

State and Local Planning Policies, Strategies, Planning Controls and Permit Triggers

Appendix A

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Appendix A

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1.0 State and Local Planning Policies and Strategies

The following report provides an overview of the State and local planning policies and strategies of relevance to Amendment GC104 and the subsequent strategic justification for the Project.

1.1 Plan Melbourne 2017-2050 (2017)

The Victorian Government released *Plan Melbourne 2017-2050* in March 2017. *Plan Melbourne 2017-2050* is the Metropolitan Planning Strategy. In addition to Metropolitan Melbourne, it also addresses *peri-urban areas, regional cities and key transport areas*. The Strategy promotes a high-quality rail transport network with a range of sustainable, efficient, accessible and affordable transport options to effectively connect neighbourhoods in both rural and urban areas. It identifies the growing transport demand in regional Victoria and the need to provide potential solutions to ensure the capacity of existing infrastructure is being optimised.

Plan Melbourne 2017-2050 seeks to ensure Regional Victoria is productive, sustainable and supports jobs and economic growth by improving connections between cities and regions and increasing public transport frequencies between Melbourne and selected regional cities. As such, the Strategy prioritises infrastructure and service improvements to better link regional Victoria with Melbourne and to support regional growth to reduce inequality of access between regions.

The Strategy commits to boosting jobs and growth across regional areas and identifies the following relevant initiatives and actions:

- Investment and revitalisation of Central Geelong through the Central Geelong Action Plan and upgrading regional rail transport, including additional stabling infrastructure.
- Better links across regional Victoria and with Melbourne through the initiatives outlined in the Regional Network Development Plan for public transport and regional roads planning.
- Improved regional freight networks through infrastructure upgrades to strengthen regional freight, including linking a network of terminals by efficient road and rail connections in consultation with relevant freight and community stakeholders.

1.2 Victoria's 30 year Infrastructure Strategy (2016)

Victoria's 30-year Infrastructure Strategy, prepared by the independent statutory authority Infrastructure Victoria, includes 137 recommendations to the Government for improving the provision, operation, maintenance and use of State infrastructure. The report identifies that Geelong's population is expected to increase from approximately 286,000 people in 2016, to approximately 445,000 people in 2046. It outlines Geelong's economy as one in transition, with a changing manufacturing sector and expanding services industry supported by a growing workforce catchment.

Victoria's 30-year infrastructure strategy recommends (amongst others) the following initiatives be undertaken to support Geelong's projected future growth.

- **Development in established areas**

The report outlines that greater medium density housing in regional settlements such as Geelong, which have established rail infrastructure connections to Melbourne will improve housing affordability.

- **Geelong/Werribee/Wyndham rail**

To accommodate the expected future growth to Melbourne's west, the report suggests that new train stations with rail capacity expansions will be required on the existing Regional Rail Link corridor. Importantly, this would allow greater trains to service the Geelong Melbourne alignment which is currently nearing capacity.

- **Regional rail upgrades**

The strategy states that continuing to develop PTVs *Regional Network Development Plan* will increase the reliability of regional passenger rail services and reduce ongoing maintenance costs.

The strategy makes particular reference to the duplication of track between Geelong and Waurm Ponds to support the delivery of additional passenger rail services and improve the viability and productivity of the State's freight.

- **Regional rolling stock**

Underpinning greater and improved regional passenger rail services is the procurement of regional rolling stock. This, inevitably, will require greater provision of stabling facilities in locations that that result in an efficient, effective and resilient rail network.

1.3 Victoria's Regional Statement (November 2015)

The purpose of the Regional Statement is to identify key priorities for regional Victoria. It acknowledges that significant growth is forecast in regional cities of Greater Geelong, Bendigo and Ballarat, whilst other areas are expected to experience population falls.

To manage the projected growth within the City of Greater Geelong, the State government has established the Geelong Authority to advise the Minister for Planning on major planning applications to create jobs and growth and ways to attract investment in central Geelong.

The report acknowledges that for regional Victorians, reliable public transport is about connecting communities to jobs, sporting events, regional centres and education opportunities. It acknowledges the Government's commitment to the development of 21 new VLocity regional carriages to be built in Victoria and a new train stabling and maintenance facility in Waurm Ponds.

1.4 Regional Network Development Plan (2016)

The purpose of the Regional Network Development Plan (RNDP) is to:

- *'deliver better public transport connections to regional centres;*
- *deliver better public transport connections between regional centres and Melbourne;*
- *make it easier for people to move around regional Victoria using public transport;*
- *respond to changing regional travel needs;*
- *identify priorities for regional public transport services, infrastructure and investment.'*

The RNDP sets out a medium to long term plan to deliver a modern commuter-style service for the growth areas of Geelong, Bendigo, Ballarat, Seymour and Traralgon, and service improvements to outer regional areas. It outlines a pathway to deliver:

- *'a commuter-style service, with a minimum 20 minute train frequency during peak times;*
- *a 40 minute off-peak frequency of services to Melbourne;*
- *five services operating five days a week to the outer regional train lines of Warrnambool, Bairnsdale, Albury-Wodonga, Echuca, Swan Hill and Shepparton.'*

Additionally, the RNDP aims to build new train stabling at key locations on the network. Specifically, the RNDP identifies the following regional public transport priorities for the Barwon South West region (including Geelong) for the Geelong Railway Corridor:

- An additional off-peak return service from Melbourne to Geelong each day
- A train every 40 minutes from Waurm Ponds from 7am to 7pm on weekends
- An additional return service between Melbourne and Warrnambool every Sunday
- Improvements to Marshall and North Shore stations
- Planning for track duplication between South Geelong and Waurm Ponds and investigation into new services to Armstrong Creek
- A fourth return service between Geelong and Warrnambool on weekdays.

