

GREATER GEELONG PLANNING SCHEME

DRAFT AMENDMENT C460GEE

DRAFT PLANNING PERMIT PP-635-2023

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of Tract on behalf of Belmont Projects Pty Ltd.

Land affected by the amendment

The amendment applies to land at 1 Henry Street, Belmont, formally known as (Lot 1 on TP531517).

A mapping reference table is attached at Attachment A to this Explanatory Report.

The combined planning permit applies to a portion of the site as shown below.



Image 1: Site aerial source: Clarke Hopkins Clarke

What the amendment does

The amendment will:

- Include the land in the General Residential Zone Schedule 1;
- Apply Development Plan Overlay Schedule 46 to the land;
- Apply the Environmental Audit Overlay to the land; and

- Amend the Schedule to Clause 72.03.

What the planning permit does

A combined planning permit is proposed pursuant to Section 96A (1) of the *Planning & Environment Act 1987*.

The Planning Permit PP-635-2023 proposes the staged multi-lot subdivision (including subdivision of land adjacent to a road in a Transport Zone 2) and buildings and works associated with the construction of 24 dwellings on 24 lots under 300 square metres.

The draft planning permit is attached as a separate document to this Explanatory Report.

Strategic assessment of the amendment

Why is the amendment required?

The land is unzoned Commonwealth land and is in the process of transfer of ownership. The planning controls are required to be applied in accordance with the Victoria Planning Provisions and to provide for the renewal of the site. The application of the General Residential Zone Schedule 1 is consistent with the preferred future use of the land for residential purposes. The application of Development Plan Overlay Schedule 46 will provide for the orderly development of the land in accordance with preferred design principles.

The application of the Environmental Audit Overlay is proposed to ensure that remediation of the land is completed prior to its change in use.

The combined planning permit provides for the site's first stage of development for residential purposes. Subsequent stages of development will require approval under a separate planning permit.

How does the amendment implement the objectives of planning in Victoria?

The objectives for planning in Victoria listed under Section 4(1) of the *Planning and Environment Act 1987* contains the following:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To facilitate development in accordance with the objectives set out [above].*
- *To balance the present and future interests of all Victorians.*

It is considered that this Amendment will assist in implementing the objectives of planning in Victoria by providing a diverse range of quality, affordable housing in a unique urban Geelong infill location close to established services.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

There are no unmanageable environmental constraints on the land.

Existing high value canopy trees will be integrated into new public open space reserves where practical, however the majority of trees will be removed as part of the remediation process. Road, intersection and footpath improvements shall support the increase in permanent population, as will requirements for off-street parking provisions. The quality of stormwater draining from the site will be improved as a result of the redevelopment.

The CSIRO has contracted CH2M to project manage site remediation and GHD will provide an independent environmental audit.

The Environmental Audit Overlay will ensure that potentially contaminated land issues are addressed prior to the commencement of sensitive uses, notably residential use.

Social Effects

The redevelopment of the former CSIRO site is expected to provide residential development that will appeal to a wide cross-section of the community; offering opportunities for aging-in-place, downsizers and families with affordable housing choice. A new park will be located close to Corio Waurn Ponds Road to provide valuable open space access for local residents. Developer contributions will be put towards local facilities to benefit the community.

Economic Effects

The investment and construction of new housing over a 5-10 year period will generate significant employment opportunities and benefit for local traders. New residents will further generate demand for local businesses.

Does the amendment address relevant bushfire risk?

The proposed development does not present any issues associated with bushfire risk.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is required to consider Ministerial Direction No. 1 *Potentially Contaminated Land* given the past industrial research and testing uses on the land. The identified soil contamination is currently being remediated. The Environmental Audit Overlay applied to the land will ensure the environmental conditions are appropriately considered prior to a sensitive use being established.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and complies with Ministerial Direction 11 – Strategic Assessment of Amendments.

Ministerial Direction 19 (MD19) requires planning authorities to seek early advice from the Environment Protection Authority when undertaking strategic planning processes and preparing planning scheme amendments that may significantly impact Victoria's environment, amenity and/or human health due to pollution and waste. The views of the EPA will be obtained during the consultation process prior to the preparation of the draft amendment.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

At a state level, the key relevant policies are Clauses 11 and 16. Clause 11 is a broad settlement policy that promotes a sufficient supply of residential land and opportunities for consolidation, redevelopment and intensification of existing urban areas. An objective of this clause is to provide a diversity of housing in defined locations.

This policy objective is reinforced at Clause 16 Housing, where planning should identify opportunities for increased residential densities to help consolidate urban areas. This includes providing infill development within urban Geelong in locations that will offer connectivity to exiting jobs, services and transport.

The proposal accords with these policies. The redevelopment of the former CSIRO site will appeal to a wide cross-section of the community, offering aging-in-place, downsizers and families with affordable housing choice. The site presents as a unique infill housing opportunity in urban Geelong close to existing services.

