

Amendment GC228 to Colac-Otway, Greater Geelong, Golden Plains, Surf Coast and Queenscliffe Planning Schemes

Barwon Water – Proposed Anomalies Corrections Planning Scheme Amendment Report

On behalf of:



March 2024



Dominion Property Group



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List of Abbreviations

C1Z	Commercial 1 Zone
CDZ2	Comprehensive Development Zone 2
DAL	Distinctive Areas and Landscapes
DPG	Dominion Property Group
FZ	Farming Zone
GRZ1	General Residential Zone 1
MPS	Municipal Planning Strategy
PPF	Planning Policy Framework
PPN	Planning Practice Note
PSA	Planning Scheme Amendment
PSP	Precinct Structure Plan
PUZ1	Public Use Zone 1 – Service and Utility
RCZ	Rural Conservation Zone
RPE	Responsible Public Entities
UGZ	Urban Growth Zone
WRP	Water Reclamation Plant



1. Introduction

1.1 Purpose of this Report

Dominion Property Group (DPG) has been engaged by Barwon Region Water Corporation (Barwon Water) to prepare a Planning Scheme Amendment (PSA) to correct planning scheme anomalies on Barwon Water owned properties.

The anomalies affect Barwon Water properties that have been developed for water and or sewerage purposes and are currently inappropriately zoned. In most cases, the properties are included within the surrounding zoning which does not accurately reflect the existing use of the properties for water or sewerage purposes. In addition to the zoning correction, it is also proposed that a redundant Public Acquisition Overlay (PAO) that was included in the Greater Geelong Planning Scheme be deleted. The PAO was in place to allow Barwon Water to acquire the land for a future sewerage pump station. The subject land has since been acquired and pump station developed therein. Accordingly, the PAO is redundant and is proposed to be deleted from the Greater Geelong Planning Scheme.

The purpose of this report is to outline the planning merits in support of Barwon Water's PSA to correct the planning scheme anomalies.

1.2 Background

Barwon Water has undertaken an audit of their landholdings and identified 40 properties within the following municipalities that are currently inappropriately zoned:

- Colac-Otway Shire Council;
- Greater Geelong City Council;
- Golden Plains Shire Council;
- Surf Coast Shire Council; and
- Borough of Queenscliffe.

In each instance, the identified properties have been developed by Barwon Water for a range of existing water and/or sewerage infrastructure to support the delivery of services to customers in the region. In order to protect the ongoing use of each property, Barwon Water has confirmed the properties would be more appropriately included within the Public Use Zone 1 (PUZ1) – Service and Utility.

The review of the planning controls has also identified a redundant Public Acquisition Overlay (PAO7) that allowed for the acquisition of land by Barwon Water for the purposes of "proposed water and sewerage infrastructure". Barwon Water has now acquired the land affected by the PAO7 and a sewerage pump station has been established on the site. Accordingly, the PAO7 is no longer required in the Greater Geelong Planning Scheme and is proposed to be deleted as part of GC228.

Barwon Water has prepared draft PSA GC228 to rezone each of the properties from their current zoning to a PUZ1 and to delete the PAO7 from land at 762-764 Banks Road, Ocean Grove. The PSA is restricted to correcting the anomalies in the planning scheme and does not propose any other changes to the planning controls affecting each landholding.



2. The Amendment

2.1 The Amendment

The amendment amends the Colac Otway, Greater Geelong, Golden Plains, Surf Coast and Queenscliffe Planning Schemes to rezone a number of Barwon Water owned and managed properties to Public Use Zone 1 - Service and Utility (PUZ1) to reflect the ownership and purpose of the land and to delete a redundant Public Acquisition Overlay from land already acquired by Barwon Water in Ocean Grove.

The PSA does not include any other changes nor does it include any proposal for any other development on any of the identified properties.

The PSA seeks to ensure that the existing land uses are appropriately controlled and consistent with the purpose of the zone. The purpose of the Public Use Zone is:

- *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.*

Public Use Zone 1 is for “Service and Utility” which is typically used to identify assets of water authorities. The properties to be rezoned are detailed in Tables 1 – 5 in Chapter 3 of this report.

The amendment will also delete a redundant PAO7 from land at 762-764 Banks Road, Ocean Grove which has now been developed as a sewerage pump station by Barwon Water.

As Barwon Water has identified planning anomalies within five municipalities, it is proposed that a “GC” PSA be prepared to rectify the controls across all of the properties as part of a single amendment.

Barwon Water proposes to exercise its powers to act as Planning Authority consistent with the support of the relevant government agencies. This allows for the PSA to be prepared and managed without placing additional workload on the local Council’s involved.

A copy of the amendment GC228 is contained in **Appendix A**.

2.2 Discussion with Local Councils

Prior to preparation of the PSA, Barwon Water consulted with Planning Officers from the following relevant Councils to discuss the PSA and to seek support for Barwon Water to act as Planning Authority:

- Colac-Otway Shire Council;
- City of Greater Geelong City Council;
- Golden Plains Shire Council;
- Surf Coast Shire Council; and
- Borough of Queenscliffe.

As a result of the discussions, each of the Council’s consented to Barwon Water acting as Planning Authority, preparing the amendment documentation to rezone the relevant landholdings to the Public Use Zone 1. The Greater Geelong City Council also provided support for the deletion of the redundant PAO7 as part of the amendment.

Appendices B-F of this report include written confirmation of each Council’s support for the PSA:



- Copy of Colac-Otway Shire response dated 19 June 2023 is contained in **Appendix B**.
- Copy of City of Greater Geelong Council response dated 21 June 2023 regarding the PUZ1 rezoning and email dated 24 October 2023 associated with the PA07 deletion is contained in **Appendix C**.
- Copy of Golden Plains Shire response dated 29 June 2023 is contained in **Appendix D**.
- Copy of Surf Coast Shire Council response dated 11 July 2023 is contained in **Appendix E**.
- Copy of the Borough of Queenscliffe response dated 7 July 2023 is contained in **Appendix F**.



3. Barwon Water Landholdings

3.1 Colac-Otway Shire

Within the Colac-Otway Shire Council area, Barwon Water has identified three properties which are currently inappropriately zoned for water utility purposes. The properties are mapped within **Appendix G** and detailed in Table 1 below.

Table 1: Barwon Water landholdings within Colac-Otway Shire to be rezoned

Ref::	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
1	270 Birregurra Road, Birregurra	2\LP127076	Water Reclamation Plant	Lagoons, Pipework, Pump Station & Sheds	Rural / cropping		FZ	PUZ1
2	260 Birregurra Road, Birregurra	D19\PP2156	Recycled Water Irrigation	Sheds	Rural		FZ	PUZ1
3	228 Old Beech Forest Road	Lot 1\TP441980	Water Treatment Plant	Water treatment plant & storage tanks	Rural		FZ	PUZ1

3.2 City of Greater Geelong

Within the Greater Geelong Council area, Barwon Water has identified 17 properties which are currently inappropriately zoned for water and sewerage utility purposes. The properties are mapped within **Appendix H** and detailed in Table 2 below.

Table 2: Barwon Water landholdings within Greater Geelong to be rezoned

Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
4	69 Reflections Crescent, Lara	RES3\PS824617M	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Future residential subdivision		UGZ6	PUZ1



Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
5	171 Harriott Charlemont Road,	Lot 1\TP678907	Sewerage Reserve	DN1650 sewer, scrubber	outfall odour	Future Residential subdivision	UGZ4	PUZ1
6	2279B Warralilly Armstrong Creek Blvd,	RES1\PS710784	Sewer Pump Station	Sewer Pump Station & Emergency Storage		Display Centre	UGZ2	PUZ1
7	32-36 Impellier Armstrong Creek Lane,	RES1\PS630662	Sewer Pump Station	Sewer Pump Station & Emergency Storage		Warralilly Reserve	UGZ2	PUZ1
8	12 Basin Rise, Highton	RES1\PS822919	Pipe Reserve	DN 960mm feeder main, DN300mm scour pipe		Residential subdivision	GRZ1	PUZ1
9	30 Moncrieff Wandana Heights Crescent,	RES3\PS812316	Sewer Pump Station	Sewer Pump Station		Residential and drainage reserve / open space	GRZ1	PUZ1
10	1 Casey Blvd, Fyansford	RES1\PS727834	Pipe Reserve	Pressure Valve	Reduction	Residential subdivision	GRZ1	PUZ1
11	45 Hyland Street, Fyansford	RES1\PS748724	Sewer Pump Station	Sewer Pump Station & Emergency Storage		Future commercial subdivision	C1Z	PUZ1
12	225 O'Halloran's Road, Lara	RES1\PS734655	Sewer Pump Station	Sewer Pump Station & Emergency Storage		Future residential subdivision	UGZ6	PUZ1
13	(No Address – Black Rock Bike Track)	Lot 1 TP845962	Black Rock Water Reclamation Plant (WRP) land buffer &	Pipelines, sheds	irrigators,	Farming & existing WRP	FZ	PUZ1



Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
			recycled water irrigation					
14	(No Address – Black Rock Bike Track)	Lot 1 TP845957	Black Rock WRP land buffer & recycled water irrigation	Pipelines, sheds	irrigators, Farming existing WRP	&	FZ	PUZ1
15	222-260 Bluestone Road Connewarre	School Lot 1\TP710546G, Lot 1A\TP227131G	Black Rock WRP land buffer & recycled water irrigation	Pipelines, sheds	irrigators, Farming existing WRP	&	FZ	PUZ1
16	262-290 Bluestone Rd, Connewarre	School Lot 1\TP115188A	Black Rock WRP land buffer & recycled water irrigation	Pipelines, sheds	irrigators, Farming existing WRP	&	FZ	PUZ1
17	342-400 Bluestone Road Connewarre	School Lot 1 PS509233 Lot 1 TP82770	Black Rock WRP land buffer & recycled water irrigation	Pipelines, sheds	irrigators, Farming existing WRP	&	FZ	PUZ1
18	362 Cresswell Rd (also known as 511-609 Shell Rd) Pt Lonsdale	RES1\PS708877	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Farming		FZ	PUZ1
19	762-764 Banks Rd Ocean Grove	RES1\PS748982	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Future residential subdivision		GRZ1	PUZ1

In addition to the zoning anomalies, the PAO7 on the property at 762-764 Banks Road, Ocean Grove, will be deleted as part of GC228.

3.3 Golden Plains Shire

Within the Golden Plains Shire Council area, Barwon Water has identified 4 properties (comprising 7 titles) which are currently inappropriately zoned for water utility purposes. The properties are mapped within **Appendix I** and detailed in Table 3 below.



Table 3: Barwon Water landholdings within Golden Plains Shire to be rezoned

Ref::	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Land Use	Existing Zoning	Proposed Zoning
20	Spring Creek Road Bannockburn	2\PS630961	Recycled Irrigation	Water DN250mm pipeline	Bannockburn Park and farming	Bush FZ	PUZ 1
21	Stephens Road Bannockburn	109B\PP3692, 109F\PP3692, 108A\PP3692, 108C\PP3692	Water Reclamation Plant	Lagoons, pipework, pump station, sheds	Bannockburn Recreation and Farming	reserve FZ	PUZ 1
22	27 Corsair Dr She Oaks	4\LP221172	Water Treatment Plant	Sludge Lagoons Drying	Moorabool Treatment Farming, Moorabool River	Water Plant, and FZ	PUZ 1
23	20 Medina Rd Meredith	Vol 11121 Folio 835 (Res 1 PS 444057S)	Water Storage	Water Tank and pump station	Farming	FZ	PUZ 1

3.4 Surf Coast Shire

Within the Surf Coast Shire Council area, Barwon Water has identified 14 properties (comprising 19 titles) which are currently inappropriately zoned for water and sewerage utility purposes. The properties are mapped within **Appendix J** and detailed in Table 4 below.

Table 4: Barwon Water landholdings within Surf Coast Shire to be rezoned

Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
24	250 Great Ocean Rd Jan Juc	1\TP951630	Water Storage	Water tank, pump station and phone	Schools Kindergarten	/	UGZ1	PUZ1



Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
				tower				
25	59A Great Ocean Rd Jan Juc	347\LP78877	Water Pump Station	Water Pump Station	Residential subdivision		GRZ1	PUZ1
26	15A Yateman Blvd Torquay	RES1\PS649693	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Residential subdivision and Spring Creek reserve		GRZ1	PUZ1
27	8 Blackwattle Mews Torquay	RES1\PS305011	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Residential and open space		GRZ1	PUZ1
28	40C Rippleside Dr Torquay	RES2\PS719814	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Open space / drainage reserve		GRZ1	PUZ1
29	4 Dornoch Link Torquay	RES10\PS443140	Sewer Pump Station	Sewer Pump Station	Residential subdivision and open space		CDZ2	PUZ1
30	325 Old Coach Rd Fairhaven	1\TP596357	Pipeline	DN250mm pipeline	Rural		RCZ	PUZ1
31	1A Casuarina Ave Torquay	RES2\PS409176	Pipeline	DN450mm pipeline	Residential subdivision		GRZ1	PUZ1
32	87A Spring Valley Dr Torquay	RES2\PS537302	Pipeline	DN450mm pipeline	Residential subdivision		GRZ1	PUZ1
33	6A Danawa Dr Torquay	RES2\PS512339	Pipeline	DN450mm pipeline	Residential		GRZ1	PUZ1



Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
								subdivision
34	45 Ocean View Cres Torquay	RES2\PS437707, RES1\PS409176	Pipeline	DN450mm pipeline	Residential subdivision		GRZ1	PUZ1
35	72 Ocean View Cres Torquay	RES1\PS512339, RES1\PS508541, RES1\PS508540, RES1\PS437707	Pipeline	DN450mm pipeline	Residential subdivision		GRZ1	PUZ1
36	28 Manna Gum Dr Torquay	RES6\PS318281	Pipeline	DN450mm pipeline	Residential subdivision		GRZ1	PUZ1
37	43 Manna Gum Dr Torquay	RES7\PS318281, RES1\PS632735	Pipeline	DN450mm pipeline	Residential subdivision		GRZ1	PUZ1

3.5 Borough of Queenscliffe

Within the Borough of Queenscliffe area, Barwon Water has identified three properties which are currently inappropriately zoned for sewerage utility purposes. The properties are mapped within **Appendix K** and detailed in Table 5 below.

Table 5: Barwon Water landholdings within Borough of Queenscliffe to be rezoned

Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
38	79 Nelson Rd Queenscliff	2\LP139667	Sewer Pump Station	Sewer Pump Station	Residential subdivision		GRZ1	PUZ1
39	39 Grimes Rd Pt Lonsdale	3\LP95210	Sewer Pump Station	Sewer Pump Station	Residential subdivision		GRZ1	PUZ1



Ref:	Property Address	Title	Existing Land Use	Established Assets on-site	Adjoining Use	Land	Existing Zoning	Proposed Zoning
40	16 Ward Rd Queenscliff	57\LP22149	Sewer Pump Station	Sewer Pump Station	Residential subdivision		GRZ1	PUZ1



4. Strategic Planning Assessment

4.1 Why is the amendment required

The amendment is required to correct zoning anomalies within the planning schemes. Barwon Water reviewed the zoning controls of all its assets and identified 40 properties where the zoning does not reflect the existing use of the land. In addition, a review of the planning controls identified a property that was subject to a Public Acquisition Overlay (in favour of Barwon Water in the Greater Geelong Planning Scheme), which is no longer required as Barwon Water has now acquired and developed the land for a sewer pump station.

All of the identified properties contain established water and sewerage assets and are owned and managed by Barwon Water. Rezoning the identified properties will contribute to the efficient operation of the relevant planning schemes as the use and development of the land will now be consistent with the purpose of the zone.

The amendment proposes to include all of the identified properties within a Public Use Zone Schedule 1 (Service and Utility) to accurately reflect the existing use of the land. Inclusion of the land in the PUZ1 is considered proper and orderly planning in that it identifies land that is required for ongoing water and sewerage service delivery. The amendment will also remove a redundant Public Acquisition Overlay 7 as part of the 'clean-up' of planning controls affected Barwon Water's landholdings.

4.2 Planning Scheme Considerations

4.2.1 *Planning Policy Framework*

The amendment affects five planning schemes within Barwon Water's service delivery catchment. An assessment of the amendment against the Planning Policy Framework (PPF) within each planning scheme confirms that the proposed corrections will not adversely impact on the intent or delivery of the PPF. The PSA will assist in making it clear where existing infrastructure is located to ensure incompatible land uses and related amenity issues are avoided.

Further, the amendment is not expected to have any detrimental impact on any Growth Areas Framework Plans or impact adversely on the delivery of any associated Precinct Structure Plans (PSP) within the planning schemes. The correction of the zoning in each instance will ensure the land remains available for service and utility purposes and not for any alternate use or development which would be inconsistent with the existing PSPs. The amendment will also remove a redundant PAO7 over land which has been acquired by Barwon Water and is no longer required in the Greater Geelong Planning Scheme.

The PSA includes properties within areas affected by the Statements of Planning Policy including within the Bellarine Peninsula and Surf Coast Distinctive Areas and Landscapes (DAL). The relevant DAL's place requirements on Responsible Public Entities (RPE's), which includes Barwon Water. The PSA does not adversely impact upon any of the requirements within the relevant DAL's as it simply corrects the planning scheme anomalies of existing infrastructure and does not include any new use or development.

4.2.2 *Municipal Planning Strategy*

The amendment supports the Municipal Planning Strategy (MPS) as contained within each of the applicable planning schemes by ensuring clarity over land that has already been developed for the provision of water and sewerage infrastructure servicing existing communities.

The amendment does not change the strategic direction of any of the planning scheme MPP's as



it seeks to correct zoning anomalies only. Including the land in PUZ1 will assist in the Responsible Authority assessment of any future planning permit applications as any potential future use will be consistent with the purpose of the zone.

4.2.3 Zoning Considerations

The PUZ1 is considered the most appropriate zone to reflect the existing use of each identified property. The PUZ1 is for “Service and Utility” which accurately reflects the use of the land by Barwon Water to deliver water and sewerage infrastructure to the surrounding areas.