1.5 G21 Regional Growth Plan (2013)

In 2013, the Victorian Government issued eight regional growth plans, one of which was for the Geelong Region Alliance (G21). The regional growth plans provide broad direction for land use and development with an aim to strategically grow regional centres, particularly those with existing infrastructure, such as Geelong. The regional growth plans are designed to be considered in conjunction with *Plan Melbourne*.

The *G21 Regional Growth Plan* covers the City of Greater Geelong, Colac Otway Shire, Surf Coast Shire, the Borough of Queenscliffe and the southern portion of Golden Plains Shire. The plan lists the following drivers that will assist the region's future growth:

- *'An efficient and effective transport network*
- *A strong economy and job diversity*
- *Adequate land set aside for housing and employment*
- *A vibrant and healthy Central Geelong*
- *Infrastructure that supports new and existing areas*
- *Protection of natural assets and the essential character of the region.'*

The *G21 Regional Growth Plan* recognises that linkages along arterial roads and passenger/freight lines are important to the movement of freight and agricultural produce and provision of access to employment, health, education and tourism.

1.6 The City of Greater Geelong Settlement Strategy (October 2018)

The City of Greater Geelong Settlement Strategy seeks to provide a framework to ensure Geelong and the surrounding region can meet the housing needs of the municipality to 2036. As Victoria's second city, Geelong's proximity to Melbourne, strong employment growth and affordable housing and lifestyle has seen the population to grow from 216,000 to 239,000 over the last five years and the Greater Geelong area is anticipated to continue to experience strong growth.

The Settlement Strategy has been informed by community consultation. It contains recommendations relating to spatial distribution of growth and land supply, housing diversity, managing future growth, permanent settlement boundaries and urban consolidation, specifically in relation to the Waurm Ponds area recommendations include:

- Limit rural-living developments to existing zoned land in Lara, Drysdale/Clifton Springs, Wallington, Waurm Ponds, Lovely Banks and Batesford nodes.
- Continue to support the following policy directions set out in the (COGG) Housing Diversity Strategy: Direct high-density housing growth to the Central Geelong, Fyans/West Fyans and Waurm Ponds Key Development Areas.
- The Waurm Ponds key development area is a 19 hectare parcel of undeveloped land adjacent to the Waurm Ponds shopping centre and bound by Colac Road, Rossack Drive and Waurm Ponds Valley parkland. It is estimated that this area could accommodate about 400 new medium and higher density dwellings. To date, no residential development has occurred.
- An Increased Housing Diversity Area boundary is warranted on a planning policy basis around the Waurm Ponds Railway Station. An investigation should be undertaken to determine capacity. As with other stations, an 800 metre boundary has merit from a policy perspective, which would include part of the Hams Road future rezoning.
- The Strategy also identifies the central Geelong rail corridor as an investment opportunity for higher density development¹.

¹ The City of Greater Geelong October 2018, *Settlement Strategy*, viewed November 2018, <https://www.geelongaustralia.com.au/common/Public/Documents/8d5b438a9620da8-settlementstrategyfinaloctober2018.pdf>.

2.0 Planning Policy Framework

The Planning Policy Framework (PPF) of the Greater Geelong and Surf Coast Planning Schemes seeks to ensure that land use and development planning policies in Victoria meet the objectives of planning in Victoria as set out in the *Planning and Environment Act 1987*.

The PPF provides context for spatial planning and decision making by planning authorities and is used to guide more specific planning policies within the Municipalities.

The PPF seeks to ensure that the needs of existing and future communities are properly planned having regard to factors ranging from the provision of appropriately zoned and located land, to understanding and minimising environmental impacts.

The following provides an overview of the sections of the PPF, of relevance to this Project.

2.1 Clause 11 Settlement

Clause 11 (Settlement) states that planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for a range of land uses. Furthermore, this Clause states that planning is to recognise the need for, and as far as practicable contribute towards (amongst others) health and safety, economic viability, protection of environmentally sensitive areas and natural resources, accessibility and transport integration.

This Clause seeks to ensure that planning facilitates *'sustainable development that takes full advantage of existing settlement patterns and investment in transport and communication, water and sewerage and social facilities.'*

2.1.1 Clause 11.01 Victoria

2.1.1.1 Clause 11.01-1S Settlement

Clause 11.01-1S (Settlement) seeks to *'promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.'*

This Clause seeks to deliver networks of high-quality settlements by (amongst others) *'improving transport network connections within and between regional cities, towns and Melbourne.'*

2.1.1.2 Clause 11.01-1R Settlement - Geelong G21

Clause 11.01-1R (Settlement - Geelong G21) comprises the municipal areas of Colac Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast, covered in the *G21 Regional Growth Plan*.

In considering the policy objectives and strategies for the Geelong G21 region, planning must consider the *G21 Regional Growth Plan* (refer Section 1.5).