Relevant planning scheme policies include the following:

- Clause 02.03-2 Environmental and landscape values
- Clause 02.03-5 Built environment and sustainability – Built environment
- Clause 02.03-6 Housing

- Clause 02.03-8 Transport
- Clause 02.03-9 Infrastructure
- Clause 02.04-1 Municipal framework plan
- Clause 02.04-3 Housing and settlement framework plan
- Clause 11 Settlement
- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Geelong C21
- Clause 11.01-1L Settlement – Greater Geelong
- Clause 11.02 Managing Growth
- Clause 11.02-1S Supply of urban land
- Clause 11.03 Planning for Places
- Clause 11.03-6S Regional and local places
- Clause 13 Environmental Risks and Amenity
- Clause 15.01 Built Environment
- Clause 15.01-1S Urban design
- Clause 15.01-2S Building design
- Clause 15.01-2L Environmentally sustainable development
- Clause 15.01-3S Subdivision design
- Clause 15.01-4S Healthy neighbourhoods
- Clause 15.01-5S Neighbourhood character
- Clause 15.01-5L Neighbourhood character
- Clause 16 Housing
- Clause 16.01-1S Housing supply
- Clause 16.01-1R Infill housing – Geelong G21
- Clause 16.01-2S Housing affordability
- Clause 18 Transport
- Clause 19 Infrastructure.

How does the amendment support or implement the Municipal Planning Strategy?

Council's Municipal Planning Strategy contains policy directions in relation to infill housing and neighbourhood character. The proposed amendment directly responds to strategic direction relating to settlement (Clause 02.03-1) and housing (Clause 02.03-6) by directing growth to urban Geelong which is an identified location to respond to housing demand. This will contribute to the proportion of infill development across the municipality and reduce pressure on other areas unsuitable to accommodate growth. *Clause 02.03-5 Built Environment and Sustainability* notes the trend towards smaller households, an ageing population and preferences for lower maintenance dwellings that are close to urban services. New infill development should be of a high design quality and make positive contribution to the neighbourhood.

The City of Greater Geelong Council has nominated Increased Housing Diversity Areas that are designated in and around activity centres to accommodate more significant increases in dwelling density. The General Residential Zone Schedule 1 should support appropriate medium density housing.

The Amendment is consistent with these policies and will provide for a range of housing types supported by new infrastructure and public open space. The site is not identified in the Planning Scheme as an Increased Housing Diversity Area or a Key Development Area but its local context, relatively large size, single ownership and redevelopment potential support medium density housing up to 3 storeys in height in appropriate locations.

The built form to be constructed on the site will be respectful of neighbourhood character by locating medium density housing up to 3 storeys along Reynolds Road and Corio - Waurn Ponds Road and larger lots fronting Henry Street. All development will be guided by residential design guidelines that include interface treatments to existing residential properties.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the Victoria Planning Provisions (VPPs).

The amendment proposes to zone the land General Residential Zone Schedule 1, the purpose of which includes to provide a diversity of housing types and moderate housing growth close to services and

transport. The General Residential Zone Schedule 1 reflects the substantial infill opportunity presented by the redevelopment of the site.

The General Residential Zone Schedule 1 also provides for non-residential uses such as aged care and child care, as well as retail/medical centre uses that can access a Road Zone (being Corio - Waurm Ponds Road).

The application of the Environmental Audit Overlay is the appropriate planning tool to address potentially contaminated land issues.

The Development Plan Overlay will require the form and conditions of future use and development to be shown on a plan before a permit can be granted. This reflects the size of the site requiring staged development over the next 5-10 years.

How does the amendment address the views of any relevant agency?

The views of any affected agencies were considered during the preparation of the Development Plan Overlay Schedule and draft planning permit for exhibition. This included VicRoads, the relevant land manager for Corio - Waurm Ponds Road.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

There are no significant impacts on the transport system defined by the Transport Integration Act 2010 as a result of this amendment. The site will continue to be served by Geelong Bus Network route no. 1.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have minimal impact on the council's resources and administrative costs.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Department of Transport and Planning website at: [Current public consultations \(planning.vic.gov.au\)](http://planning.vic.gov.au).

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Greater Geelong	1 Henry Street, Belmont Lot 1 on TP531517	Greater Geelong C460 Map 52
Greater Geelong	1 Henry Street, Belmont Lot 1 on TP531517	Greater Geelong C460 Map 53
Greater Geelong	1 Henry Street, Belmont Lot 1 on TP531517	Greater Geelong C460 Map 52EAO
Greater Geelong	1 Henry Street, Belmont Lot 1 on TP531517	Greater Geelong C460 Map 53EAO
Greater Geelong	1 Henry Street, Belmont Lot 1 on TP531517	Greater Geelong C460 Map 52DPO
Greater Geelong	1 Henry Street, Belmont Lot 1 on TP531517	Greater Geelong C460 Map 53DPO

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