Whilst the applicable planning schemes afford some exemptions to Barwon Water via Clause 62.01 (uses not requiring a permit) and 62.02 (Buildings and Works not requiring a permit), it remains appropriate to ensure that the applicable zoning accurately reflects the use and development that has occurred within each property. The PSA supports Barwon Water’s continued use of the land and ensures it remains consistent with the purposes of the PUZ1.

4.2.4 Overlay Considerations

The land 762-764 Banks Road Ocean Grove was subject to amendment C351 to the Greater Geelong Planning Scheme that applied Public Acquisition Overlay 7 to reserve land required for a Barwon Water sewerage pump station. Since amendment C351 was gazette in December 2017, Barwon Water has acquired and developed the sewerage pump station on the land. Amendment GC228 provides an opportunity for Barwon Water to delete the redundant PAO7 from the Greater Geelong Planning Scheme.

As detailed in “Using Victoria’s Planning System” and consistent with Section 20(A) of the Planning and Environment Act and regulation 8, Barwon Water can apply for a notice exemption for “an amendment to a planning scheme to delete a Public Acquisition Overlay from land if the person or body designated in the planning scheme as the acquiring authority for that land has acquired the land”.

4.2.5 Ministerial Directions / Planning Practice Notes

The timing of the PSA will result in the rezoning of some properties within Urban Growth Zones which are located within Precinct Structure Plans. Planning Practice Note (PPN) 47 relates to Urban Growth Zones. PPN47 supports Ministerial Direction 12 (Urban Growth Areas) and applies to any amendment that:

- Rezones land to the UGZ;
- Incorporates a precinct structure plan, or change an incorporated plan, applying to land in the UGZ; or
- Introduces or changes a provision in a schedule to the UGZ.

The PSA proposes to correct 40 identified zoning anomalies. As such, it is not envisaged that it will result in any adverse impacts on the intended outcomes of any of the identified PSP’s or PSP Guidelines. Accordingly, the PSA remains consistent with PPN47.

An assessment of the PSA against the Strategic Assessment Guidelines PPN46 has also been undertaken and a copy of the checklist is contained in **Appendix L**.



5. Conclusion & Request

5.1 Conclusion

Barwon Water is responsible for delivery of water and service infrastructure across 8,100km² throughout a range of major townships and tourist destinations from Little River to Colac, Meredith and Apollo Bay.

Amendment GC228 has been prepared by Barwon Water to correct zoning anomalies that apply to 40 of their properties which have been developed for water or sewerage purposes. Inclusion of the Barwon Water land (and assets) within a Public Use Zone 1 (Service and Utility) will protect the ongoing operations of the properties and ensure appropriate planning controls are in place. In addition, the amendment will delete a redundant Public Acquisition Overlay over land which has now been acquired by Barwon Water and developed the land for a sewerage pump station.

Barwon Water has been liaising with, and will continue to liaise with the relevant Council's throughout the development and gazettal of amendment GC228.

Appendices



Appendix A

Planning Scheme Amendment GC228

**COLAC OTWAY PLANNING SCHEME
GREATER GEELONG PLANNING SCHEME
GOLDEN PLAINS PLANNING SCHEME
SURF COAST PLANNING SCHEME
QUEENSCLIFFE PLANNING SCHEME
AMENDMENT GC228**

EXPLANATORY REPORT

Overview

The proposed amendment amends the Colac Otway, Greater Geelong, Golden Plains, Surf Coast and Queenscliffe Planning Schemes to rezone a number of Barwon Water owned and managed properties to Public Use Zone 1 - Service and Utility (PUZ1) to reflect the ownership and purpose of the land and to delete a redundant Public Acquisition Overlay from land already acquired by Barwon Water in Banks Road, Ocean Grove.

Where you may inspect this amendment

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following locations:

- During office hours, at the office of the planning authority Barwon Region Water Corporation 57-67 Ryrie Street, Geelong by contacting Cat McConkey on 0427 667 455 to arrange a time to view the amendment documentation; or
- during office hours at the following places and on the following websites:

Colac Otway Shire Council
2-6 Rae Street
COLAC VIC 3250

Surf Coast Shire Council
1 Merrijig Drive
Torquay VIC 3228
<http://www.surfcoast.vic.gov.au/>

Borough of Queenscliffe
50 Learmonth Street
Queenscliff, Vic 3225

Golden Plains Shire Council
2 Pope Street
Bannockburn VIC 3331
<http://www.goldenplains.vic.gov.au/>

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the proposed amendment. Submissions about the proposed amendment must be received by 2 May 2024.

A submission must be sent to: Strategic Projects Team, Barwon Region Water Corporation, 57-67 Ryrie Street, Geelong Vic 3220 or via email to property@barwonwater.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 24 June 2024
- panel hearing: 16 July 2024

Details of the amendment

Who is the planning authority?

The amendment has been prepared by the Barwon Region Water Corporation (Barwon Water) which is the planning authority for this proposed amendment.

The amendment has been made at the request of Barwon Water.

Land affected by the amendment

The amendment applies to land owned and managed by Barwon Water that is currently used and developed for a range of water and sewerage assets within the five planning schemes – Colac Otway, Greater Geelong, Golden Plains, Surf Coast and Queenscliffe (planning schemes).

Specifically, the amendment applies to:

Colac Otway Shire:

1. 260 Birregurra Road, Birregurra, identified as Allotment D, Section 19, Parish of Birregurra;
2. 270 Birregurra Road, Birregurra, identified as Lot 2 on LP 127076;
3. 228 Old Beech Forest Road, Gellibrand, identified as Lot 1 on TP 441980;

City of Greater Geelong:

4. 69 Reflections Crescent, Lara, identified as Lot RES3, PS 824617;
5. 171 Harriott Road, Charlemont, identified as Lot 1 on TP 678907;
6. 2279B Warralily Bld, Armstrong Creek, identified as RES1 on PS 710784;
7. 32-36 Impellier Lane, Armstrong Creek, identified as RES1 on PS 630662;
8. 12 Basin Rise, Highton, identified as RES1 on PS822919;
9. 30 Moncrieff Crescent, Wandana Heights, identified as RES3 on PS 812316;
10. 1 Casey Blvd, Fyansford, identified as RES1 on PS 727834;
11. 45 Hyland Street, Fyansford. Identified as RES1 on PS 748724;
12. 225 O'Halloran's Road, Lara, identified as RES1 on PS 734655;
13. (no address- bike track), identified as Lot 1 TP 845962;
14. (no address – bike track), identified as Lot 1 on TP 845957;
15. 222-260 Bluestone Road, Connewarre, identified as Lot 1 on TP 710546G and Lot 1A on TP 227131G;
16. 262-290 Bluestone School Road, Connewarre, identified as Lot 1 on TP 115188A;
17. 342-400 Bluestone School Road, Connewarre, identified as Lot 1 on PS 509233 and Lot 1 on TP 82770;

18. 362 Cresswell Road (also known as 511-609 Shell Road), Point Lonsdale, identified as RES1 on PS 708877;
19. 762-764 Banks Road, Ocean Grove, identified as RES 1 on PS 748982;

Golden Plains Shire:

20. Spring Creek Road, Bannockburn, identified as Lot 2 on PS 630961;
21. Stephens Road, Bannockburn, identified as Allot. 109B\PP3692, Allot. 109F\PP3692, Allot. 108A\PP3692, Allot. 108C\PP3692;
22. Part of 27 Corsair Drive, She Oaks, identified as Lot 4 on LP 221172;
23. 20 Medina Road, Meredith, identified as Res 1 PS 4440575;

Surf Coast Shire:

24. 250 Great Ocean Road, Jan Juc, identified Lot 1 on TP 951630;
25. 59A Great Ocean Road, Jan Juc, identified as Lot 347 on LP 78877;
26. 15A Yateman Blvd, Torquay, identified RES 1 on PS 649693;
27. 8 Blackwattle Mews, Torquay, identified as RES 1 on PS 305001;
28. 40C Rippleside Drive, Torquay, identified as RES 2 on PS 719814;
29. 4 Dornoch Link, Torquay, identified as RES 10 on PS 443140;
30. 325 Old Coach Road, Fairhaven, identified as Lot 1 on TP 596357;
31. 1A Casuarina Ave, Torquay, identified as RES 2 on PS 409176;
32. 87A Spring Valley Drive, Torquay, identified as RES2 on PS537302;
33. 6A Danawa Drive, Torquay, identified as RES 2 on PS 512339;
34. 45 Ocean View Crescent, Torquay, identified as RES 2 on PS 437707 and RES1 on PS 409176;
35. 72 Ocean View Crescent, Torquay, identified as RES1\PS512339, RES1\PS508541, RES1\PS508540, RES1\PS437707;
36. 28 Manna Gum Drive, Torquay, identified as RES 6 on PS 318281;
37. 43 Manna Gum Drive, Torquay, identified as RES 7 on PS 318281 and RES 1 on PS 632735;

Borough of Queenscliffe:

38. 79 Nelson Road, Queenscliff, identified as Lot 2 on LP 139667;
39. 39 Grimes Road, Point Lonsdale, identified as Lot 3 on LP 95210;
40. 16 Ward Road, Queenscliff, identified as Lot 57 on LP 22149.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment applies the Public Use Zone 1 (Service and Utility) to Barwon Water properties to correct existing zoning anomalies.

Specifically, the amendment proposes the following changes:

Zoning Maps

In relation to the **Colac Otway Planning Scheme**, the proposed amendment:

- Amends Planning Scheme Map No. 12ZN to rezone 260 and 270 Birregurra Road, Birregurra from a Farming Zone (FZ) to a Public Use Zone 1 - Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 20ZN to rezone 228 Old Beech Forest Road, Gellibrand from the Farming Zone (FZ) to Public Use Zone 1- Service and Utility (PUZ1);

In relation to the **Greater Geelong Planning Scheme**, the proposed amendment

- Amends Planning Scheme Map No. 12 to rezone 225 O'Halloran's Road in Lara from an Urban Growth Zone- Schedule 6 (UGZ6) to a Public Use Zone 1 - Service and Utility (PUZ1);

- Amends Planning Scheme Map No. 18 to rezone 69 Reflections Crescent in Lara from an Urban Growth Zone- Schedule 6 (UGZ6) to a Public Use Zone 1 - Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 36 to rezone 1 Casey Boulevard, Fyansford from a General Residential Zone 1 (GRZ1) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 36 to rezone 45 Hyland Street, Fyansford from a Commercial 1 Zone (C1Z) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.47 to rezone 30 Moncrieff Crescent, Wandana Heights from a General Residential Zone (GRZ1) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.52 and No.66 to rezone 12 Basin Rise, Highton from General Residential Zone 1 (GRZ1) to a Public Use Zone 1 – Service and Utility (PUZ1)
- Amends Planning Scheme Map No.67 to rezone 171 Harriott Road, Charlemont from an Urban Growth Zone 4 (UGZ4) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.77 to rezone 2279B Warralily Boulevard in Armstrong Creek from an Urban Growth Zone 2 (UGZ2) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.78 to rezone 32-36 Impellier Lane, Armstrong Creek from an Urban Growth Zone 2 (UGZ2) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.79 to rezone 222-260 Bluestone School Road, 262-290 Bluestone School Road and 342-400 Bluestone School Road, Connewarre from a Farming Zone (FZ) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 82 to rezone 762-764 Banks Road in Ocean Grove from a General Residential Zone 1 (GRZ1) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.83 to rezone 362 Cresswell Road (also known as 511-609 Shell Road) in Point Lonsdale from a Farming Zone (FZ) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No.86 to rezone 342-400 Bluestone School Road in Connewarre, a bike track (Lot 1 on TP 845962 and Lot 1 on TP 845957) from a Farming Zone (FZ) to a Public Use Zone 1 – Service and Utility (PUZ1);

In relation to the **Golden Plains Planning Scheme**, the proposed amendment:

- Amends Planning Scheme Map No. 17 to rezone 20 Medina Road, Meredith and part of 27 Corsair Drive (Lot 4 LP221172), She Oaks from a Farming Zone (FZ) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 24 to rezone Spring Creek Road, Bannockburn (Lot 2 on PS 630961) and Stephens Road, Bannockburn (Allot. 109B\PP3692, Allot. 109F\PP3692, Allot. 108A\PP3692, Allot. 108C\PP3692) from a Farming Zone (FZ) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 28 to rezone Stephens Road, Bannockburn (Allot. 108C\PP3692) from a Farming Zone (FZ) to a Public Use Zone 1 – Service and Utility (PUZ1);

In relation to the **Surf Coast Planning Scheme**, the proposed amendment:

- Amends Planning Scheme Map No. 19 to rezone 250 Great Ocean Road, Jan Juc from an Urban Growth Zone 1 (UGZ1) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 20 to rezone 59A Great Ocean Road, Jan Juc 15A Yateman Boulevard, Torquay, 8 Blackwattle Mews, Torquay, 40C Rippleside Drive, Torquay, 87A Spring Valley Drive, Torquay, 1A Casuarina Avenue, Torquay, 6A Danawa Drive, Torquay, 45 Ocean View Crescent, Torquay, 72 Ocean View Crescent, Torquay, 43 Manna Gum Drive, Torquay and 28 Manna Gum Drive, Torquay from a General Residential Zone 1 (GRZ1) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 21 to rezone 4 Dornoch Link, Torquay, from Comprehensive Development Zone 2 (CDZ2) to a Public Use Zone 1 – Service and Utility (PUZ1);
- Amends Planning Scheme Map No. 39 to rezone 325 Old Coach Road, Fairhaven from a Rural Conservation Zone (RCZ) to a Public Use Zone 1 – Service and Utility (PUZ1);

In relation to the **Queenscliffe Planning Scheme**, the proposed amendment:

- Amends Planning Scheme Map No. 2 to rezone 79 Nelson Road & 16 Ward Road, Queenscliff and 39 Grimes Road, Point Lonsdale from a General Residential Zone 1 (GRZ1) to a Public Use Zone 1 – Service and Utility (PUZ1).

Overlay Maps

In the Greater Geelong Planning Scheme, the proposed amendment:

- Amends Planning Scheme Map No: 82PAO to delete Public Acquisition Overlay 7 (PAO7) from the property at 762-764 Banks Road, Ocean Grove.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to correct zoning anomalies within the planning schemes. Barwon Water reviewed the zoning controls of all its assets and identified 40 properties where the zoning does not reflect the existing use of the land. In addition, a review of the planning controls identified a property that was subject to a Public Acquisition Overlay (in favour of Barwon Water in the Greater Geelong Planning Scheme), which is no longer required as Barwon Water has now acquired and developed the land for a sewer pump station.

All of the identified properties are owned and managed by Barwon Water with established water and sewerage assets. Rezoning the identified properties will contribute to the efficient operation of the relevant planning schemes. Inclusion of the land in the PUZ1 and deletion of a redundant PAO7 (in the Greater Geelong Planning Scheme) is proper and orderly planning and identifies land that is required for ongoing water and sewerage service delivery.

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

The amendment implements the provisions of Section 4 of the *Planning and Environment Act 1987* by ensuring that the inclusion of the identified properties in an appropriate zone reflects the landownership, status and as-built conditions of the land and provides for protection of property assets into the future.

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

The amendment makes a number of minor zoning corrections to the planning schemes, which will have no significant environmental, social or economic impacts on the land use or development outcomes as intended by the planning schemes.

The amendment as drafted does not propose any new use or development on the identified parcels of land.

Does the amendment address relevant bushfire risk?

The amendment is administrative in nature and will not impact on bushfire risk as no land use changes or development concepts are proposed.

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

The following Minister's Directions are relevant to this proposed amendment.

Ministerial Direction on the Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

Ministerial Direction No.11 Strategic Assessment of Amendments

The amendment has been prepared having regard to the Ministerial Direction No. 11 – Strategic Assessment of Amendments and Planning Practice Note 46: *Strategic Assessment Guidelines for Planning Scheme Amendments*.

Ministerial Direction No. 18 – Victorian Planning Authority Advice on Planning Scheme Amendments

The amendment includes land within Precinct Structure Plans (PSP) within the City of Greater Geelong and are managed by the Greater Geelong City Council. Barwon Water has consulted Council in relation to the proposed amendment and confirmed with Council that the amendment will not impact the ongoing development of the PSP.

Ministerial Direction No. 17 – Localised Planning Statements

The amendment includes land within Ocean Grove, Point Lonsdale, Connewarre and Queenscliff within the Bellarine Peninsula. The Bellarine Peninsula Localised Planning Statement applies to the amendment.

The Bellarine Localised Planning Statement seeks to identify key attributes of the area and put in place strategies to ensure they are preserved and enhanced for ongoing use by present and future generations.

The amendment will not result in any land use change within the Bellarine Peninsula as it corrects the zoning on properties which already have Barwon Water assets established. The amendment is consistent with the policy objectives and strategies within the Bellarine Peninsula Localised Planning Statement.

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

The following clauses of the Planning Policy Framework are relevant to the amendment:

Clause 11 Settlement

The amendment will change the zoning of existing Barwon Water properties which have been developed for water and sewerage infrastructure. The amendment will assist in making it clear where existing infrastructure is located on the zoning maps to ensure incompatible land uses are not sited close together.

The objective of Clause 11.02-2S (Structure planning) is to facilitate the fair, orderly, economic and sustainable use and development of urban areas. The amendment will clarify the zoning of existing Barwon Water owned land to assist in facilitating the logical and efficient provision of infrastructure and services.

The objective of Clause 11.03-2S (Growth areas) is 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. The amendment includes the rezoning of existing services and infrastructure within some growth areas. The rezoning will not prejudice existing Growth Areas Framework Plans nor compromise the delivery of any associated Precinct Structure Plans.

The amendment supports Clause 11.03-4S (Coastal settlement) by making it clear where existing water and sewerage infrastructure is located. A strategy of this clause is to “*ensure a sustainable water supply, stormwater management and sewerage treatment for all development*”. Barwon Water has established the relevant infrastructure to support coastal settlements and the amendment seeks to reflect the existing land uses in the Public Use Zone 1 (Service and Utility).