2.1.2 Clause 11.02 Managing Growth

2.1.2.1 Clause 11.02-1S Supply of urban land

Clause 11.02-1S (Supply of urban land) seeks to *'ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.'* Further, this Clause seeks to *'ensure that sufficient land is available to meet forecasted demand'* and an *'ongoing provision of land and supporting infrastructure.'*

2.2 Clause 12 Environmental and Landscape Values

2.2.1.1 Clause 12.01 Biodiversity

2.2.1.2 Clause 12.01-1S Protection of biodiversity

Clause 12.01-1S (Protection of biodiversity) seeks to *'assist the protection and conservation of Victoria's biodiversity'*. The strategies of relevance to the Project include:

- *'Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.'*

- *Use strategic planning as the primary planning tool for the protection and conservation of Victoria's biodiversity, particularly those areas identified as important.*
- *Ensure that decision making takes into account the impacts of land use and development on Victoria's high value biodiversity.*
- *Planning should:*
 - *Avoid or minimise impacts of land use and development on important areas of biodiversity, including consideration of:*
 - *Cumulative impacts.*
 - *Fragmentation of habitat.*
 - *The spread of pest plants, animals and pathogens into natural ecosystems.*
 - *Assist in the identification, protection and management of important areas of biodiversity.*
 - *Assist in the re-establishment of links between important areas of biodiversity.'*

2.2.1.3 Clause 12.01-2S Native vegetation management

Clause 12.01-2S (Native vegetation management) seeks to 'ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation'. The strategy states 'when making decisions about proposals 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 (DELWP 2017):

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 from the removal, destruction or lopping of native vegetation.'*

2.2.2 Clause 12.05 Significant Environmental and Landscapes

2.2.2.1 Clause 12.05-02S Landscapes

Clause 12.05-2S (Landscapes) seeks to 'protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.' Strategies of relevance to this Project include:

- *'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.'*

2.3 Clause 13 Environmental Risks and Amenity

2.3.1 Clause 13.02 Bushfire

2.3.1.1 Clause 13.02-1S Bushfire planning

Clause 13.02-1S (Bushfire planning) seeks to 'strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life'. The overarching strategies include:

- Protection of human life.
- Bushfire hazard identification and assessment.
- Settlement planning.

- Areas of high biodiversity conservation value.
- Use and development control in a Bushfire Prone Area.

2.3.2 Clause 13.04 Soil Degradation

2.3.2.1 Clause 13.04-2S Erosion and landslip

Clause 13.04-2S (Erosion and landslip) seeks to *'protect areas prone to erosion, landslip or other land degradation processes'*. Strategies of relevance to the Project include:

- *'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.'*

2.3.3 Clause 13.05 Noise

2.3.3.1 Clause 13.05-1S Noise abatement

Clause 13.05-1S (Noise abatement) seeks to *'assist the control of noise effects on sensitive land uses'*. The Clause seeks to *'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.'*

2.3.4 Clause 13.06 Air Quality

2.3.4.1 Clause 13.06-1S Air quality management

Clause 13.06-1S (Air quality) seeks to assist the *'protection and improvement of air quality'*. Strategies of relevance to the Project include:

- *'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 amenity and sensitive land uses.'*

2.4 Clause 14 Natural Resource Management

2.4.1 Clause 14.01 Agriculture

2.4.1.1 Clause 14.01-1S Protection of agricultural land

Clause 14.01-1S (Protection of agricultural land) seeks to ensure the protection of *'productive farmland which is of strategic significance in the local or regional context'*. Strategies of relevance to the Project include:

- *'Ensure that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.'*
- *'In considering a proposal to subdivide or develop agricultural land, the following factors must be considered:*
 - *The desirability and impacts of removing the land from primary production, given its agricultural productivity.*

- *The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.*
- *The compatibility between the proposed or likely development and the existing uses of the surrounding land.*
- *Assessment of the land capability.'*

2.4.1.2 Clause 14.01-2S Sustainable agricultural land use

Clause 14.01-2S (Sustainable agricultural land use) seeks to *encourage 'sustainable agricultural land use'*. Strategies of relevance to the Project include:

- *'Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.*
- *Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.'*

2.4.2 Clause 14.02 Water

2.4.2.1 Clause 14.02-2S Water quality

Clause 14.02-2S (Water quality) seeks to protect water quality and strategies of relevance to the Project include:

- *'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.'*

2.5 Clause 15 Built Environment and Heritage

2.5.1 Clause 15.01 Built Environment

2.5.1.1 Clause 15.01-1S Urban design

Clause 15.01-1S (Urban Design) seeks *'to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity'*.

The Clause requires (amongst others):

- *'Development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.'*

2.5.1.2 Clause 15.01-2S Building Design

Clause 15.01-2S Building Design seeks *'to achieve building design outcomes that contribute positively to the local context and enhance the public realm'*. Key strategies identified within the Clause that seek to achieve this objective aim to *'ensure development responds and contributes to the strategic and cultural context of its location'* and *'minimise the detrimental impact of the development on neighbouring properties, the public realm and the natural environment'*.

2.5.1.3 Clause 15.01-6S Design for Rural Areas

The objective of Clause 15.01-6S (Design for Rural Areas) is to *'ensure development respects valued areas of rural character'*. Key strategies outlined in the Clause that seek to further this objective aim to:

- *'Ensure that the siting, scale and appearance of development protects and enhances rural character'*
- *'Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands'*.

2.5.2 Clause 15.02 Sustainable Development

2.5.2.1 Clause 15.02-1S Energy and resource efficiency

Clause 15.02-1S (Energy and resource efficiency) seeks to *'encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions'*.

