
<td></td>
<td>Industry</td>
</tr>
<tr>
<td>Transport terminal</td>
<td>Land used to assemble and distribute goods or passengers. It includes facilities to park and manoeuvre vehicles. It does not include a Tramway.</td>
<td>Airport</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bus terminal</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Heliport</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Railway station</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Road freight terminal</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wharf</td>
<td></td>
</tr>
<tr>
<td>Travel agency</td>
<td>Land used:</td>
<td>Data centre</td>
<td>Office</td>
</tr>
<tr>
<td>Utility installation</td>
<td>a) for telecommunications;</td>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) to transmit or distribute gas or oil;</td>
<td>Reservoir</td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) to transmit, distribute or store power, including battery storage;</td>
<td>Telecommunications facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>d) to collect, treat, transmit, store, or distribute water; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>e) to collect, treat, or dispose of storm or flood water, sewage, or sullage.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It includes any associated flow measurement device or a structure to gauge waterway flow.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle store</td>
<td>Land used to park or store vehicles in connection with a goods or passenger transport business.</td>
<td></td>
<td>Store</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>Land used to:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) diagnose animal diseases or disorders;</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) surgically or medically treat animals; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>c) prevent animal diseases or disorders.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>It may include keeping the animals on the premises for treatment.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land use term</td>
<td>Definition</td>
<td>Includes</td>
<td>Included in</td>
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<td>-------------------------</td>
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</tr>
<tr>
<td>Warehouse</td>
<td>Land used to store or display goods. It may include the storage and distribution of goods for wholesale and the storage and distribution of goods for online retail. It does not include premises allowing in-person retail or display of goods for retail, or allowing persons to collect goods that have been purchased online.</td>
<td>Commercial display area, Fuel depot, Mail centre, Milk depot, Store</td>
<td></td>
</tr>
<tr>
<td>Waste-to-energy facility</td>
<td>Land used for the combustion, treatment or bio-reaction of waste to produce energy for use off site. It includes the activities to collect, temporarily store, process, or transfer waste materials for energy production.</td>
<td>Energy generation facility</td>
<td></td>
</tr>
<tr>
<td>Water retarding basin</td>
<td>Land used to store storm or flood water on a temporary basis.</td>
<td>Minor utility installation</td>
<td></td>
</tr>
<tr>
<td>Wharf</td>
<td>Land used to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.</td>
<td>Transport terminal</td>
<td></td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Land used to generate electricity by wind force. It includes land used for: a) any turbine, building or other structure or thing used in or in connection with the generation of electricity by wind force b) an anemometer. It does not include turbines principally used to supply electricity for domestic or rural use of the land.</td>
<td>Renewable energy facility</td>
<td></td>
</tr>
<tr>
<td>Winery</td>
<td>Land used to display, and sell by retail, vineyard products, in association with the growing of grape vines and the manufacture of the vineyard products. It may include the preparation and sale of food and drink for consumption on the premises.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoo</td>
<td></td>
<td>Outdoor recreation facility</td>
<td></td>
</tr>
</tbody>
</table>
NESTING DIAGRAMS

The information in the table to Clause 73.03 is set out in the following diagrams as a means of indicating the nesting of land use terms.

The table to Clause 73.03 prevails if there is any inconsistency between the table and the diagrams or list.

Land use terms that are not nested are listed at Clause 73.04-17.

Land use terms in bold font are defined in Clause 73.03.

Accommodation group
Agriculture group (sub-group of Animal production)

- Agriculture
- Animal husbandry
- Animal production
- Intensive animal production
- Cattle feedlot
  - Intensive dairy farm
  - Pig farm
  - Poultry farm
  - Broiler farm
  - Poultry hatchery

Education centre group

- Child care centre
- Kindergarten
  - Employment training centre
  - Education centre
  - Primary school
  - Secondary school
  - Tertiary institution
Earth and energy resources group

- Extractive industry
  - Geothermal energy exploration
  - Geothermal energy extraction
  - Greenhouse gas sequestration
    - Greenhouse gas sequestration exploration
  - Mining
  - Mineral exploration
  - Petroleum exploration
  - Petroleum production
  - Stone exploration
Place of assembly group

- Amusement parlour
- Carnival
- Cinema
- Cinema-based entertainment facility
- Circus
- Drive-in theatre
- Art gallery

Place of assembly
- Exhibition centre
- Museum
- Function centre
- Conference centre
- Hall
- Reception centre
- Library
- Nightclub
- Place of worship
- Restricted place of assembly
Recreational boat facility group

- Boat launching facility
  - Boat ramp
  - Slipway

- Recreational boat facility
  - Marina
    - Jetty
    - Mooring pole
    - Pier
    - Pontoon
Retail premises group (sub-group of Shop)

- Adult sex product shop
- Beauty salon
- Bottle shop
- Convenience shop
- Dry cleaning agent
- Department store
- Hairdresser
- Laundromat
- Restricted retail premises
- Equestrian supplies
  - Party supplies
- Supermarket
Land use terms that are not nested

Art and craft centre
Brothel
Car park
Cemetery
Crematorium
Display home centre
Emergency services facility
Freeway service centre
Funeral parlour
Helicopter landing site
Home based business
Hospital
Natural systems
Research centre
Saleyard
Service station
Sign
Tramway
Veterinary centre
Winery
APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

The schedule to this clause must include a general explanation of the relationship between the Municipal Planning Strategy, the objectives and strategies in Clauses 10 to 19 and the controls on the use and development of land in this planning scheme.

A planning authority must take into account the schedule to this clause when it prepares an amendment to this planning scheme.

A responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.
FURTHER STRATEGIC WORK

The schedule to this clause may specify the planning authority’s approach to further strategic work. A planning authority may take into account the schedule to this clause when it prepares an amendment to this planning scheme.

The responsible authority must not take into account the schedule to this clause when it makes a decision under this planning scheme.