The objective of Clause 11.03-5S (Distinctive areas and landscapes) is to recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes. Distinctive Areas and Landscapes have been declared for the Bellarine Peninsula and Surf Coast. The Statements of Planning Policy included within the Distinctive Areas and Landscapes place requirements on Responsible Public Entities (RPE's), which includes Barwon Water. The amendment does not include any proposed use or development, rather a correction of the zoning of land which has been developed

for water and sewerage infrastructure. Accordingly, the amendment is consistent with the existing Statement of Planning Policies as they apply to Surf Coast and the Bellarine Peninsula.

The objective of Clause 11.03-5R (The Great Ocean Road region) is to manage the sustainable development of the Great Ocean Road region. The amendment will rezone existing infrastructure to a Public Use Zone 1 – Service and Utility to support existing and future development in the area.

The amendment will not prejudice the ongoing objectives and strategies associated with Clause 11.03-6L (Bellarine Peninsula) as it applies to the Greater Geelong Planning Scheme. The amendment only proposes to rezone existing properties which have previously been developed with water and or sewerage infrastructure and is not expected to impact on the identified or preferred character of towns in the area.

Clause 11.03-6L-01 (Bannockburn) of the Golden Plains Planning Policy Framework (PPF) is supported by the amendment, in that the rezoning will assist in identifying existing water and sewerage assets within Bannockburn and allow for compatible non-sensitive uses to be developed within any identified buffers.

The objective of Clause 12.05-2L (Landscapes in the Great Ocean Road and south west coast region) in the Surf Coast Planning Scheme is *“to minimise the visual and environmental impact of development on the region and its landscapes through its siting and design, ensuring that it complements or enhances the distinctive coastal or bush character of the locality and protects viewsheds”*. The amendment does not include any development within the areas subject to this policy. The property in the designated area (Fairhaven) is a pipeline and no further use or development is considered as part of this proposed amendment.

Clause 13 Environmental Risks and Amenity

The objective of Clause 13.07-1S (Land use compatibility) is to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

The amendment supports Clause 13.07-1S in that the rezoning will remove any ambiguity associated with the infrastructure use of the land and ensure clarity of the assets for anyone seeking to develop nearby.

The objective of Clause 13.07-1L-01 in the Greater Geelong Planning Scheme (Non-residential uses in residential zones) is to provide for non-residential uses that serve the needs of the local community and to support non-residential uses that are compatible with the residential character, scale and amenity of neighbourhoods. The clause outlines strategies for relocating non-residential uses on main roads and avoiding a de-factor commercial area. The amendment seeks to correct the zoning from General Residential or Urban Growth Zones (in identified cases) to the more appropriate PUZ1 to ensure land is protected and zoned appropriately for the long term.

Clause 14 Natural Resource Management

The objective of Clause 14.02-2S is to protect water quality. The amendment will make it clear where existing Barwon Water assets, such as pipelines and water storages are located to help protect them from inappropriate adjoining uses.

Clause 14.01-1L (Protection of agricultural land) in the Colac Otway PPF seeks to protect Farming Zone, Rural Conservation Zone and Rural Activity Zoned land from inappropriate development, particularly on small lots. The amendment will support this clause in that it will ensure the land is appropriately zoned for the existing land use and avoid any potential confusion associated with development on small lots.

Clause 14.01-1L-01 (Protection of agricultural land in Surf Coast) of the Surf Coast Planning Scheme will not be detrimentally impacted by the amendment. The clause seeks to discourage development that impacts on agricultural land. The rezoning of Farming Zone land and Rural Conservation Zone land to Public Use Zone 1 (Service and Utility) reflects the existing land uses and no further development of the land is proposed as part of this amendment.

Clause 19 Infrastructure

The objective of Clause 19.03-3S (Integrated water management) is to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated

water management approach. The amendment supports this clause by clearly identifying where water (and wastewater) infrastructure is located within the urban environment.

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

The amendment supports the Municipal Planning Strategy of the Colac Otway Planning Scheme.

The amendment seeks to correct the zoning of existing Barwon Water properties to reflect the existing land uses, which is consistent with providing appropriately zoned as detailed in Clause 02.03-1 (Settlement).

The amendment will support Clause 02.03-8 (Infrastructure) by ensuring clarity over land that is already being utilised for infrastructure purposes as these facilities service the surrounding communities within the Shire.

The amendment supports the Municipal Planning Strategy of the Golden Plains Planning Scheme.

The amendment is consistent with Clause 02.03-1 (Settlement) by rezoning land within Bannockburn, one of the designated towns where rezoning continues to be required to accommodate expected future growth. The rezoning of the Barwon Water landholdings will assist in identification of existing water and sewerage assets required to service the growing township.

The amendment supports the Municipal Planning Strategy of the Greater Geelong Planning Scheme.

The amendment will not impact on the Armstrong Creek Urban Growth Area and the associated Framework Plan. Rezoning of land within the growth areas to PUZ1 will not impact adversely on the existing or underlying zoning of the area nor impact on any of the infrastructure contributions for the precincts. Rather, the amendment will assist in providing clarity where existing water and sewerage infrastructure is located within the area.

The amendment supports 02.03-09 (Infrastructure) in that the infrastructure has been designed and developed by Barwon Water to service the surrounding existing communities and emerging communities in urban growth areas within the City of Greater Geelong. The amendment will accurately reflect the existing use of land by Barwon Water and remove any ambiguities associated with the use of the land for service and utility purposes. Further, the amendment will delete a redundant Public Acquisition Overlay 7 (PAO7) that was included in the Greater Geelong Planning Scheme to allow Barwon Water to acquire land for a future sewerage pump station. The land has now been acquired by Barwon Water and the pump station has been constructed and the PAO7 no longer serves any purpose in the planning scheme.

The amendment supports the Municipal Planning Strategy of the Queenscliff Planning Scheme.

The amendment applies to land that has already been developed for infrastructure purposes. Accordingly, the amendment seeks to correct the zoning controls applying to land within the Borough of Queenscliff and thereby supporting Clause 02.03-8 (Infrastructure) as the amendment will not result in any adverse impact on urban stormwater or discharges on the water quality of Swan Bay.

The amendment supports the Municipal Planning Strategy of the Surf Coast Planning Scheme.

There are no specific clauses within the Surf Coast related to the rezoning.

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

The amendment meets the form and content requirements of the Victoria Planning Provisions. Inclusion of the identified land parcels within the Public Use Zone 1 – Service and Utility assists in identifying existing water and sewerage infrastructure services. The PUZ1 is the most appropriate zone for the utilities established on the site.

The amendment will also delete a redundant Public Acquisition Overlay 7 within the Greater Geelong Planning Scheme that was included to allow Barwon Water to acquire land within Ocean Grove. The PAO7 is no longer required as Barwon Water has now purchased and developed the site.

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

Barwon Water has consulted with relevant stakeholders, including the Colac Otway Shire, Golden Plains Shire Council, Greater Geelong City Council, Borough of Queenscliffe and Surf Coast Shire Council. In addition, Barwon Water has also consulted with the local offices of the Department of Transport and Planning (DTP) in the preparation of the amendment.

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

The amendment is administrative in nature and ensures appropriate controls apply to established infrastructure assets. There is no impact on the transport system or the requirements of the *Transport Integration Act 2010* as a result of this proposed amendment.

Resource and administrative costs

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

Barwon Water has prepared the amendment to reduce the resources requirements on the identified local government offices. The amendment reduces the regulatory burden for the relevant Councils by ensuring the use and development of the identified land parcels are appropriately regulated by the Public Use Zone 1 (Service and Utility).

ATTACHMENT 1 - Mapping reference table

Location	Land/ Area Affected	Map Reference.
Colac Otway Planning Scheme		
Birregurra	260 & 270 Birregurra Road	Colac Otway GC228 002znMap12 Exhibition
Gellibrand	228 Old Beech Forest Road	Colac Otway GC228 001znMap20 Exhibition
Greater Geelong Planning Scheme		
Lara	225 O'Halloran's Road and 69 Reflections Crescent	Greater Geelong GC228 010znMaps12_18 Exhibition
Fyansford	1 Casey Blvd, 45 Hyland Street	Greater Geelong GC228 009znMap36 Exhibition
Wandana Heights	30 Moncrieff Crescent	Greater Geelong GC228 008znMap47 Exhibition
Highton	12 Basin Rise	Greater Geelong GC228 007znMaps52_66 Exhibition
Charlemont	171 Harriott Road	Greater Geelong GC228 006znMap67 Exhibition
Armstrong Creek	2279B Warralily Blvd	Greater Geelong GC228 005znMap77 Exhibition
	32-36 Impellier Lane	Greater Geelong GC228 004znMap78 Exhibition
Connewarre	222-260 Bluestone School Road & 262-290 Bluestone School Road	Greater Geelong GC228 003znMaps79_86 Exhibition
	342-400 Bluestone School Road	Greater Geelong GC228 003znMaps79_86 Exhibition
	Bike Track (identified as Lot 1 TP845962 and as Lot 1 TP 845957)	Greater Geelong GC228 003znMaps79_86 Exhibition
Ocean Grove	762-764 Banks Road	Greater Geelong GC228 002znMap82 Exhibition
		Greater Geelong GC228 011d-paoMap82 Exhibition
Point Lonsdale	362 Cresswell Road (also known as 511-609 Shell Road)	Greater Geelong GC228 001znmap83 Exhibition
Golden Plains Planning Scheme		
Meredith	20 Medina Road	Golden Plains GC228 002znMap17 Exhibition
She Oaks	Part of 27 Corsair Drive (comprising Lot 4 on LP221172)	Golden Plains GC228 002znMap17 Exhibition
Bannockburn	Spring Creek Road (Lot 2 on PS 630961)	Golden Plains GC228 001znMaps24_28 Exhibition
	Stephens Road 109B\PP3692, 109F\PP3692, 108A\PP3692 &108C\PP3692	Golden Plains GC228 001znMaps24_28 Exhibition
Surf Coast Planning Scheme		
Jan Juc	250 Great Ocean Road	Surf Coast GC228 004znMaps19_20 Exhibition
Jan Juc	59A Great Ocean Road	Surf Coast GC228 004znMaps19_20 Exhibition
Torquay	15A Yateman Blvd	Surf Coast GC228 004znMaps19_20

Location	Land/ Area Affected	Map Reference.
		Exhibition
	8 Blackwattle Mews	Surf Coast GC228 005znMap20 Exhibition
	40C Rippleside Drive	Surf Coast GC228 002znMap20 Exhibition
	87A Spring Valley Drive	Surf Coast GC228 004znMaps19_20 Exhibition
	1A Casuarina Ave	Surf Coast GC228 004znMaps19_20 Exhibition
	6A Danawa Drive	Surf Coast GC228 004znMaps19_20 Exhibition
	45 Ocean View Crescent	Surf Coast GC228 004znMaps19_20 Exhibition
	72 Ocean View Crescent	Surf Coast GC228 004znMaps19_20 Exhibition
	43 Manna Gum Drive	Surf Coast GC228 004znMaps19_20 Exhibition
	28 Manna Gum Drive	Surf Coast GC228 004znMaps19_20 Exhibition
	4 Dornock Link	Surf Coast GC228 003znMap21 Exhibition
Fairhaven	325 Old Coach Road	Surf Coast GC228 001znMap39 Exhibition
Queenscliffe Planning Scheme		
Queenscliff	79 Nelson Road & 16 Ward Road	Queenscliffe GC228 001znMap02 Exhibition
Point Lonsdale	39 Grimes Road	Queenscliffe GC228 001znMap02 Exhibition

Planning and Environment Act 1987

COLAC-OTWAY PLANNING SCHEME

GREATER GEELONG PLANNING SCHEME

GOLDEN PLAINS PLANNING SCHEME

SURF COAST PLANNING SCHEME

QUEENSCLIFFE PLANNING SCHEME

AMENDMENT GC228

INSTRUCTION SHEET

The planning authority for this amendment is the Barwon Region Water Corporation (Barwon Water).

The Colac-Otway Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No 12ZN and 20ZN in the manner shown on the 2 attached maps marked "Colac-Otway Planning Scheme, Amendment GC228".

The Greater-Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 11 attached map sheets.

Zoning Maps

2. Amend Planning Scheme Map No 12N, 18ZN, 36ZN, 47ZN, 52ZN, 66ZN, 67ZN, 77ZN, 78ZN, 79ZN, 82ZN, 83ZN and 86ZN in the manner shown on the 10 attached maps marked "Greater Geelong Planning Scheme, Amendment GC228".

Overlay Maps

3. Amend Planning Scheme Map No 82PAO in the manner shown on the one attached map marked "Greater Geelong Planning Scheme, Amendment GC228".

The Golden Plains Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

4. Amend Planning Scheme Map No 17ZN, 24ZN and 28ZN in the manner shown on the 2 attached maps marked "Golden Plains Planning Scheme, Amendment GC228".

The Surf Coast Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 5 attached map sheets.

Zoning Maps

5. Amend Planning Scheme Map No 19ZN, 20ZN, 21ZN and 39ZN in the manner shown on the 5 attached maps marked "Surf Coast Planning Scheme, Amendment GC228".

The Queenscliffe Planning Scheme is amended as follows:

Planning Scheme Maps

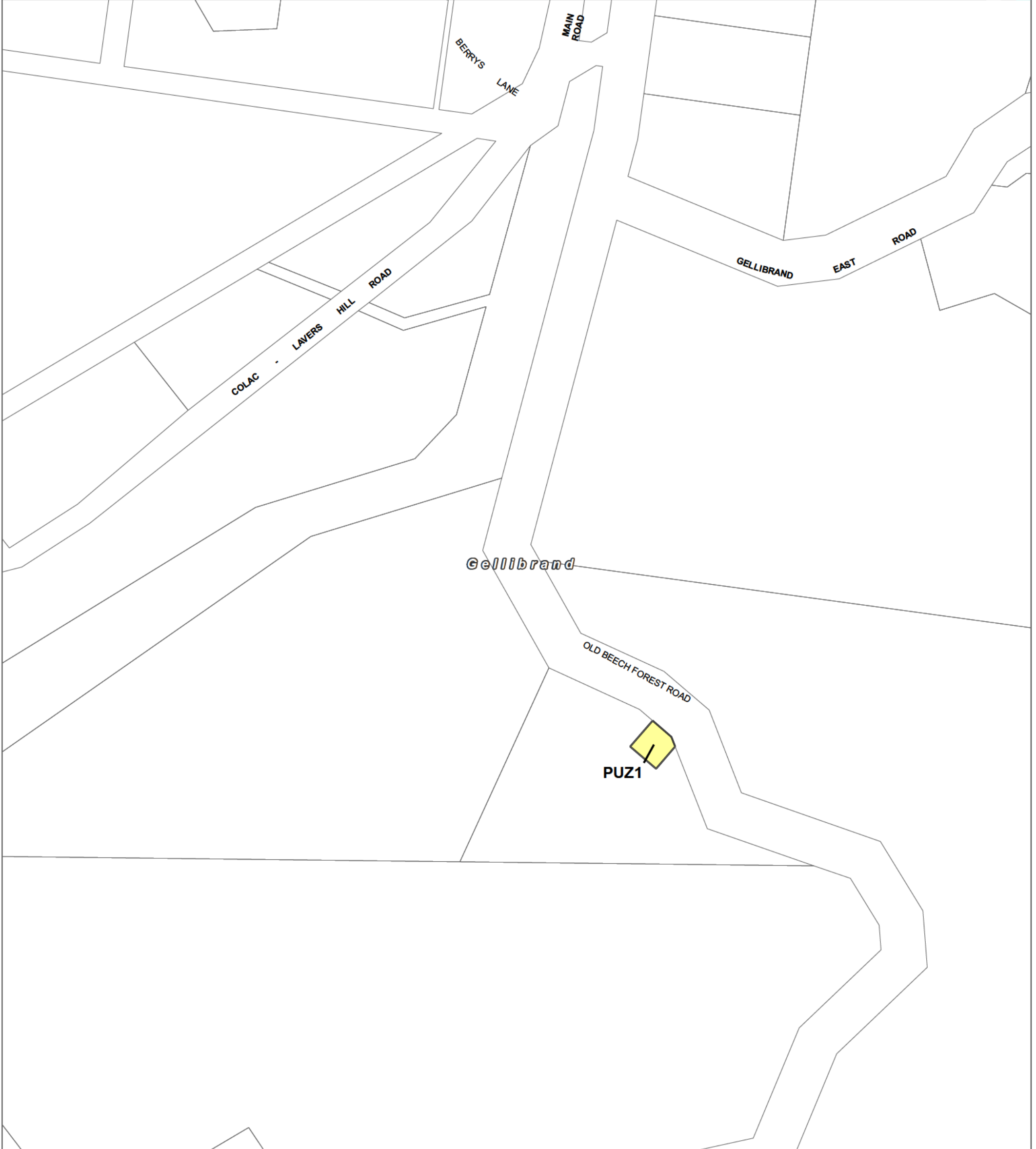
The Planning Scheme Maps are amended by a total of one attached map sheet.

Zoning Maps



6. Amend Planning Scheme Map No 2ZN in the manner shown on the 1 attached map marked "Queenscliffe Planning Scheme, Amendment GC228".