Strategies include:

- *'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.'*
- *'Support low energy forms of transport such as walking and cycling.'*

2.5.3 Clause 15.03 Heritage

2.5.3.1 Clause 15.03-2S Aboriginal cultural heritage

Clause 15.03-2S (Aboriginal cultural heritage) seeks *'to ensure the protection and conservation of places of Aboriginal cultural heritage significance'*. Strategies relevant to the Project include:

- *'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- and post-contact Aboriginal cultural heritage places.'*
- *'Ensure that permit approvals align with recommendations of a Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.'*

2.6 Clause 17 Economic Development

Clause 17 (Economic Development) maintains that *'planning is to provide for a strong and innovative economy'* and that *'planning is to contribute to the economic well-being of communities, and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.'*

2.6.1 Clause 17.01 Employment

2.6.1.1 Clause 17.01-1S Diversified economy

Clause 17.01-1S (Diversified economy) seeks to *'strengthen and diversify the economy'*. Strategies that seek to achieve this include:

- *'Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.'*
- *'Improve access to jobs closer to where people live.'*
- *'Support rural economies to grow and diversify.'*

2.6.1.2 Clause 17.01-1R Diversified economy – Geelong G21

Clause 17.01-1R (Diversified economy – Geelong G21) provides further strategies to strengthen and diversify the economy, including:

- *'Build on the region's competitive strengths, including tourism and agricultural land resources and economic, social and natural assets.'*
- *'Support industries that utilise skills within the region.'*

2.6.2 Clause 17.03 Industry

2.6.2.1 Clause 17.03-1S Industrial land supply

Clause 17.03-1S (Industrial land supply) seeks to *'ensure the availability of land for industry'*. Strategies that seek to achieve this include:

- *'Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.'*
- *'Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.'*

2.7 Clause 18 Transport

2.7.1 Clause 18.01 Integrated Transport

2.7.1.1 Clause 18.01-1S Land use and transport planning

Clause 18.01-1S (Land use and transport planning) seeks to *'create a safe and sustainable transport system by integrating land-use and transport'*. Strategies of relevance include:

- *'Develop integrated transport networks to connect people to jobs and services and goods to market.'*

2.7.1.2 Clause 18.01-2S Transport system

Clause 18.01-2S (Transport system) endeavours *'to coordinate development of all transport modes to provide a comprehensive transport system.'*

The strategies of particular relevance to the Project include the following:

- *'Locate transport routes to achieve the greatest overall benefit to the community and with regard 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.'*
- *'Ensure the design, construction and management of all transport modes reduces environmental impacts.'*

2.7.1.3 Clause 18.01-2R Transport system – Geelong G21

Clause 18.01-2R (Transport system – Geelong G21) seeks to *'support improved transit and access within Geelong and the wider region.'*

2.7.2 Clause 18.02 Movement networks

2.7.2.1 Clause 18.02-2S Public Transport

Clause 18.02-2S (Public Transport) seeks to *'facilitate greater use of public transport and promote increased development close to high-quality public transport routes.'* This is achieved through:

- *'Maintain and strengthen passenger transport networks.'*
- *'Connect activity centres, job rich areas and outer suburban areas through high-quality public transport.'*
- *'Ensure development supports the delivery and operation of public transport services.'*

2.8 Clause 19 Infrastructure

The objectives outlined in this Clause include *'planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.'*

2.8.1 Clause 19.02 Community Infrastructure

2.8.1.1 Clause 19.02-4S Social and cultural infrastructure

Clause 19.02-4S (Social and cultural infrastructure) seeks to *'provide fairer distribution of and access to, social and cultural infrastructure'*. A strategy that seeks to achieve this includes to *'identify and address gaps and deficiencies in social and cultural infrastructure.'*

3.0 Local Planning Policy Framework – Greater Geelong Planning Scheme

The following provides an overview of the sections of the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS), of the Greater Geelong Planning Scheme of relevance to this Project.

3.1 Clause 21.01 (Introduction)

The introduction sets out Council's vision as, *'Geelong, coast country and suburbs is the best place to live through prosperity and cohesive communities in an exceptional environment.'*

3.2 Clause 21.02 City of Greater Geelong Sustainable Growth Framework

The City of Geelong's Sustainable Growth Framework sets out key principles which seek to ensure *'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'*. The key element of the City of Greater Geelong Sustainable Growth Framework applicable to the Project relates to 'Building Sustainable Infrastructure' which states Council will:

- *'Strive to develop a comprehensive network of accessible public transport.'*
- *'Work with others to generate sustainable solutions to freight and people movement.'*
- *'Look to the future when planning for and designing infrastructure.'*

3.3 Clause 21.04 Municipal Framework Plan

The Municipal Framework Plan shows existing urban area and future growth areas.

3.4 Clause 21.05 Natural Environment

3.4.1 Clause 21.05-2 Waterways

Clause 21.05-2 (Waterways) seeks (amongst others) *'to protect, maintain and enhance waterways, rivers, wetlands and ground water'* and *'reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters'*. Strategies of relevance to the Project include:

- *'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.'*
- *'Effectively manage stormwater runoff from development.'*

3.4.2 Clause 21.05-3 Biodiversity

Clause 21.05-3 (Biodiversity) seeks *'to protect, maintain and enhance the biodiversity of the municipality.'* Relevant strategies include:

- *'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 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.'*

3.4.3 Clause 21.05-6 Natural resource management

Clause 21.05-6 (Natural resource management) seeks to *'use non-renewable resources more efficiently'* and to *'increase the use of renewable resources'*. Strategies of relevance include:

- *'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.'*

3.4.4 Clause 21.05-8 Wildfire

Clause 21.05-8 (Wildfire) seeks to *'minimise the impacts of wildfire'* and the strategies include:

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

3.5 Clause 21.07 Economic Development and Employment

3.5.1 Clause 21.07-1 Key issues and influences

This Clause recognises that *'Geelong is the largest regional city in Victoria and the primary service and employment hub for the G21 Geelong Region Alliance'*. Further, this Clause highlights the need for the *'provision of high quality living, working and recreational environments to attract and retain highly skilled people and businesses'*. The Clause makes the following points related to Industry and Retail:

- *'Ensure all industrial development is appropriately serviced by road, drainage, water, sewerage and telecommunications infrastructure.'*
- *'The retail hierarchy will be enhanced through high quality urban design and improved pedestrian and public transport accessibility.'*

This Clause also recognises the importance of farming activity and rural landscapes to the identity of the City of Greater Geelong and that rural areas contain important environmental assets.

