

GREATER GEELONG PLANNING SCHEME

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

Precinct 3 - Commercial 2 Zone

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

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

Precincts 4 and 5 - Mixed Use Zone

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

Precinct 6 - Commercial 1 Zone

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

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- 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.

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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.

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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

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Exemption from notice and review

None specified.

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Decision guidelines

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

- Whether the application is consistent with the Armstrong Creek Urban Growth Plan, 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.

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Signs

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

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

8.0 Background documents

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

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

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

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

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

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

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

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

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

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

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

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