End of document

**COLAC OTWAY PLANNING SCHEME - LOCAL PROVISION
AMENDMENT GC228**



LEGEND

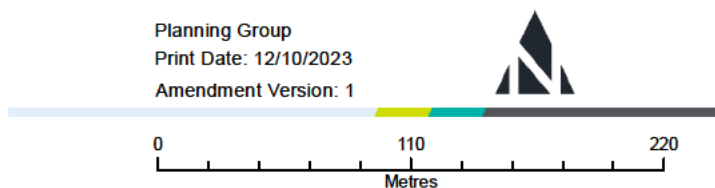
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



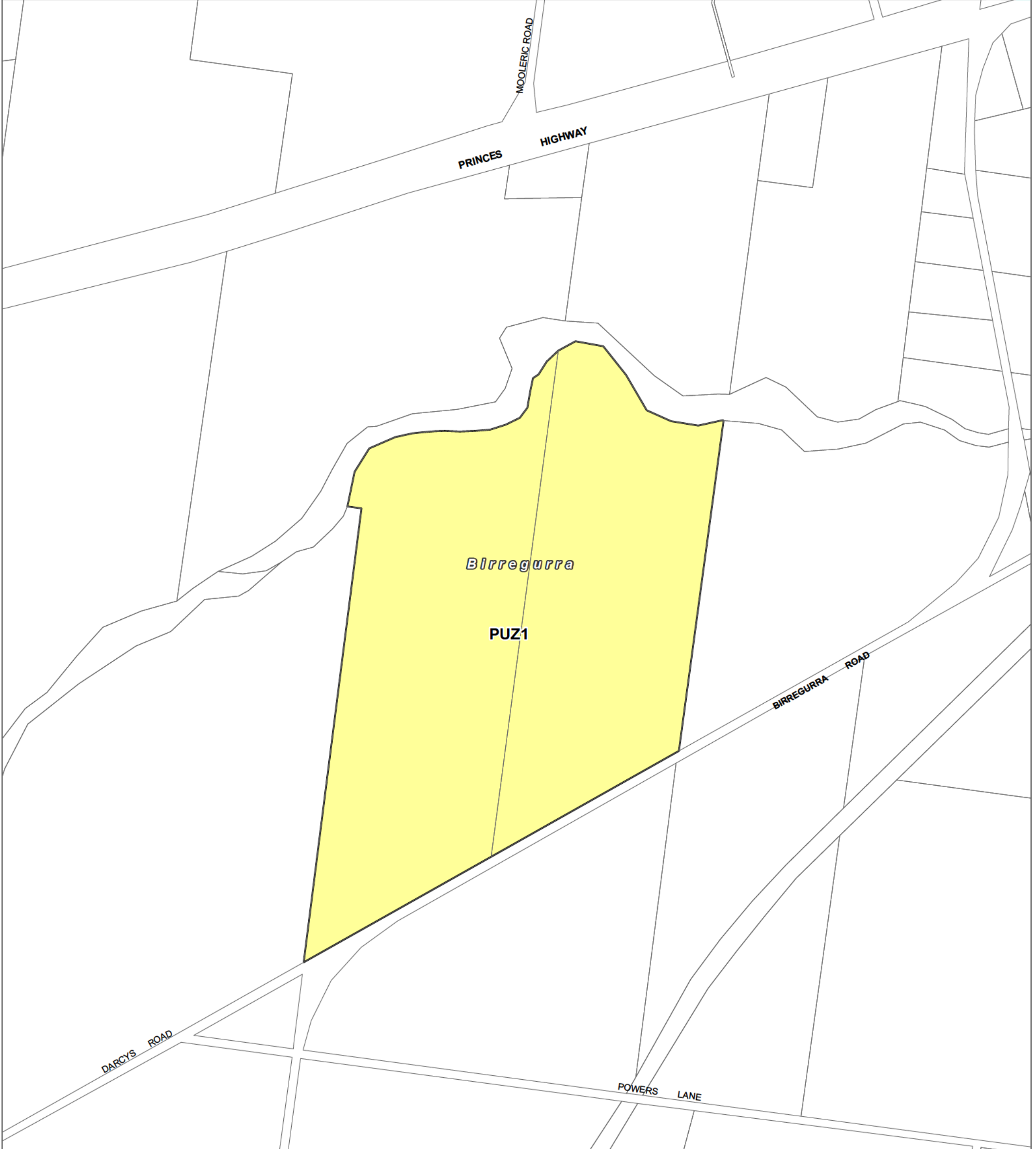
Part of Planning Scheme Map 20

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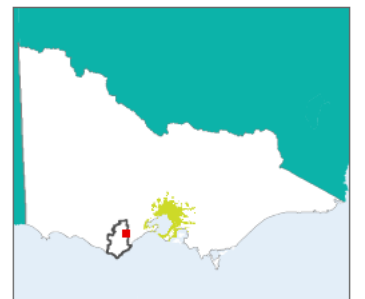


Department of Transport and Planning



LEGEND

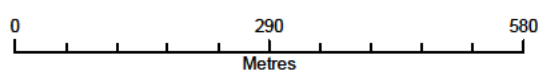
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Map 12

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 Amendment Version: 1



Department of Transport and Planning

CAMPANA ROAD

MOONAH CIRCUIT

CRESWELL ROAD



PUZ1
 Point Lonsdale

ALBATROSS GROVE

CROOKHAVEN STREET

SHELL ROAD

LEGEND

-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

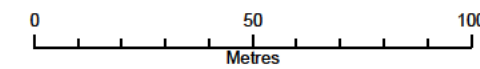
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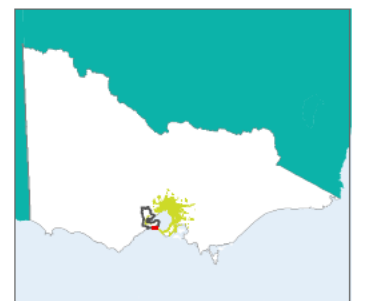


Planning Group
 Print Date: 09/10/2023
 Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 83



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228



LEGEND

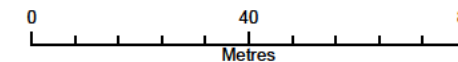
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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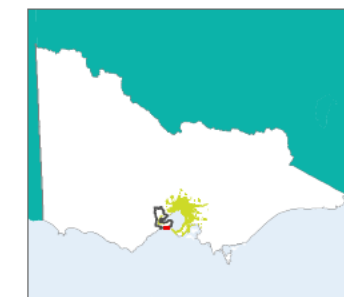


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 Print Date: 09/10/2023
 Amendment Version: 1

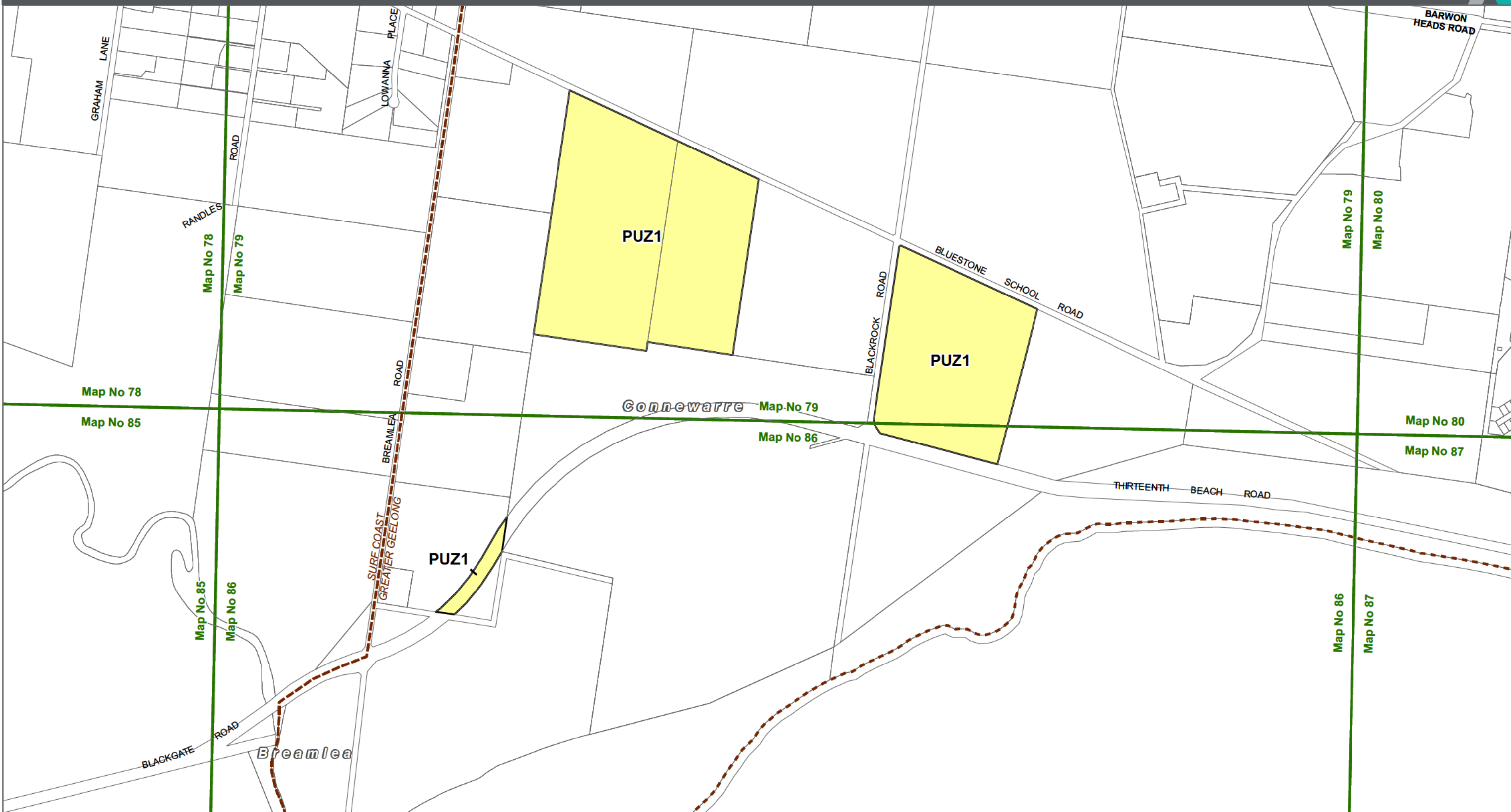


Department of Transport and Planning

Part of Planning Scheme Map 82



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

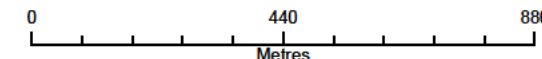
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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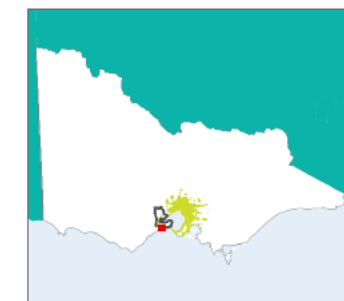


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Part of Planning Scheme Maps 79 & 86



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



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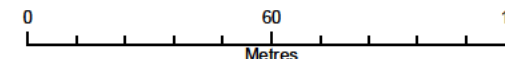
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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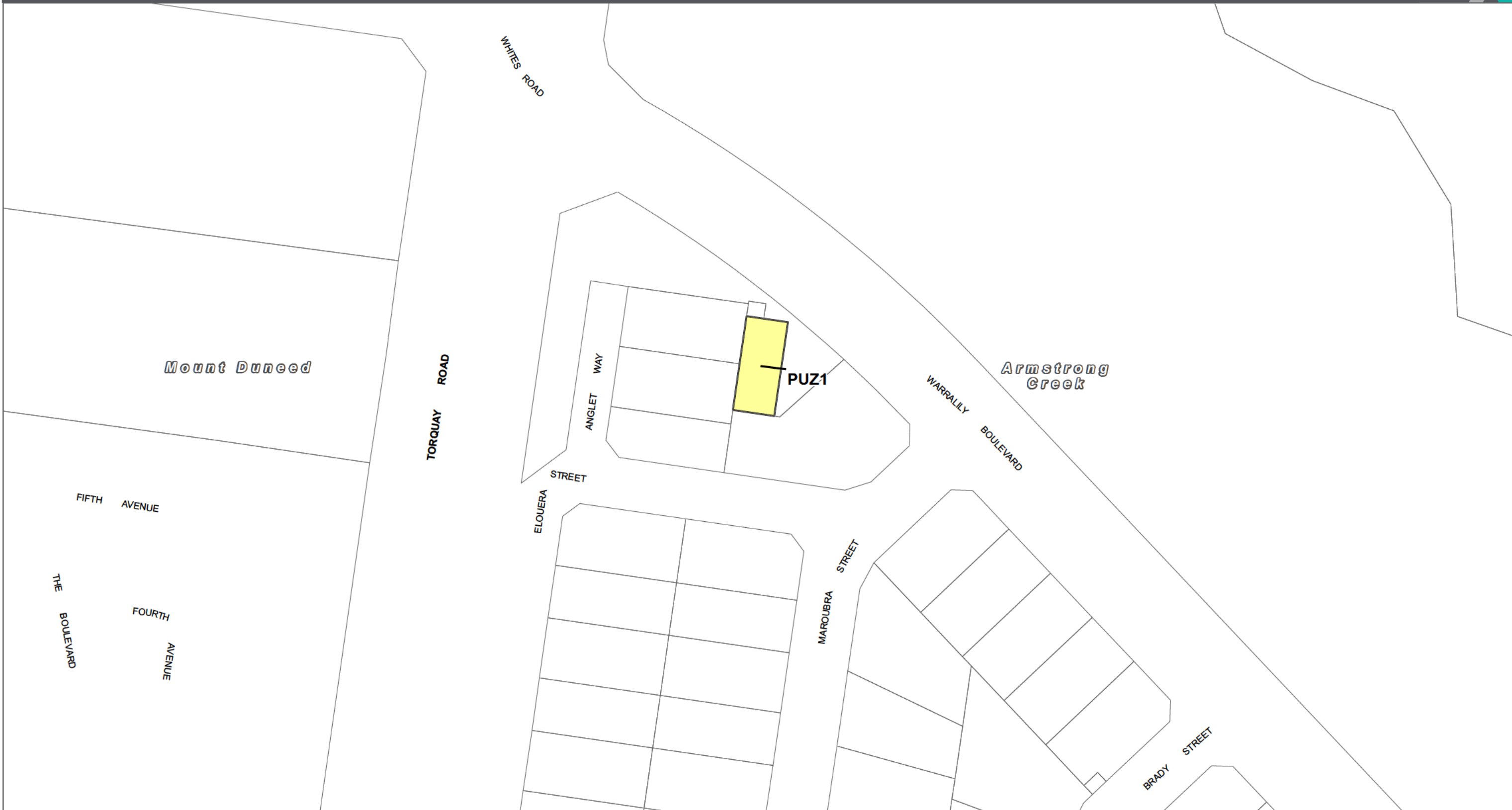
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Amendment Version: 1



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Part of Planning Scheme Map 78





LEGEND

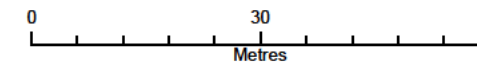
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

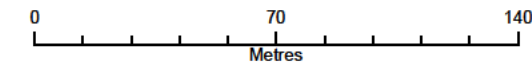
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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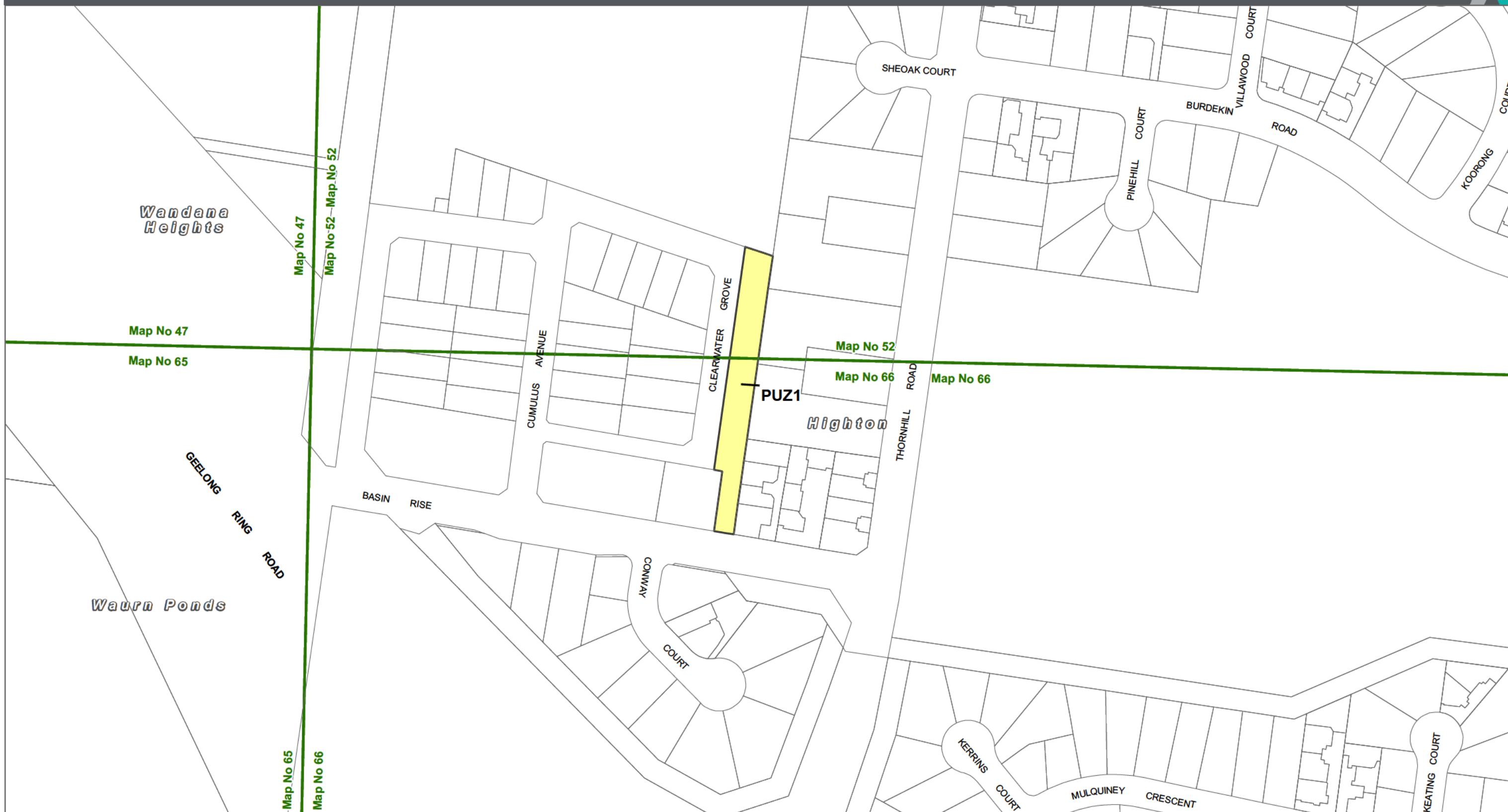


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Part of Planning Scheme Map 67