3.5.2 Clause 21.07-5 Rural Areas

Clause 21.07-5 (Rural Areas) seeks to *'ensure that rural areas provide an attractive setting through the preservation of the rural landscape character'*. The key relevant strategies include:

- *'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.'*

3.6 Clause 21.08 Development and Community Infrastructure

3.6.1 Clause 21.08-2 Transport

Clause 21.08-2 (Transport) seeks to *'develop a safe, accessible, equitable and efficient traffic, transport and freight network'*. Strategies applicable to the Project include:

- *'Facilitate the development of Geelong Railway Station as Geelong's principal public transport hub.'*
- *'Improve transport links, particularly public transport links, between existing and new residential areas, employment nodes and activity centres.'*
- *'Enhance the industrial and business transport linkages between industrial areas and activity centres and road, rail and port infrastructure.'*

3.6.2 Clause 21.08-5 Accessibility

Clause 21.08-5 (Accessibility) seeks to *'ensure safe access to community and development infrastructure for all members of the community.'* The Clause seeks to further this objective by ensuring that *'all development and community infrastructure provides safe accessibility for all members of the community.'*

3.7 Clause 22.05 Agriculture, Rural Dwellings and Subdivision

This policy applies to all land zoned Farming and sets out objectives and policies which seek to manage the development of Farming land.

This Clause recognises that *'rural areas of the City of Geelong are highly valued for their contribution to the economy, liveability and amenity of the whole municipality.'* Further, it is identified that *'agriculture is and will continue to be the main rural land use in all non-urban parts of the municipality.'*

This Clause states that *'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'*.

Objectives of relevance to this Project include the following:

- *'To support the ongoing use of the rural areas of agriculture and to preserve their farmed rural landscape.'*
- *'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.'*

3.8 Clause 22.64 Discretionary Uses in Rural Areas

This Clause applies to the consideration of land use and planning permit applications within the Farming Zone (as well as the Rural Conservation Zone).

This Clause recognises that *'rural areas of Geelong are highly valued for their contribution to the economy, liveability and amenity of the municipality'*. This Clause seeks to ensure that *'non-agricultural uses in rural areas are carefully managed to ensure the ongoing use of land for agricultural purposes is supported and the landscape is preserved'*.

The relevant policies which apply to this Project include:

- *'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.'*

4.0 Local Planning Policy Framework – Surf Coast Planning Scheme

The following provides an overview of the sections of the Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement (MSS) of the Surf Coast Planning Scheme, of relevance to this Project.

4.1 Clause 21.01 Introduction

4.1.1 Clause 21.01-1 Municipal Profile

Clause 21.01-1 (Municipal profile) introduces the Shire and identifies the Shire's key issues, influences and overall vision. The Shire's vision is *'Working towards an engaged, innovative and sustainable community'*. This vision is supported by the themes of environment, governance, communities, infrastructure, development and growth.

4.2 Clause 21.02 Settlement, Built Environment, Heritage and Housing

4.2.1 Clause 21.02-2 Objectives

Clause 21.02-2 (Objectives) seeks the following in relation to Open Space and Infrastructure:

- *'Build on the existing transportation system in a manner that reduces car dependence, encourages walking and cycling for local trips, integrates pathways with public transport and public open space and manages the summer tourist / holiday peaks.'*

4.3 Clause 21.03 Environmental Management

Clause 21.03 (Environmental Management) seeks to *'manage the risks of environmental hazards to avoid adverse consequences on the natural and man-made environment'*. Strategies applicable to the Project in relation to Environmental Risks include the following:

- *'Discourage buildings, works, land use and subdivision that would be detrimental to the maintenance of the natural systems of land affected by flooding and inundation.'*
- *'Avoid re-zoning and development of land for urban purposes where there is a high risk of flooding.'*
- *'Ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level and bushfire protection measures can be readily implemented.'*
- *'Ensure that uses and developments (including social events) appropriately consider fire protection, safety and management measures are adopted to minimise risk to life and property at special events or developments where large numbers of people congregate.'*

4.4 Clause 21.06 Rural Landscape

Clause 21.06 (Rural Landscape) seeks to;

- *'Protect and enhance the landscape values of the rural precincts.'*
- *'Protect and maintain open and uncluttered rural landscapes, including vistas from main road corridors.'*
- *'Protect the rural landscape from urban intrusion and to provide clear distinction between townships.'*
- *'Recognise the importance of maintaining the visual landscape qualities of the Great Ocean Road and Bells Beach environs both for residents and visitors to the coast.'*

5.0 Existing Planning Scheme Controls

The following section outlines the zoning, overlays and particular provisions that would normally affect the Project.

5.1 Zoning

The Project Land is located within the Farming Zone (FZ), the Wider Project Land is located within the Public Use Zone Schedule 4 (PUZ4), the General Residential Zone Schedule 1 (GRZ1), the Public Use Zone Schedule 1 (PUZ1), the Road Zone Category 1 (RDZ1) and the Urban Growth Zone Schedule 3 (UGZ3). Table 1 summarises the permit requirements of the zones and the following sections provide more detail regarding each zone (refer Figure 1).