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

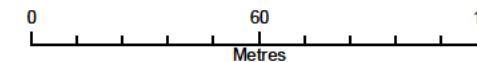
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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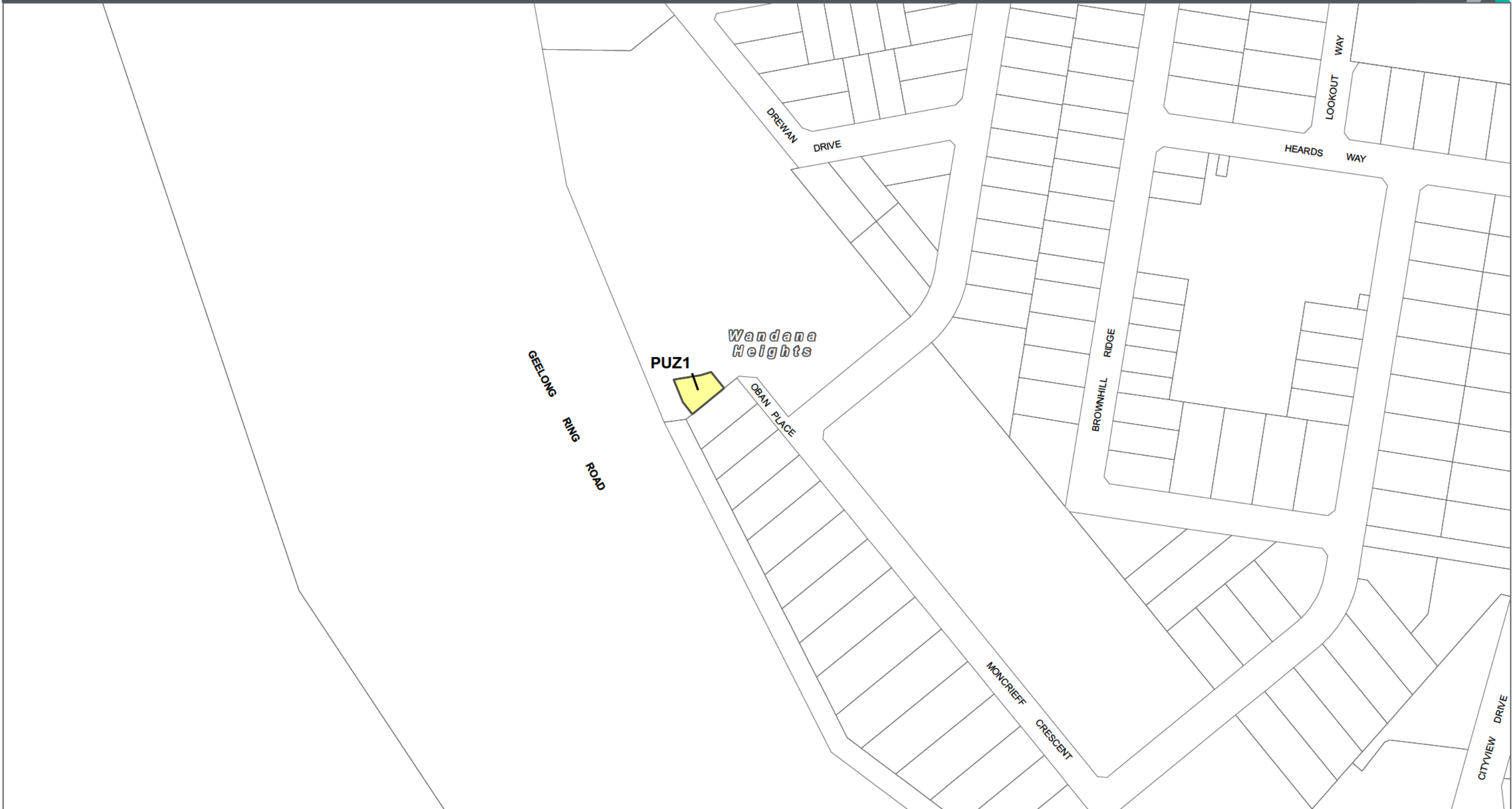
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Part of Planning Scheme Maps 52 & 66





LEGEND

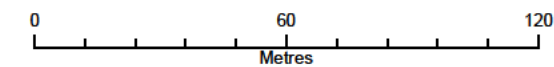
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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Part of Planning Scheme Map 47



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228



LEGEND

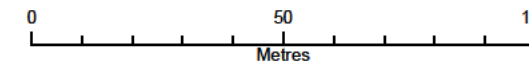
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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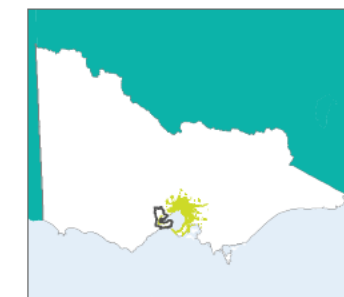


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Part of Planning Scheme Map 36





LEGEND

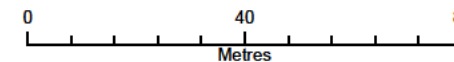
-  D-PAO - Area to be deleted from a Public Acquisition Overlay
-  Local Government Area

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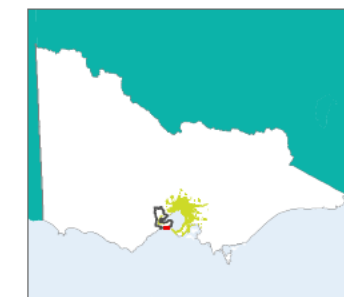


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Part of Planning Scheme Map 82PAO



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

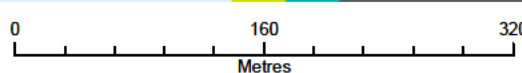
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Maps 12 & 18

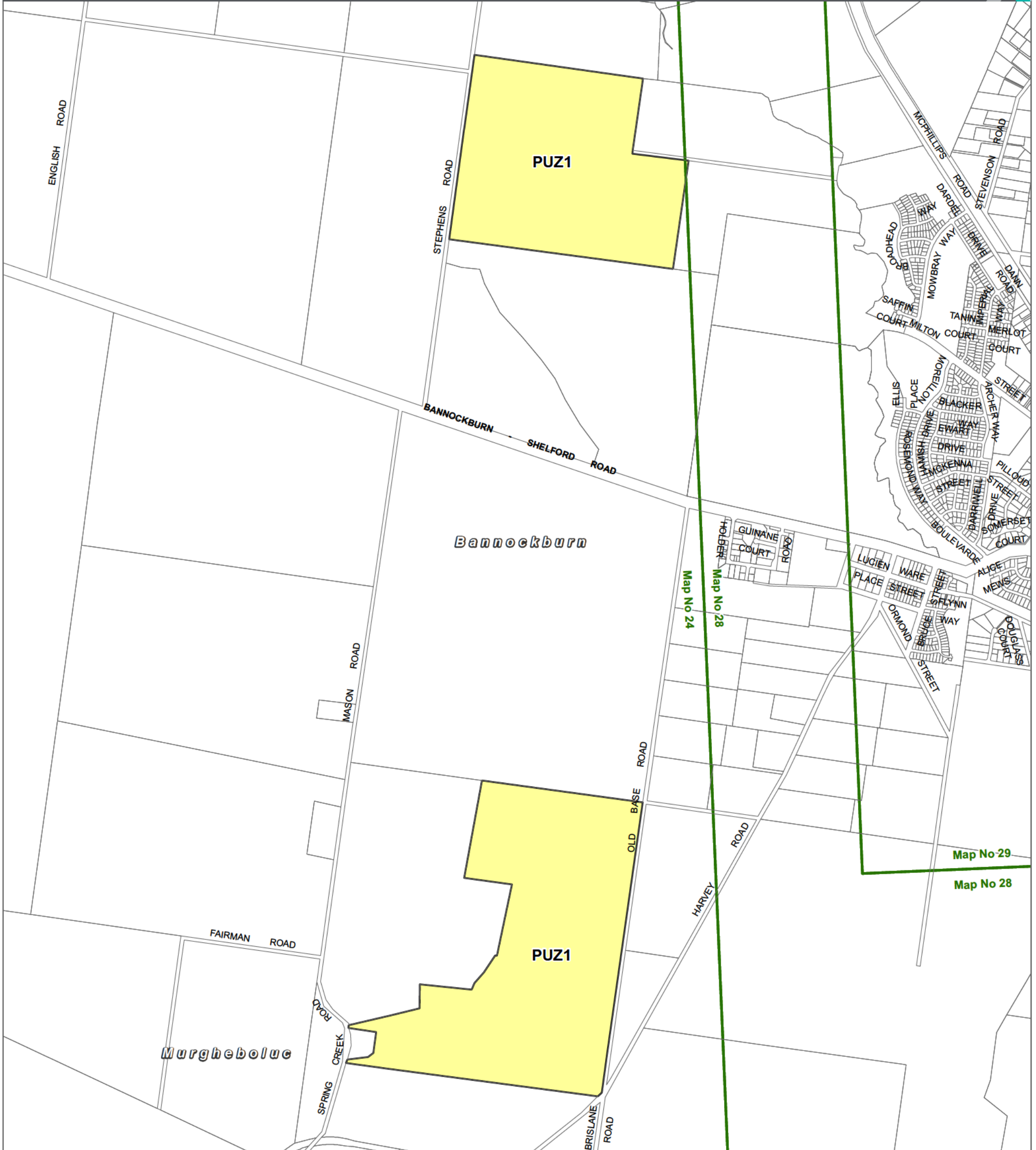
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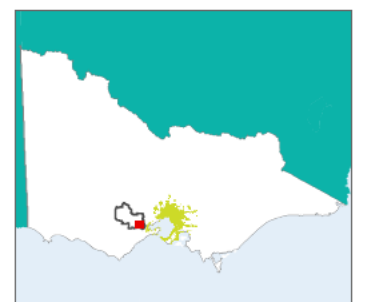
Department of Transport and Planning

GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

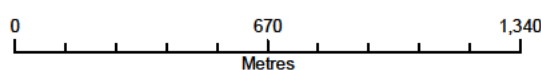
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Maps 24 & 28

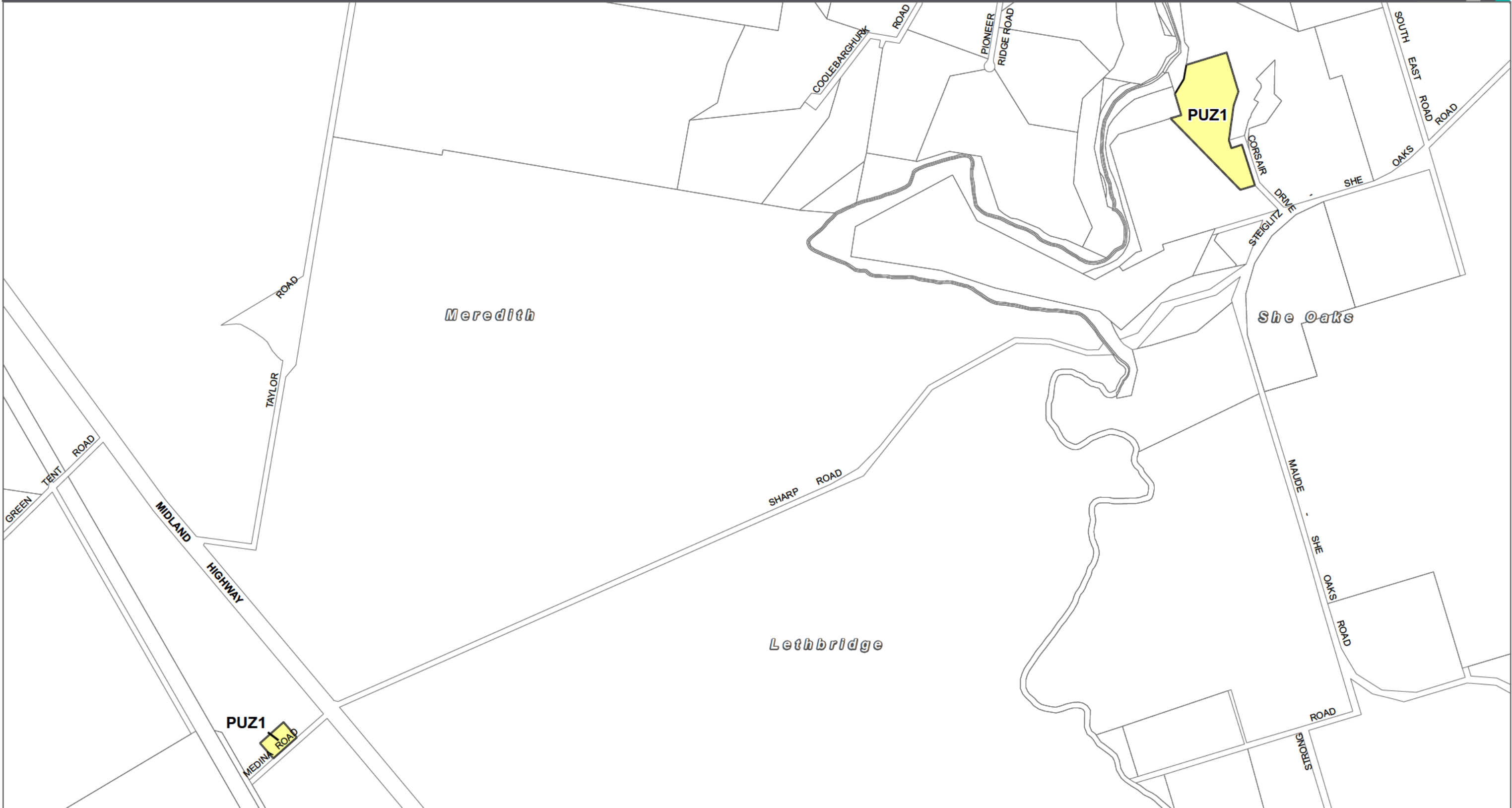
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**GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION
AMENDMENT GC228**



LEGEND

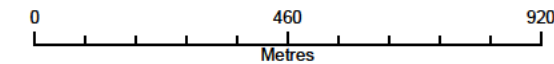
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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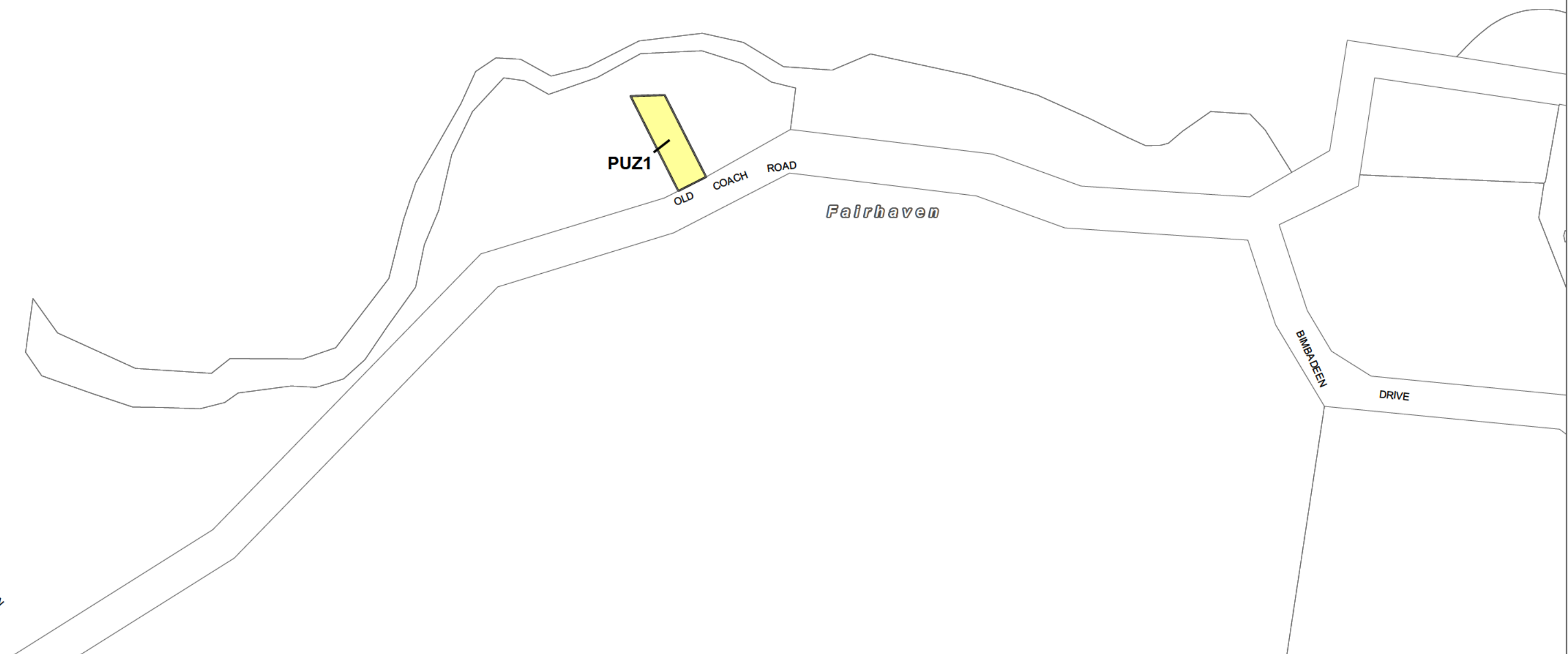
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Part of Planning Scheme Map 17





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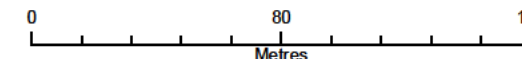
- PUZ1 - Public Use Zone-Service and Utility
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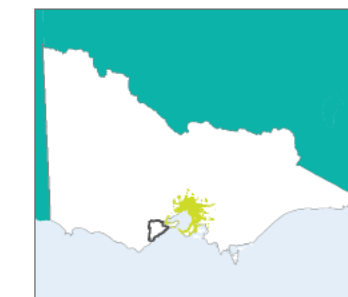


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Part of Planning Scheme Map 39

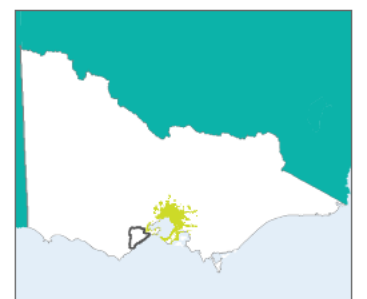


**SURF COAST PLANNING SCHEME - LOCAL PROVISION
AMENDMENT GC228**



LEGEND

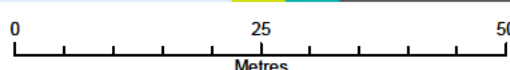
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Map 20