Table 1 Summary of Project Zoning Permit Requirements

Zone	Use(s) proposed with the Zone	Permit Requirement Use	Permit Requirement Buildings and Works
Project Land			
Farming Zone	Service Industry	Permit Required	Permit Required
	Railway	No Permit Required	Permit Required for earthworks which change the rate of flow or the discharge point of water across a property boundary.
	Utility Installation	Permit Required	Permit Required
The Rail Corridor (Wider Project Land)			
Public Use Zone Schedule 4	Railway	No Permit Required	No Permit Required
General Residential Zone Schedule 1	Railway	No Permit Required	No Permit Required
Public Use Zone Schedule 1	Railway	No Permit Required	No Permit Required
Special Use Zone Schedule 7	Railway	No Permit Required	Permit Required
Urban Growth Zone Schedule 3	Railway	No Permit Required	No Permit Required
Road Zone Category 1	Railway	No Permit Required	No Permit Required
Roads (Wider Project Land)			
Farming Zone	Road	No Permit Required	No Permit Required
Special Use Zone Schedule 7			

5.1.1 Farming Zone

Parts of the Project are proposed within the Farming Zone (FZ) pursuant to Clause 35.07 of the Greater Geelong Planning Scheme. The purpose of the FZ is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.'*

In accordance with Clause 35.07-1 (Table of uses), a permit is not required for a 'Railway' or 'Road' (Section 1 Use). A permit is required for 'Service Industry' or 'Utility Installation' (Section 2 Use).

Pursuant to Clause 35.07-4 (Building and Works), a permit is required to construct or carry out building or works associated with a use in Section 2 of Clause 35.07-1 and, any earthworks specified in a schedule to this zone, if on land specified in a schedule. The Schedule to the FZ states a permit is required for earthworks which change the rate of flow or the discharge point of water across a property boundary or, earthworks which increase the discharge of saline groundwater.

5.1.2 Public Use Zone – Schedule 4

A section of the rail corridor for the Project is situated within the Public Use Zone – Schedule 4 (PUZ4) pursuant to Clause 36.01 of the Greater Geelong and Surf Coast Planning Schemes. The purpose of the PUZ is:

- *'To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.'*

Schedule 4 of the PUZ relates to Transport. Any other use not specified under Clause 36.01-1 does not require a permit provided the following conditions are met.

- *'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; and*
- *The use must be carried out by or on behalf of the public land manager.'*

In accordance with Clause 36.01-1 (Table of uses), a permit is not required for a 'Railway' (Section 1 Use).

Pursuant to Clause 36.01-2 (Permit requirement), a Section 1 Use does not require a permit to construct a building or construct or carry out works.

5.1.3 General Residential Zone – Schedule 1

A section of the rail corridor for the Project is in the General Residential Zone – Schedule 1 (GRZ1) pursuant to Clause 32.08 of the Greater Geelong Planning Scheme. The purpose of the GRZ is:

- *'To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.'*

In accordance with Clause 32.08-2 (Table of uses), a permit is not required for a 'Railway' (Section 1 Use).

Pursuant to Clause 32.08-8, a Section 1 Use does not require a permit to construct a building or construct or carry out works.

5.1.4 Public Use Zone – Schedule 1

A section of the Facility is located within the Public Use Zone – Schedule 1 (PUZ1) pursuant to Clause 36.01 of the Greater Geelong Planning Scheme. The purpose of the PUZ is:

- *'To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.'*
- *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.'*

Schedule 1 of the PUZ relates to Service & Utility.

In accordance with Clause 36.01-1 (Table of uses), a permit is not required for a 'Railway' (Section 1 Use).

Pursuant to Clause 36.01-2 (Permit requirement), a Section 1 Use does not require a permit to construct a building or construct or carry out works.

5.1.5 Road Zone – Category 1

A section of the Project is located in the Road Zone Category 1 (RDZ1) pursuant to Clause 36.04 of the Greater Geelong Planning Scheme. The purpose of the RDZ is:

- *'To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.'*
- *To identify significant existing roads.*
- *To identify land which has been acquired for a significant proposed road.'*

In accordance with Clause 36.04-1 (Table of uses), a permit is not required for a 'Railway' (Section 1 Use).

Pursuant to Clause 36.04-2 (Permit requirement), a Section 1 Use does not require a permit to construct a building or construct or carry out works.

5.1.6 Special Use Zone – Schedule 7

A section of the Project is located in the Special Uses Zone – Schedule 7 (SUZ7) pursuant to Clause 37.01 of the Greater Geelong Planning Scheme. The purpose of the SUZ is:

- *'To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.'*
- *To recognise or provide for the use and development of land for specific purposes as identified in a schedule in this zone.'*

Schedule 7 of the SUZ relates to Earth and Energy Resource Industry. In accordance with Section 1.0 of Schedule 7 to the SUZ a permit is not required for a 'Railway' or 'Road' (Section 1 Use).

Pursuant to Clause 37.01-4 (Permit requirement), a permit is required to construct a building or carry out works.

5.1.7 Urban Growth Zone – Schedule 3

A section of the Project is located in the Urban Growth Zone – Schedule 3 (UGZ3) pursuant to Clause 37.07 of the Greater Geelong Planning Scheme. The purpose of the UGZ is:

- *'To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.'*
- *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.'*

In accordance with Clause 37.07-1 (Table of uses), a permit is not required for a 'Railway' (Section 1 Use).

Pursuant to Clause 37.07-4, a Section 1 Use does not require a permit to construct a building or construct or carry out works.