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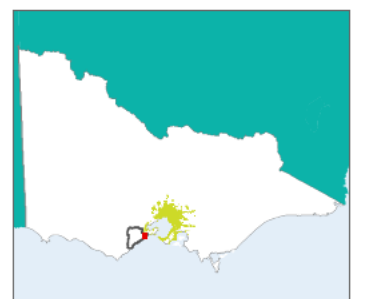


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LEGEND

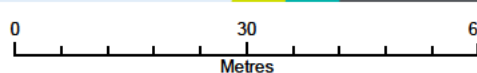
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Map 21

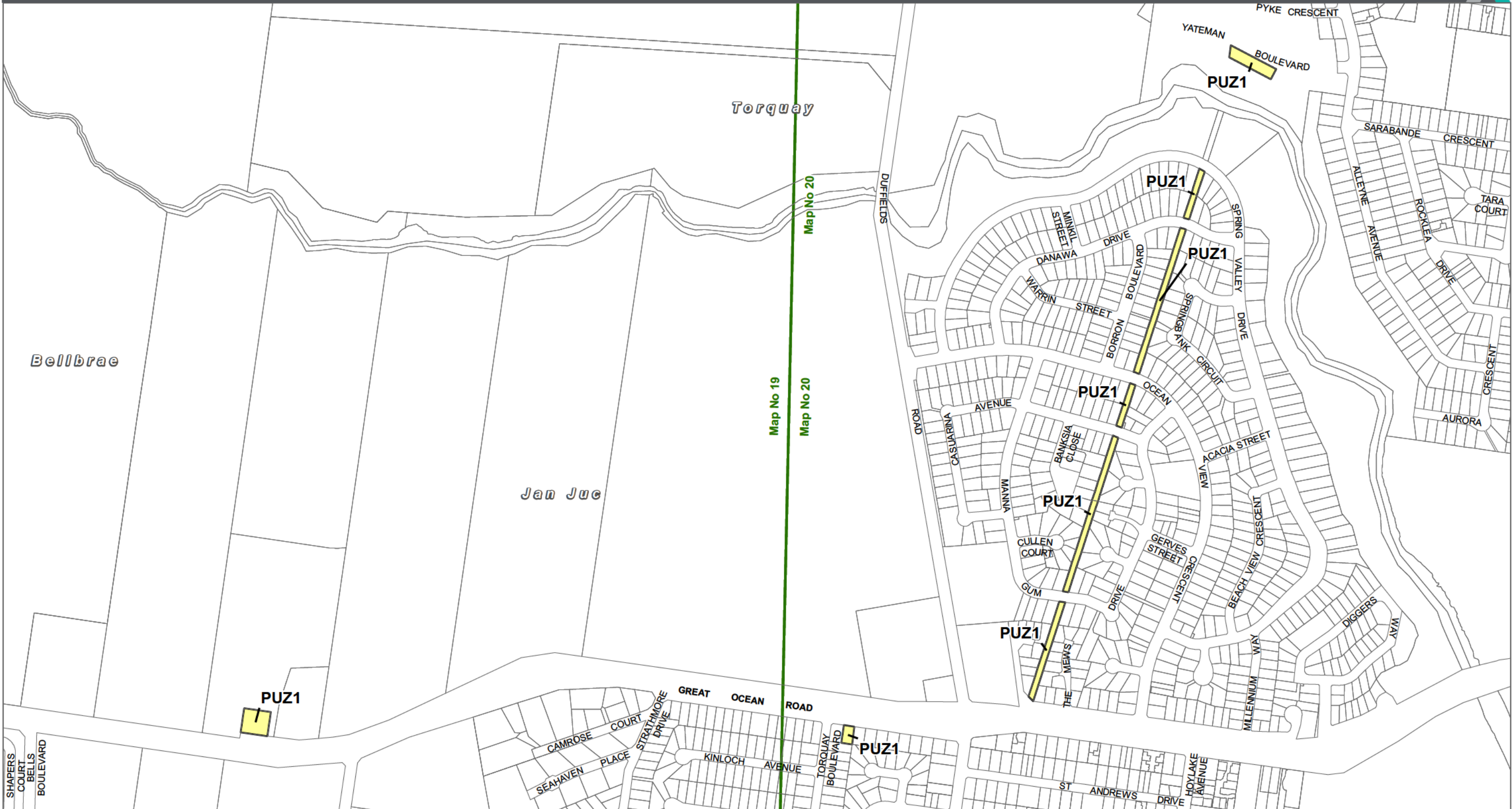
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LEGEND

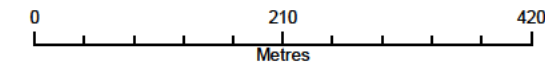
-  PUZ1 - Public Use Zone-Service and Utility
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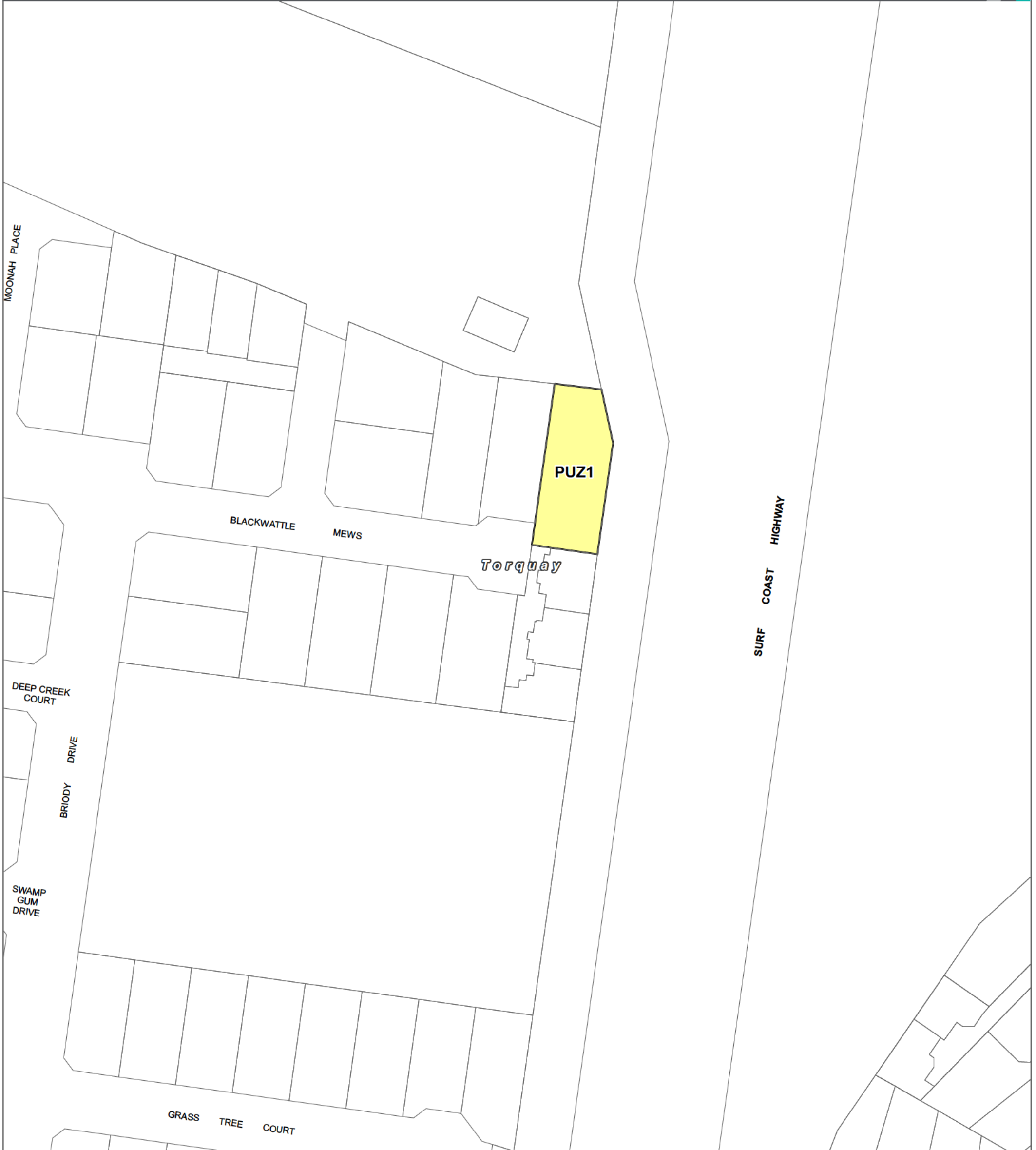


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Part of Planning Scheme Maps 19 & 20

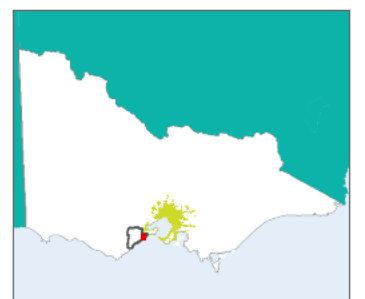


**SURF COAST PLANNING SCHEME - LOCAL PROVISION
AMENDMENT GC228**



LEGEND

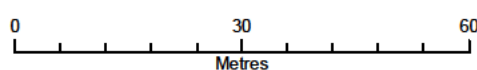
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



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QUEENSLIFFE PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

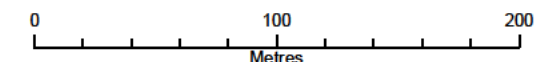
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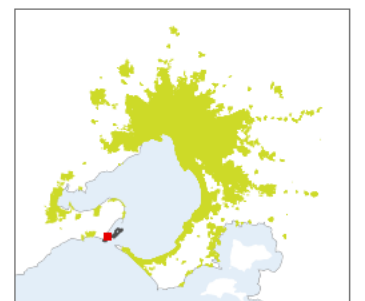


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Part of Planning Scheme Map 2





Appendix B

Colac-Otway Council Response

Dated 19 June 2023

From: [Simon Clarke](#)
To: [Tim Fallaw](#)
Cc: [Lisa Driscoll](#)
Subject: RE: Barwon Water as Planning Authority / Proposed "GC" Planning Scheme Amendment
Date: Monday, 19 June 2023 2:01:37 PM
Attachments: [image006.png](#)
[image008.png](#)
[image001.png](#)

Hi Tim

Colac Otway Shire supports Barwon Water's proposal to act as the Planning Authority to undertake a clean-up planning scheme amendment in order to address anomalies in the Colac Otway Planning Scheme as set out below.

Please take this email as representing our support for the GC amendment.

Regards

Simon Clarke | Coordinator Strategic Planning and Major Projects

Phone: (03) [REDACTED]
[REDACTED] [vic.gov.au](mailto:[REDACTED]@vic.gov.au)
www.colacotway.vic.gov.au

The Colac Otway Shire proudly acknowledges the Gulidjan and Gadubanud peoples, past, present and emerging, as the traditional custodians of the Colac Otway Region.

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From: Tim Fallaw <[REDACTED]>
Sent: Friday, 16 June 2023 3:28 PM
To: Simon Clarke <[REDACTED]>
Cc: Lisa Driscoll <[REDACTED]>
[REDACTED] "GC" Planning Scheme Amendment

Hello Simon,

Further to our recent discussions I confirm that DPG continue to act on behalf of Barwon Water in relation to this matter. Consistent with our discussions the attached correspondence confirms Barwon Water seek to act as Planning Authority to undertake a clean-up "GC" Planning Scheme Amendment in order to address a number of zoning anomalies impacting on landholdings currently owned and operated by them. I re-iterate that all sites referenced within the attached correspondence contain service infrastructure currently owned and operated by Barwon Water.

Council's formal support to the proposed initiative is therefore being sought as a pre cursor to project commencement. This follows on from detailed briefings and formal support being provided by the regional office of DTP. Accordingly, it would be appreciated if Council could provide written confirmation that it supports Barwon Water being the Planning Authority as outlined in the attached letter for the proposed "GC" Planning Scheme Amendment.

Thank you again for your assistance in this matter and please feel free to contact me directly should you require any further clarification regarding the proposal.

Regards,

Tim Fallaw
Managing Director



Dominion Property Group
Property | Advisory | Planning | Environment

P: 03 9600 1890 M: 0413 317 339

E: tim.fallaw@dominionpg.com

Scottish House, Level 1, 90 William Street
Melbourne VIC 3000



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Appendix C

Greater Geelong Council response

Dated 21 June 2023 and 24 October 2023

From: [Susan Williamson](#)
To: [Lisa Driscoll](#)
Cc: [REDACTED] [\(DELWP\)](#)
Subject: RE: Proposed Barwon Water Planning Scheme Amendments (Anomalies & SLO16)
Date: Wednesday, 21 June 2023 2:29:55 PM
Attachments: [image006.png](#)
[image014.png](#)
[Barwon Water items.xlsx](#)
[Online review of other planning schemes around Victoria that include the UGZ.docx](#)

Good afternoon Lisa

Following our phone discussion earlier this afternoon I can confirm my advice as follows:

Clean Up Anomalies Amendment

I have checked on other planning Schemes across Victoria that were likely to contain the Urban Growth Zone to see if they are punctuated by the PUZ1 (or any PUZ or other zones). Brief summary attached if interested.

I found that there are places across where the PUZ1 (and other PUZ's) appear in a broader area of a UGZ and numbered UGZs with a PSP. Without further contact with the Council's concerned or drilling down into the scheme histories, it is hard to know if these were existing facilities that were zoned PUZ prior to the UGZ zoning and/or PSP or whether it was included as part of the UGZ rezoning amendment or post that. Whilst I suspect some were in place prior to the UGZ being applied, I am haven't pursued this any further.

I have also reviewed the list of sites identified by Barwon Water for rezoning to PUZ1 and looked at the relevant UGZs for 5 of these 12.

In my view rezoning the 5 currently zoned UGZ sites to PUZ1 is a very low risk and does not compromise the delivery of the PSPs or the future applied zones. All of these locations are for sewer pump stations or sewerage reserves and contain existing assets. Rezoning the 5 sites from UGZ2, 4 & 6 to PUZ1 is unlikely to result in these properties being made available for development against the directions of the PSPs, and if it was possible, the land would need to be further rezoned as land in a PUZ needs to be rezoned before it can be privately sold and developed. This provides an additional layer of risk protection.

I have received advice from DTP supporting our proposed change to the zoning of the Sparrovale Wetlands channel in the Armstrong Creek East PSP from UGZ to PCRZ ahead of completion of the PSP. To some degree this sets a small example that minor and logical changes to zoning affecting public land could be considered ahead of completion of a PSP and without needing to be removed from the PSP.

The Practice Note for the Urban Growth Zone doesn't give any direction on the question of would the PSPs need to be amended? It certainly states that once development in the PSP is substantially completed, the UGZ will need to be translated into an appropriate zone. It is silent on any need to amend the PSP when there are proposed minor zoning changes like the Barwon Water proposal. I've also checked the Ministerial Direction No.12 Urban Growth Areas which applies to amendments that provides for rezoning to UGZ, the incorporation of a PSP or changes to an incorporated PSP, and to the inclusion of a schedule to the UGZ. The Direction doesn't apply to an amendment to make a correction to the application of the UGZ or an incorporated PSP. Like the Practice Note, the Ministerial Direction doesn't give any guidance that is applicable

to the Barwon Water request. In this instance I think that the proposed rezonings could be categorised as corrections to the application of the UGZ by including public land in a public land zone or equally as changes to the incorporated PSP. If the former, then Min Dir 12 will not apply and if the later, the planning scheme amendment will need to evaluate the impact of the changes on the intended outcomes of the PSP. The changes proposed by Barwon Water are not going to have any profound impact on the intended outcomes of the PSP or conflict with the Precinct Structure Plan Guidelines.

I have also checked back on the Armstrong Creek East PSP (ACE), Armstrong Creek Horseshoe Bend PSP (ACHB) and Lara West PSP to understand the consistency between the PSP plans for sewerage and water infrastructure and the proposed sites for rezoning by Barwon Water. For ACE there is consistency with the location of the Barwon Water sites/assets and the location of the main sewerage supply network on Plan 13 and the main water supply network on pan 14 in the PSP. Similarly there is a clear site for the Barwon Water facility in Harriot Road in ACHB and this corresponds with the proposed rezoning. For Lara West, the proposed rezoning sites are consistent with the utilities plan 18 in the PSP.

I have checked on the VPA website, the Practitioner's Guide and the Using Victoria's Planning Systems guides to look for any further guidance on the issue but have not found anything to assist.

The table attached outlines the use, PSP, applied zone and proposed zone for each of the Barwon Water sites. Of the sites within current UGZs, two have an applied zone of GRZ1, 2 have an applied zone of PPRZ and there is no applied zone for another.

I also discussed with colleague in our Planning Delivery Unit about the proposal to see if there would be any implications for the PSPs based on their past and current experience with implementation. Given the nature of the sites they didn't raise any concerns or identify that the PSPs would need to be changed.

As you were in discussions with DTP, I haven't sought their advice on this point.

I think that as the proposed rezonings are minor, are including public land and infrastructure in the PUZ1, and are consistent with the infrastructure plans in the PSPs , there is no change required to the PSPs.

The balance of the 7 sites fall within regular zones including the GRZ1, FZ, and C1Z. There are no implications for PSPs arising from these sites.

As the Barwon Water proposal is for a broader amendment across five municipalities, I am comfortable with Barwon Water being the Planning Authority for this amendment.

Please contact me if you have any further queries.

Regards

Susan

Susan Williamson
Senior Strategic Planner

City of Greater Geelong
WADAWURRUNG COUNTRY
PO BOX 104 GEELONG VIC 3220 AUSTRALIA

P: 03 [REDACTED]
WWW.GEELONGAUSTRALIA.COM.AU



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



From: Lisa Driscoll <[REDACTED]>
Sent: Wednesday, 24 May 2023 10:52 AM
To: [REDACTED]

Hi Peter, Susan and Alistair,

Thank you again for your time yesterday to discuss the proposed Planning Scheme Amendments affecting Barwon Water landholdings.

I noted the following summary and actions as a result of our meeting:

Clean-Up (Anomalies PSA):

Barwon Water have identified 30 properties with established water infrastructures / assets across five Council areas which are inappropriately zoned. Within CoGG, there are 12 properties / assets (including the Black Rock WRP which has a number of titles) that are proposed to be rezoned to PUZ1. As discussed, further consideration of rezoning land in the UGZ is required by Barwon Water / DTP / CoGG before confirming its including within the Clean-Up Amendment. Actions arising from our meeting yesterday include:

- Review of the Planning Practice Note and consideration of implications of rezoning land

- within UGZ (including discussions with DTP and review of any other precedents);
- Barwon Water to confirm if UGZ land is to remain within the package of landholdings to be rezoning; and
 - Barwon Water to write a letter with relevant documentation to CoGG seeking support for Barwon Water to be the Planning Authority for a clean-up amendment for their properties.

Porronggitj Karrong:

Barwon Water own and manage 66 hectares (ha) of public land (Porronggitj Karrong) adjacent to the Barwon River in Breakwater. In partnership with the Wadawurrung Traditional Owners Aboriginal Corporation (WTOAC), Barwon Water are proposing to utilise this large area of public land to establish a new parkland, cultural and community precinct. The intention of the precinct is to investigate, rediscover, rehabilitate and re-introduce traditional land owner and water management techniques back to the Barwon River floodplain.

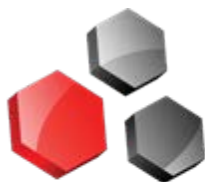
In November 2022, Barwon Water received a Conservation Work Exemption from (the then) DELWP to undertake native vegetation removal (cultural burning) at part of Porronggitj Karrong. Unfortunately, in December 2022, a new Significant Landscape Overlay – Schedule 16 (Rivers of the Barwon: Barwon River (Parwan) Corridor Environs) was placed over the land at Porronggitj Karrong and now requires a planning permit for native vegetation removal.

Barwon Water continues to liaise with (now) DEECA, DTP, CCMA and WTOAC regarding the project and the potential for a permit exemption to be included in the SLO16 Schedule. Discussions have been positive with DTP regarding the potential for a 20(4) Amendment process, led by Barwon Water as the Planning Authority. Accordingly, Barwon Water will submit a separate letter to CoGG on this project seeking support to be the Planning Authority for a future planning scheme amendment. As part of the submission to Council, Barwon Water will include background material and relevant information to support the request.

With both proposed Amendments, we propose to maintain an open dialogue with CoGG to ensure all parties are aware of the status of each proposed amendment. We will be in touch in the next two weeks. Should you have any queries in the meantime, please do not hesitate to contact me on [REDACTED]

Regards,

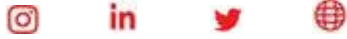
Lisa Driscoll
Director



Dominion Property Group
Property | Advisory | Planning | Environment

P: [REDACTED] M: [REDACTED]
E: [REDACTED]@dominionpg.com

Scottish House, Level 1, 90 William Street
Melbourne VIC 3000



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	Property Address	Site Use	Existing Assets	PSP	Applied Zone	Size	Current Zc	Proposed
1	69 Reflections Crescent, Lara	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Lara West - encumbered drainage reserve	PPRZ	19000m2	UGZ6	PUZ1
2	171 Harriott Road, Charlemont	Sewerage Reserve	DN1650 outfall sewer, odour scrubber	AC Horseshoe Bend - air treatment facility (Barwon Water)	no applied zone	2917m2	UGZ4	PUZ1
3	2279B Warralily Blvd, Armstrong Creek	Sewer Pump Station	Sewer Pump Station & Emergency Storage	AC East- residenital conventional	GRZ1	275m2	UGZ2	PUZ1
4	32-36 Impellier Lane, Armstrong Creek	Sewer Pump Station	Sewer Pump Station & Emergency Storage	AC East - open space & watercourse/flooding area	PPRZ	1285m2	UGZ2	PUZ1
5	12 Basin Rise, Highton	Pipe Reserve	DN 960mm feeder main, DN300mm scour pi	n/a		2108m2	GRZ1	PUZ1
6	30 Moncrieff Crescent, Wandana Heights	Sewer Pump Station	Sewer Pump Station	n/a		273m2	GRZ1	PUZ1
7	1 Casey Blvd, Fyansford	Pipe Reserve	Pressure Reduction Valve	n/a		200m2	GRZ1	PUZ1
8	45 Hyland Street, Fyansford	Sewer Pump Station	Sewer Pump Station & Emergency Storage	n/a		697m2	C1Z	PUZ1
9	225 O'Halloran's Road, Lara	Sewer Pump Station	Sewer Pump Station & Emergency Storage	Lara West - conventional residential	GRZ1	1919m2	UGZ6	PUZ1
10	Black Rock WRP, Connewarre							
	231-289 BREAMLEA ROAD CONNEWARRE 3227	WRP land buffer & recycled water irrigation	Various pipelines, irrigators, sheds, 2xdwellings	n/a			FZ	PUZ1
	(No Address - Bike Track)						FZ	PUZ1
	(No Address - Bike Track)						FZ	PUZ1
	BARWON HEADS-TORQUAY ROAD CONNEWARRE 3227						FZ	PUZ1
	157-183 Breamlea Rd, Connewarre, 3227						FZ	PUZ1
	157-183 Breamlea Rd, Connewarre, 3227						FZ	PUZ1
	192-220 Bluestone School Rd, Connewarre, 3227						FZ	PUZ1
	222-260 BLUESTONE SCHOOL ROAD CONNEWARRE						FZ	PUZ1
	262-290 Bluestone School Rd, Connewarre						FZ	PUZ1
	342-400 BLUESTONE SCHOOL ROAD CONNEWARRE						FZ	PUZ1
	342-400 BLUESTONE SCHOOL ROAD CONNEWARRE			FZ	PUZ1			
11	362 Cresswell Rd (also known as 511-609 Shell Rd) Pt Lonsd	Sewer Pump Station	Sewer Pump Station & Emergency Storage	n/a		2154m2	FZ	PUZ1
12	762-764 Banks Rd Ocean Grove	Sewer Pump Station	Sewer Pump Station & Emergency Storage	n/a		2548m2	GRZ1	PUZ1

Online review of other planning schemes around Victoria that include the UGZ.
The following is a summary of a sampling of maps with UGZ in the schemes for Ballarat, Baw Baw, Hume, Wyndham, Wodonga, Whittlesea, Casey, Cardinia, Melton and Surf Coast

Ballarat – grid 32 UGZ2 (Ballarat West PSP) features PPRZ

Hume

grid 2 - UGZ and UGZ10 (Lancefield Road PSP) features TRZ1, RCZ1 and UFZ
grid 4 - UGZ & UGZ4 (Merrifield PSP) features PUZ1 and CDZ4 (major town centre) and PUZ5 and PCRZ and RCZ

Wyndham

Grid 10 - UGZ8, UGZ11, UGZ9 and UGZ with RCZ
Grid 3 - (Tarneit) UGZ13 with SUZ7 & 8 (Tarneit Electricity Transmission Easement Tarneit North PSP and Truganina PSP electricity easement), TRZ3; UGZ with UFZ and FZ2
Grid 16 & 17 - UGZ14 with PUZ3 and PUZ1 and TRZ2 (looks to have been existing for some time?)

Casey

Grid 16 – UGZ2, UGZ7 with PPRZ, SUZ5
Grid 16 - UGZ7 with PUZ2 (Clyde Primary School)
Grid 15 - UGZ2 with PPRZ
Grid 12 - UGZ6 with SUZ4 (Thompson Road PSP electricity easement)
Grid 12 - UGZ5 with PUZ1 and PUZ6 (community centre/kinder/childcare?) PPRZ, UFZ, TRZ2

Whittlesea

Grid 4 - UGZ6 with RCZ
Grid 4 - UGZ7 with RCZ1, SUZ4 (earth & energy resources industry) & SUZ11 (Shenstone Park PSP electricity easement)
Grid 11 - UGZ5 with RCZ1 & 3, PPRZ SUZ10 (Wollert PSP electricity easement)

Melton

Grid 5 - UGZ with PUZ1
Grid 9 - UGZ with SUZ5 (Leakes Road Tourist Precinct) & FZ, UFZ & RCZ
Grid 13 - UGZ9 (Mt Atkinson and Tarneit Plains PSP) with RCZ, SUZ11 (electricity easements in PSP) & SUZ3 (terminal station)

Cardinia

Grid 11 and 16 - UGZ2 with SUZ4 (Employment areas PSP)
Grid 11 and 16 - UGZ with SUZ5 (Motor recreation and education centre) and PUZ1

Surf Coast

Grid 19 - UGZ1 with SUZ9 (SurfCoast Christian College)

Baw Baw

Grid 31 & 34 - UGZ1 (Warragul PSP) only
Grid 35 - UGZ1 with PUZ1 (looks like water treatment plant)

Wodonga

Grid 16 - UGZ1 with RLZ3, RCZ, PCRZ, PPRZ, TRZ3, FZ, PUZ5
Grid 17 - UGZ with PPRZ (Baranduda)

From: [Susan Williamson](#)
To: [Lisa Driscoll](#)
Cc: [Skye K Knight \(DEECA\)](#); [cat.mcconkey](#)
Subject: RE: GC228 - potential inclusion of removal of PA07 from 762-764 Banks Road, Ocean Grove
Date: Tuesday, October 24, 2023 12:25:54 PM
Attachments: [image006.png](#)
[image014.png](#)

Good afternoon Lisa

Thanks for your email follow up to your phone call this morning. In response I can advise the following:

- PA07 – I confirm that we support the removal of this overlay from the land at 762-764 Banks Road, Ocean Grove as part of Amendment GC228. This is a logical and necessary change to remove a redundant overlay and it is suitable to include this alongside the rezoning of the site to PUZ1.
- Notification – I can confirm our position on notification remains the same for GC228 as it was for C464ggee. We do not display hard copy paper amendment documents at our Council office as part of planning scheme amendment exhibitions.

I hope this assists advancement of your amendments. Please contact me if you have any further queries.

Regards
Susan

Susan Williamson
Senior Strategic Planner

City of Greater Geelong
WADAWURRUNG COUNTRY
PO BOX 104 GEELONG VIC 3220 AUSTRALIA

P: [REDACTED]
WWW.GEELONGAUSTRALIA.COM.AU



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



From: Lisa Driscoll [REDACTED]
Sent: Tuesday, 24 October 2023 11:13 AM
To: Susan Williamson <[REDACTED]>
Cc: Skye K Knight (DEECA) [REDACTED] cat mcconkey
<[REDACTED]>
Subject: GC228 - potential inclusion of removal of PAO7 from 762-764 Banks Road, Ocean Grove

Hi Susan,

I refer to our discussion this morning and would like to confirm CoGG's position in relation to:

1. The potential of including the removal of a redundant PAO7 as part of the Barwon Water clean-up amendment to rezone its landholdings into the PUZ1; and
2. Confirmation of the notification requirements during the limited exhibition of the amendment

PAO7:

As discussed, Barwon Water own the property at 762-764 Banks Road, Ocean Grove (planning property report attached). We spoke previously about rezoning the site from the existing GRZ1 to PUZ1 (Service and Utility) and have included the site in the draft amendment documentation (planning scheme map for GC228 also attached). The site is also subject to a PAO7 in favour of Barwon Water for proposed water and sewerage infrastructure.

In discussions with DTP this morning, they suggested it would be appropriate to delete the PAO7 from 762-764 Banks Road as part of GC228, given the property has now been acquired by Barwon Water.

Can you confirm that Council would support the deletion of PAO7 from 762-764 Banks Road, Ocean Grove as part of GC228?

Notification:

Barwon Water will be seeking a limited notification period associated with GC228 (as it is cleaning up existing anomalies).

Can you confirm if Council's position in relation to notification would remain the same for GC228 as it was for C464ggee (i.e. no copy at the counter)?

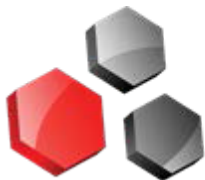
If you are able to 'cc all to this email in your response, we would appreciate it.

Thank you for your time and feedback in relation to the amendments for Barwon Water.

If you have any queries in relation to the above, please do not hesitate to call me on [REDACTED]

Regards,

Lisa Driscoll
Director



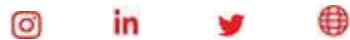
Dominion Property Group

Property | Advisory | Planning | Environment

P: 03 9600 1890 M: [REDACTED]

E: [REDACTED]

Scottish House, Level 1, 90 William Street
Melbourne VIC 3000



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Appendix D

Golden Plains Council Response

Dated 29 June 2023

P: (03) 5220 7111
F: (03) 5220 7100
Local call: 1300 363 036
E: enquiries@gplains.vic.gov.au



Golden Plains Shire Council
2 Pope Street, PO Box 111
Bannockburn, Victoria, 3331
W: www.goldenplains.vic.gov.au

29 June 2023

GPS Ref: OUT23/59C1B06F
GPS File: 60-01-007

Tony Belcher
Barwon Region Water Corporation
PO Box 659
Geelong Victoria 3220

By email: [REDACTED]@barwonwater.vic.gov.au

Dear Tony

RE: Barwon Water Assets – Proposed Planning Scheme Amendment to correct existing zoning anomalies

I am writing in response to your letter dated 16 June 2023 seeking Golden Plains Shire Council's support for Barwon Water to act as Planning Authority to rezone Barwon Water landholdings to Public Use Zone – Schedule 1 (Service and Utility)- PUZ1 as listed below.

- Spring Creek Road Bannockburn
- Stephens Road Bannockburn
- 27 Corsair Dr She Oaks (part Moorabool WTP)
- 20 Medina Rd Meredith

It is understood that Barwon Water will seek authorisation from the Minister for Planning to authorise, prepare and exempt itself from public notification in order to correct the identified zoning anomalies both in Golden Plains Shire and the surrounding municipalities of Surf Coast Shire, the City of Greater Geelong, the Borough of Queenscliff and Colac-Otway Shire. As the identified properties are all owned by Barwon Water and are located within multiple Council areas and Planning Schemes, Golden Plains Shire Council sees that it is appropriate for Barwon Water to prepare a "GC" Amendment to include all of the identified sites and supports the proposed rezoning to correctly reflect the use and ownership of the sites.

For further enquiries in relation to this matter please contact Laura Murphy, Coordinator Strategic Planning via email [REDACTED]@gplains.vic.gov.au or phone [REDACTED]

Yours sincerely

Eric Braslis
Chief Executive Officer

CC: Kim McGough, Department of Transport and Planning
Travis Ferrari, Department of Transport and Planning
Cat McConkey, Strategic Projects Program Manager, Barwon Water



Appendix E

Surf Coast Shire Council Response

Dated 11 July 2023

Our Ref: D23/127934
Your Ref: Cat McConkey
Contact: Michelle Warren: [REDACTED]

11 July 2023

Cat McConkey
Barwon Region Water Corporation
PO Box 659
Geelong Vic 3220

info@barwonwater.vic.gov.au

Dear Cat,

Re: Proposal to rezone parcels to Public Use Zone

Thank you for your letter dated 16 June 2023 and the follow up meeting held on 5 July 2023, in which you sought to provide additional context in response to our request for more information about Barwon Water's proposal to rezone certain parcels of land.

As acknowledged in our previous letter, I note your request seeks support for Barwon Water to act as Planning Authority for the rezonings, at which time you would seek authorisation from the Minister for Planning to authorise and prepare the amendment, and exempt itself from public notification.

Council thanks you for taking the time to meet with officers about your proposal and understands Barwon Water's request to act as Planning Authority for this proposal. On this basis, Council defers to the Minister for Planning on this matter and the matter of public notification, notwithstanding the considerations detailed in our previous letter dated 21 June 2023 with regard to the State Government's, *Practitioner's guide to Victoria's planning schemes* and existing zones and exemptions.

If you have any questions please contact Michelle Warren, Acting Coordinator Strategic Land Use Planning, on 5261 0835 or by email at [REDACTED]@surfcoast.vic.gov.au

Kind regards,



Kristin Davies
Manager Integrated Planning (Acting)



Appendix F

Borough of Queenscliffe Council response

Dated 7 July 2023



Borough of Queenscliffe

Queenscliff & Point Lonsdale, Victoria, Australia

Our Ref: QG3120501
MG:dlo

7 July 2023

Mr Tony Belcher - Strategic Projects Co-Ordinator
Barwon Water
PO Box 659
GEELONG VIC 3220

Via email: [REDACTED]@barwonwater.vic.gov.au
[REDACTED]@barwonwater.vic.gov.au

Dear Mr Belcher,

RE: Barwon Water Assets – Proposed Planning Scheme Amendment to correct existing zoning anomalies

We refer to your letter dated 16 June 2023, in which you request written support from the Borough of Queenscliffe to act as the Planning Authority for an amendment to rezone Barwon Water owned land parcels within the Borough of Queenscliffe.

Council have considered your request and have no objection to Barwon Water acting as the Planning Authority in this matter. That being said, Councillors have some questions about the process you will use to keep your surrounding neighbors informed about the planning scheme amendment. A number of Borough residents take a keen interest in planning matters.

Council request that the owners and occupiers of all properties that abut Barwon Water landholdings in the Borough be advised of the proposal in writing. Whilst it is understood that there are no opportunities for landholders to effect any change to the proposed rezoning, Councillors would like to see as much transparency as practicable.

If you require any further information, do not hesitate to contact Dinah O'Brien on [REDACTED] or by email at info@queenscliffe.vic.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'MG', with a long horizontal stroke extending to the right.