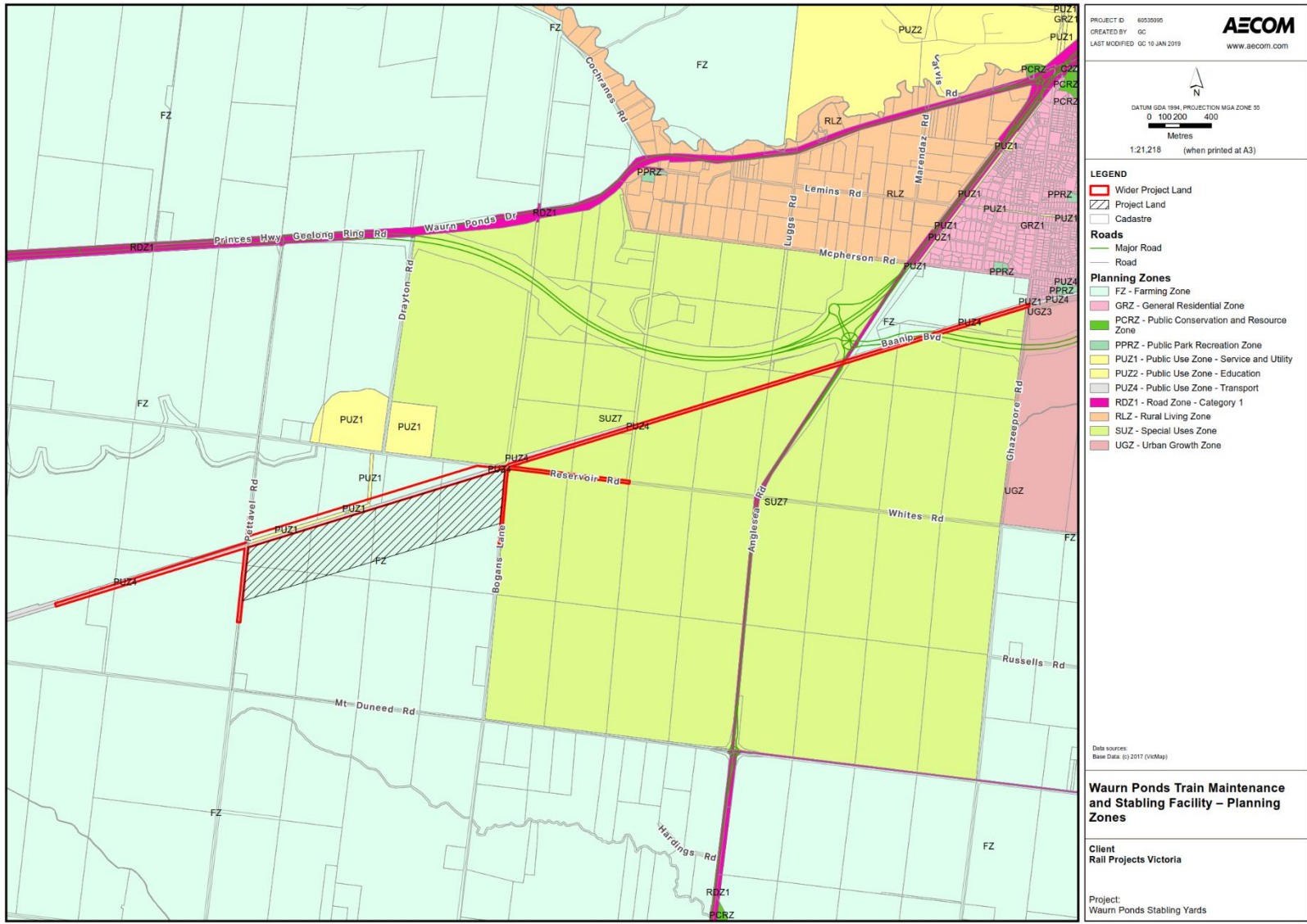


Figure 1 Zoning Map

5.2 Overlays

The Wider Project Land west of Pettavel Road is partially affected by the Vegetation Protection Overlay – Schedule 1 (VPO1) and the Land Subject to Inundation Overlay (LSIO) (refer Figure 2).

5.2.1 Vegetation Protection Overlay – Schedule 1

Schedule 1 of the VPO refers to Significant Roadsides and Linear Reserves (Clause 42.02).

Pursuant to the VPO1, the vegetation protection objectives to be achieved comprise:

- *‘To protect areas of significant indigenous vegetation.*
- *To maintain and enhance habitat corridors for indigenous fauna.*
- *To ensure that all development and works minimise the loss of indigenous vegetation.’*

In accordance with Schedule 1 of the VPO, 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.’*

5.2.2 Land Subject to Inundation Overlay

Pursuant to Clause 44.04 the purpose of the LSIO is to:

- *‘To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *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.’*

In accordance with Clause 44.04 of the LSIO a permit is required to construct buildings or carry out works.

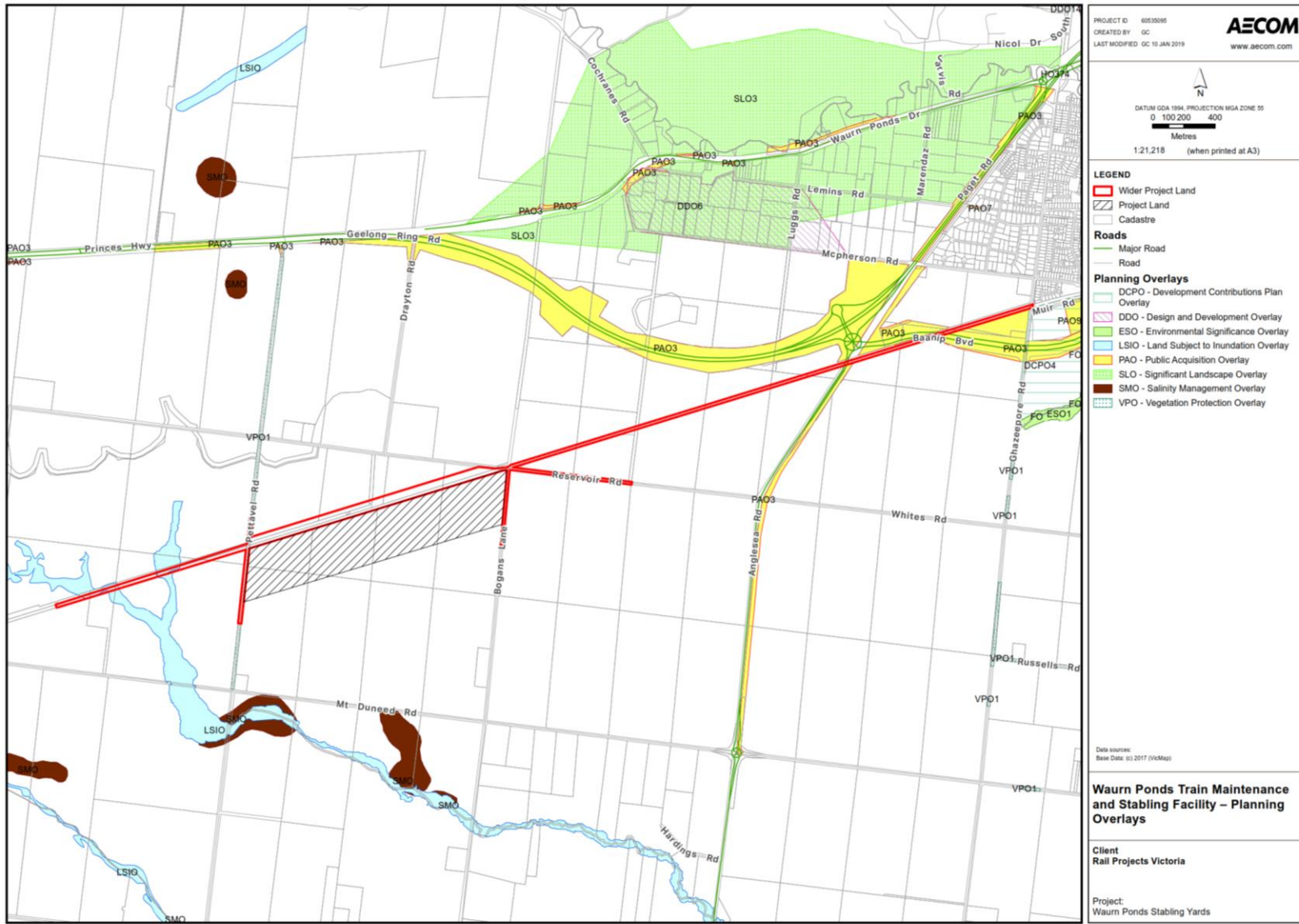


Figure 2 Overlay Map

5.3 Particular Provisions

The following provides an overview of the Particular Provisions, of relevance to the Project (refer Table 2).

Table 2 Relevant Particular Provisions

Particular Provisions	
Clause	Permit Requirement
<p>Clause 52.05 <i>Signs</i></p>	<p>Clause 52.05 specifies categories of advertising control. The provisions specify the category of advertising control that applies to the zone.</p> <ul style="list-style-type: none"> • A Section 1 sign does not require a permit • A Section 2 sign requires a permit • A Section 3 sign is prohibited
<p>Clause 52.06 <i>Car Parking</i></p>	<p>Car parking must be provided to the satisfaction of the Responsible Authority.</p> <p>A permit is required to:</p> <ul style="list-style-type: none"> • Reduce the number of car parking spaces required under Clause 56.06-5 or in a schedule to the Parking Overlay. • Provide some or all of the car parking spaces required under Clause 50.06-5 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.
<p>Clause 52.17 <i>Native Vegetation Removal</i></p>	<p>A permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:</p> <ul style="list-style-type: none"> • <i>If the table to Clause 52.17-7 specifically states that a permit is not required.</i> • <i>If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.</i> • <i>To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.</i> <p>If it has been identified native vegetation is required to be removed and therefore, a permit would be required.</p> <p>An application to remove, destroy or lop native vegetation must comply with the application requirements specified in the <i>Guidelines for the removal, destruction or lopping of native vegetation</i>.</p>

Particular Provisions	
Clause	Permit Requirement
<p>Clause 52.34 <i>Bicycle Facilities</i></p>	<p>Bicycle facilities must be provided to the satisfaction of the Responsible Authority.</p> <p>A permit may be granted to vary, reduce or waive any requirements of Clause 52.34-3 and Clause 52.34-4.</p> <p>Table 1 to Clause 52.34-5 (Bicycle spaces) requires 'Industry' uses to provide 1 bicycle space to each 1000 square metres of net floor area for employees and no parking spaces for visitors.</p> <p>Pursuant to Table 2 to Clause 52.34-5 (showers), sets out the requirements for showers. If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter.</p> <p>Table 3 to Clause 52.34-5 (change rooms) sets out the requirements for change rooms.</p> <p>Clause 52.34-6 (Design of bicycle spaces) sets out the design requirements of bicycle spaces and facilities.</p>

5.4 Proposed Planning Scheme Amendments or planning permit applications of relevance

There are no proposed Planning Scheme Amendments or planning permit applications of relevance within the Greater Geelong or Surf Coast municipalities at the time of undertaking this assessment.