Martin Gill
CHIEF EXECUTIVE OFFICER

Cc: Tim Fallaw, Dominion Property Group
Kim McGough, Department of Transport and Planning
Travis Ferrari, Department of Transport and Planning



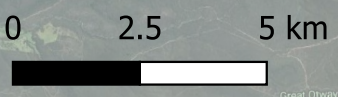
Appendix G

Maps of Barwon Water landholdings in
Colac-Otway Shire



260 Birregurra Rd, Birregurra
270 Birregurra Rd, Birregurra (WRP)

228 Old Beech Rd, Gellibrand





Appendix H

Maps of Barwon Water landholdings in
Greater Geelong City Council

69 Reflections Cres, Lara

225 O'Hallorans Rd, Lara

1 Casey Blvd, Fyansford

45 Hyland St, Fyansford

30 Moncrieff Cres, Wandana Heights

12 Basin Rise, Highton

171 Harriott Rd, Charlemont

2279b Warralily Blvd, Armstrong Creek

32-36 Impeller Ln, Armstrong Creek

762-764 Banks Rd, Ocean Grove

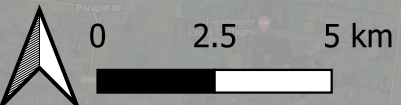
222-260 Bluestone School Road, Connewarre

342-400 Bluestone School Road, Connewarre

No Address - Bike Track Lot 1NTP845957

No Address - Bike Track 1NTP845962

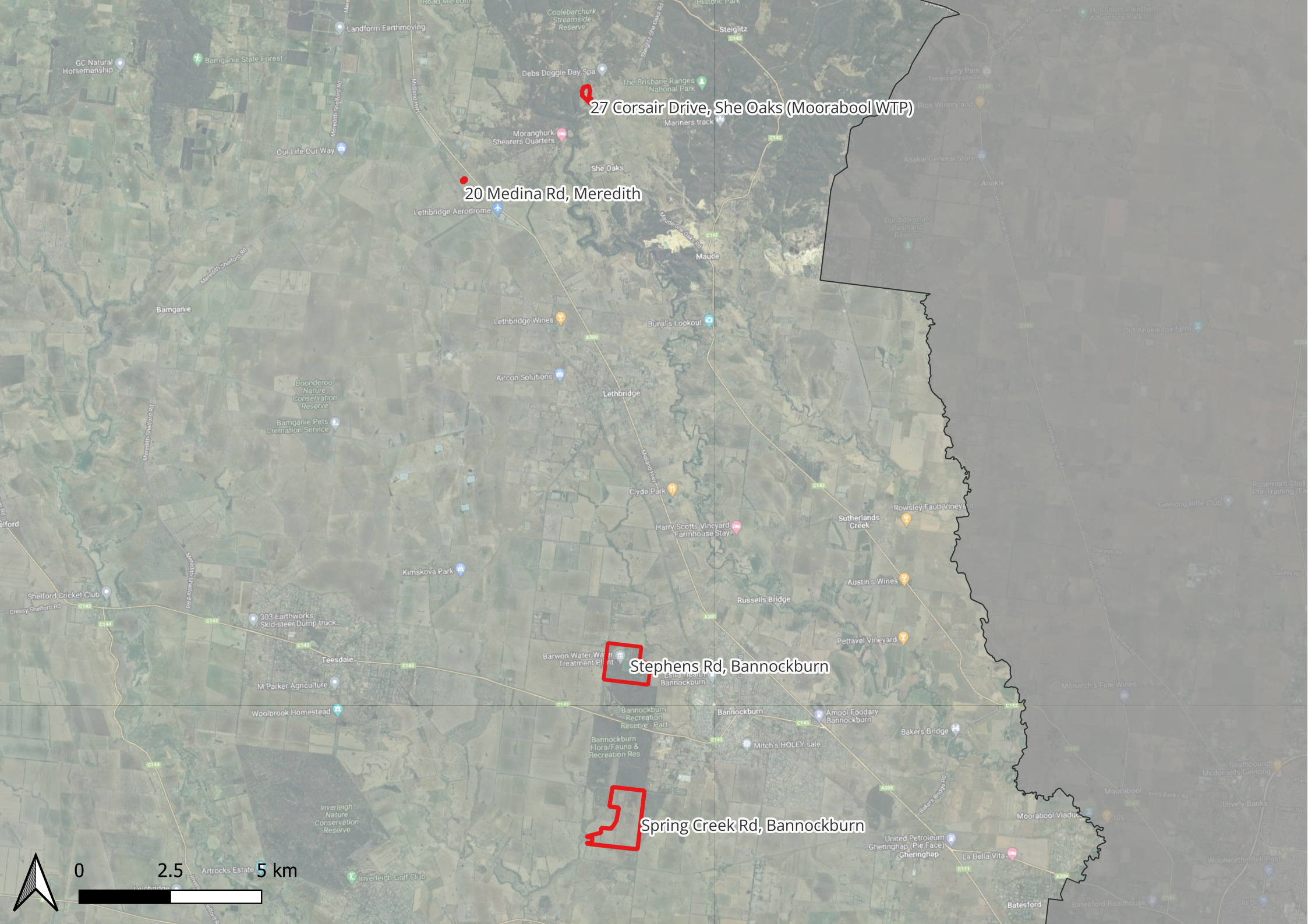
362 Crosswell Rd, Pt Lonsdale





Appendix I

Maps of Barwon Water landholdings in
Golden Plains Shire



27 Corsair Drive, She Oaks (Moorabool WTP)

20 Medina Rd, Meredith

Stephens Rd, Bannockburn

Spring Creek Rd, Bannockburn

0 2.5 5 km





Appendix J

Maps of Barwon Water landholdings in
Surf Coast Shire



4 Dornoch Link, Torquay

40C Rippleside Dr, Torquay

8 Blackwattle Mews, Torquay

15A Yateman Blvd, Torquay

6A Danawa Dr, Torquay

72 Ocean View Cres, Torquay

1A Casuarina Ave, Torquay

28 Manna Gum Dr, Torquay

43 Manna Gum Dr, Torquay

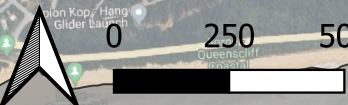
59A Great Ocean Rd, Jan Juc

250 Great Ocean Rd, Jan Juc





325 Old Coach Rd, Fairhaven



0 250 500 m



Appendix K

Maps of Barwon Water landholdings in
Borough of Queenscliffe



79 Nelson Rd, Queenscliffe

16 Ward Rd, Queenscliffe

39 Grimes Rd, Pt Lonsdale





Appendix L

Strategic Assessment Guidelines

Strategic Assessment Guidelines checklist

This checklist provides a quick snapshot of the abovementioned information. It may be helpful to use while preparing an amendment assessment.

Strategic consideration	Yes	No	N/A	Comment
Why is an amendment required? <ul style="list-style-type: none"> • What does the amendment intend to do and what is its desired outcome? • How does it intend to do it? • Is it supported by or is it a result of any strategic study or report? • Will the planning policy, provision or control result in the desired planning outcome? • Will the amendment have a net community benefit? • Will the community benefit outweigh the cost of the new control? • Does the amendment repeat provisions already in the planning scheme? • Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment intends to correct planning scheme anomalies over Barwon Water landholdings to ensure the planning controls reflect the use of the land.
	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment intends to correct planning scheme anomalies in the Colac-Otway, Golden Plains, Greater Geelong, Queenscliffe and Surf Coast planning schemes to include the identified Barwon Water assets in a Public Use Zone 1 which was developed for utility providers (such as Barwon Water) and to delete a redundant Public Acquisition Overlay 7 from land at 762-764 Banks Road, Ocean Grove.
	X	<input type="checkbox"/>	<input type="checkbox"/>	Planning Practice Note 2: provides guidance about the use of public use zones
	X	<input type="checkbox"/>	<input type="checkbox"/>	The PUZ1 control over the land will result in a desired planning outcome to reflect the existing land use of the site. Barwon Water does not intend to redevelop the identified parcels of land for any other use other than the existing public use. The amendment will also remove a redundant PAO7 over land which has now been acquired by Barwon Water.
	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment will reflect existing land uses and make it clear for anyone reviewing properties adjacent that there are utilities on the site to avoid any confusion.
	X	<input type="checkbox"/>	<input type="checkbox"/>	Barwon Water is preparing the amendment to reduce the cost on the local Council and to protect their assets for the longer term.
	<input type="checkbox"/>	X	<input type="checkbox"/>	The PUZ1 reflect the public use of the land which has been developed on each of the properties.
	X	<input type="checkbox"/>	<input type="checkbox"/>	The planning scheme controls the use and development of the identified parcels of land. Including the parcels in the PUZ1 is the most appropriate means of controlling the site. Further the deletion of the PAO7 from the Barwon Water land in Banks Road, Ocean

Strategic consideration	Yes	No	N/A	Comment
<ul style="list-style-type: none"> Is the matter already dealt with under other regulations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Grove is the most appropriate planning process given the land has now been acquired by Barwon Water.</p> <p>The proposal doesn't include anything other than a zoning change to reflect the existing use of the land.</p>
<p>Does the amendment implement the objectives of planning and address any environmental, social and economic effects?</p> <ul style="list-style-type: none"> Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the Planning and Environment Act 1987.) Does the amendment adequately address any environmental effects? Does the amendment adequately address any social effects? Does the amendment adequately address any economic effects? 	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	<p>The amendment ensures that the inclusion of the identified properties in an appropriate zone reflects the landownership, status and as-built conditions of the land and provides for protection of assets into the future</p> <p>No development is proposed</p> <p>No development is proposed</p> <p>No development is proposed</p>
<p>Does the amendment address relevant bushfire risk?</p> <ul style="list-style-type: none"> Does the amendment meet the objective and give effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the Planning Policy Framework (Clause 13.02 of the planning scheme)? Has the view of the relevant fire authority been sought in formulating the amendment? If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the objectives and strategies that apply to bushfire risk? Is local policy for bushfire risk management required to support the amendment? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	<p>The amendment is only a correction of the zoning and does not include any development</p> <p>The amendment is only a correction of the zoning and does not include any development</p> <p>No LPPF applies in any of the planning schemes</p> <p>The amendment is only a correction of the zoning and does not include any development</p>
<p>Does the amendment comply with all the relevant Minister's Directions?</p> <ul style="list-style-type: none"> Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes? Do any other Minister's Directions apply to the amendment? If so, have they been complied with? 	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> 	<p>The amendment is consistent with the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987</p> <p>Ministerial Direction No.12 applies to the amendment as some of the affected land parcels are within an area subject to the Bellarine Peninsula Localised Planning Statement. The amendment is neutral in relation to the LPS as no change in land use is proposed as part of the amendment.</p>

Strategic consideration		Yes	No	N/A	Comment
	<ul style="list-style-type: none"> Is the amendment accompanied by all of the information required by a Minister's Direction? 	X	<input type="checkbox"/>	<input type="checkbox"/>	Yes, all relevant information is included within the amendment
Does the amendment support or implement the PPF?	<ul style="list-style-type: none"> Does the amendment support or give effect to the PPF? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment supports the PPF in that it will help identify existing Barwon Water assets which are required to support the surrounding area
	<ul style="list-style-type: none"> Are there any competing PPF objectives and how are they balanced? 	<input type="checkbox"/>	X	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment support or give effect to any relevant adopted state policy? 	<input type="checkbox"/>	<input type="checkbox"/>	X	
	If the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02 and the amendment seeks to introduce or amend a local planning policy in the PPF:				
	<ul style="list-style-type: none"> Does the new or amended local planning policy: <ul style="list-style-type: none"> respond to a demonstrated need? 	<input type="checkbox"/>	<input type="checkbox"/>	X	The amendment will not change any existing land uses within the municipalities; the only need is for Barwon Water to have their assets appropriately zoned in the planning scheme
	<ul style="list-style-type: none"> implement a strategic direction in the MPS? 	<input type="checkbox"/>	<input type="checkbox"/>	X	The amendment is a change to the zoning of existing assets and does not impact on any strategic direction
	<ul style="list-style-type: none"> relate to a specific discretion or group of discretions in the planning scheme? 	<input type="checkbox"/>	X	<input type="checkbox"/>	
	<ul style="list-style-type: none"> assist the responsible authority to make a decision? 	X	<input type="checkbox"/>	<input type="checkbox"/>	Including the land in the PUZ1 will assist in the responsible authority assessing any future planning permit applications as any potential future use will be consistent with the purpose of the zone.
	<ul style="list-style-type: none"> assist any other person to understand whether a proposal is likely to be supported? 	<input type="checkbox"/>	<input type="checkbox"/>	X	There is no current proposal considered as part of the amendment, merely a zoning correction.
	<ul style="list-style-type: none"> respond to a demonstrated need? 	X	<input type="checkbox"/>	<input type="checkbox"/>	There is a need to ensure that the land is appropriately zoned for the existing land uses.
<ul style="list-style-type: none"> Does the amendment affect any existing local planning policy or tool? 	<input type="checkbox"/>	X	<input type="checkbox"/>	There are no changes proposes to the existing land uses and the amendment does not affect any	
<ul style="list-style-type: none"> Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 	<input type="checkbox"/>	<input type="checkbox"/>	X	There are no changes to any local planning policies	
Does the amendment support or	<ul style="list-style-type: none"> Does the amendment implement or support the MSS? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment make the land use more transparent and identifiable for infrastructure purposes (which

Strategic consideration	Yes	No	N/A	Comment
<p>implement the LPPF?</p> <p><i>*This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20.</i></p> <ul style="list-style-type: none"> • Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A • What effect will any change to the MSS have on the rest of the MSS: <ul style="list-style-type: none"> - Is the amendment consistent/inconsistent with strategic directions elsewhere in the MSS? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A - Has the cumulative effect of this amendment on the strategic directions in the MSS been considered? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A • Does the new or amended local planning policy: <ul style="list-style-type: none"> - respond to a demonstrated need? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A - implement an objective or strategy in the MSS? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A - relate to a specific discretion or group of discretions in the planning scheme? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A - assist the responsible authority to make a decision? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A - assist any other person to understand whether a proposal is likely to be supported? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A • Does the amendment affect any existing local planning policy or tool? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A • Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A 				<p>services developing areas within the municipalities).</p>
<p>Does the amendment support or implement the MPS?</p> <p><i>*This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.</i></p> <ul style="list-style-type: none"> • How does the amendment seek to implement or support the MPS? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A • Does the amendment seek to change the strategic directions of the MPS? If so, what is the change? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A • What effect will any change to the MPS have on the rest of the MPS? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A • Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A 				<p>Whilst the amendment will not result in any new development, the amendment will support the MPS of the planning schemes by ensuring clarity over the land that has already been developed for infrastructure service delivery purposes.</p> <p>The amendment does not change the strategic direction of the MPS as it is only seeks to correct zoning anomalies.</p> <p>The amendment is not expected to have any effect on the MPS nor will it result in any change.</p> <p>The correction to zoning anomalies does not impact on</p>

Strategic consideration		Yes	No	N/A	Comment
	<ul style="list-style-type: none"> What is the cumulative effect of this amendment on the other directions in the MPS? 	<input type="checkbox"/>	<input type="checkbox"/>	X	<p>the strategic directions of the MPS.</p> <p>The amendment is not expected to have any cumulative effect on any directions within the MPS</p>
Does the amendment make proper use of the VPP?	<ul style="list-style-type: none"> Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the planning scheme? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The PUZ1 is the most appropriate zone to reflect the use of the land.
	<ul style="list-style-type: none"> Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development? If so, have the provisions been reconciled? 	<input type="checkbox"/>	X	<input type="checkbox"/>	The amendment does not affect, conflict or duplicate any other provisions within the planning scheme.
	<ul style="list-style-type: none"> Does the control capture matters that do not specifically relate to the purpose or objectives of the control or matters that should not be dealt with under planning? 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amendment will change the zoning of the land and the control that will be applied is appropriate for the use of the land.
	<ul style="list-style-type: none"> Does the amendment make any existing provision in the planning scheme redundant? 	<input type="checkbox"/>	X	<input type="checkbox"/>	The amendment does not affect any other provisions as it only corrects the zoning over specific Barwon Water parcels of land
	<ul style="list-style-type: none"> Is the amendment consistent with any relevant planning practice note? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment is consistent with PPN46 – Strategic Assessment Guidelines and does not impact on PPN47 urban Growth Zones as the rezoning of land within the UGZ does not prejudice the ultimate outcome of the relevant PSP
How does the amendment address the views of any relevant agency?	<ul style="list-style-type: none"> Have the views of any relevant agency been addressed? 	X	<input type="checkbox"/>	<input type="checkbox"/>	Barwon Water is acting as the planning authority for the amendment and has sought feedback from the local councils regarding the rezonings.
Does the amendment address the requirements of the <i>Transport Integration Act 2010</i> (TIA)?	<ul style="list-style-type: none"> Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the TIA? If so, explain how the amendment addresses the transport system objectives and decision making principles set out in Part 2, Divisions 2 and 3 of the TIA. 	<input type="checkbox"/>	X	<input type="checkbox"/>	The amendment is administrative in nature and ensures appropriate controls apply to established infrastructure assets. There is no impact on the transport system or the requirements of the <i>Transport Integration Act 2010</i> as a result of this amendment
	<ul style="list-style-type: none"> Are there any applicable statements of policy principles prepared under section 22 of the TIA? If so, assess how the amendment addresses any specified policy principles that apply to the proposal. 	<input type="checkbox"/>	<input type="checkbox"/>	X	There are no applicable statements of policy principles under section 22 of the TIA that relate to the amendment
What impact will the new planning provisions have	<ul style="list-style-type: none"> Has the council considered the cost implications in implementing and administrating the new planning provisions? - including: 	X	<input type="checkbox"/>	<input type="checkbox"/>	Barwon Water is acting as planning authority and has considered the administrative costs of the amendment

Strategic consideration		Yes	No	N/A	Comment
on the resource and administrative costs of the responsible authority?	- estimated increase in number of planning permit applications	<input type="checkbox"/>	<input type="checkbox"/>	X	
	- planning staff resources	<input type="checkbox"/>	<input type="checkbox"/>	X	By acting as planning authority, Barwon Water has reduced any potential impact on Council planning staff resources
	- other miscellaneous costs including legal or other professional advice, for example, heritage advisers	<input type="checkbox"/>	<input type="checkbox"/>	X	The amendment is a correction only and not considered contentious
	- capacity to consider the new application within the prescribed time?	X	<input type="checkbox"/>	<input type="checkbox"/>	Barwon Water is responsible for the timeframes and is undertaking the amendment consistent with legislated requirements.