

Planning and Environment Act 1987
COLAC OTWAY PLANNING SCHEME
GREATER GEELONG PLANNING SCHEME
GOLDEN PLAINS PLANNING SCHEME
SURF COAST PLANNING SCHEME
QUEENSCLIFFE PLANNING SCHEME

Notice of the preparation of an amendment

Amendment GC228

The Barwon Region Water Corporation (Barwon Water) has prepared Amendment GC228 to the Colac Otway, Greater Geelong, Golden Plains, Surf Coast and Queenscliffe Planning Schemes.

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 Ocean Grove.

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>

- at the Department of Transport and Planning website www.delwp.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of any public hearing held to consider submissions. The closing date for submissions is 2 May 2024. A submission must be clearly marked Amendment

GC228 (directed to the Strategic Projects Team) and sent to the Barwon Region Water Corporation 57-67 Ryrie Street, Geelong or via email to property@barwonwater.vic.gov.au .

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Seamus Butcher
GM Planning, Delivery & Environment
Barwon Region Water Corporation

**COLAC OTWAY PLANNING SCHEME
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GOLDEN PLAINS PLANNING SCHEME
SURF COAST PLANNING SCHEME
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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 Queenscliffe 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 Queenscliffe 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

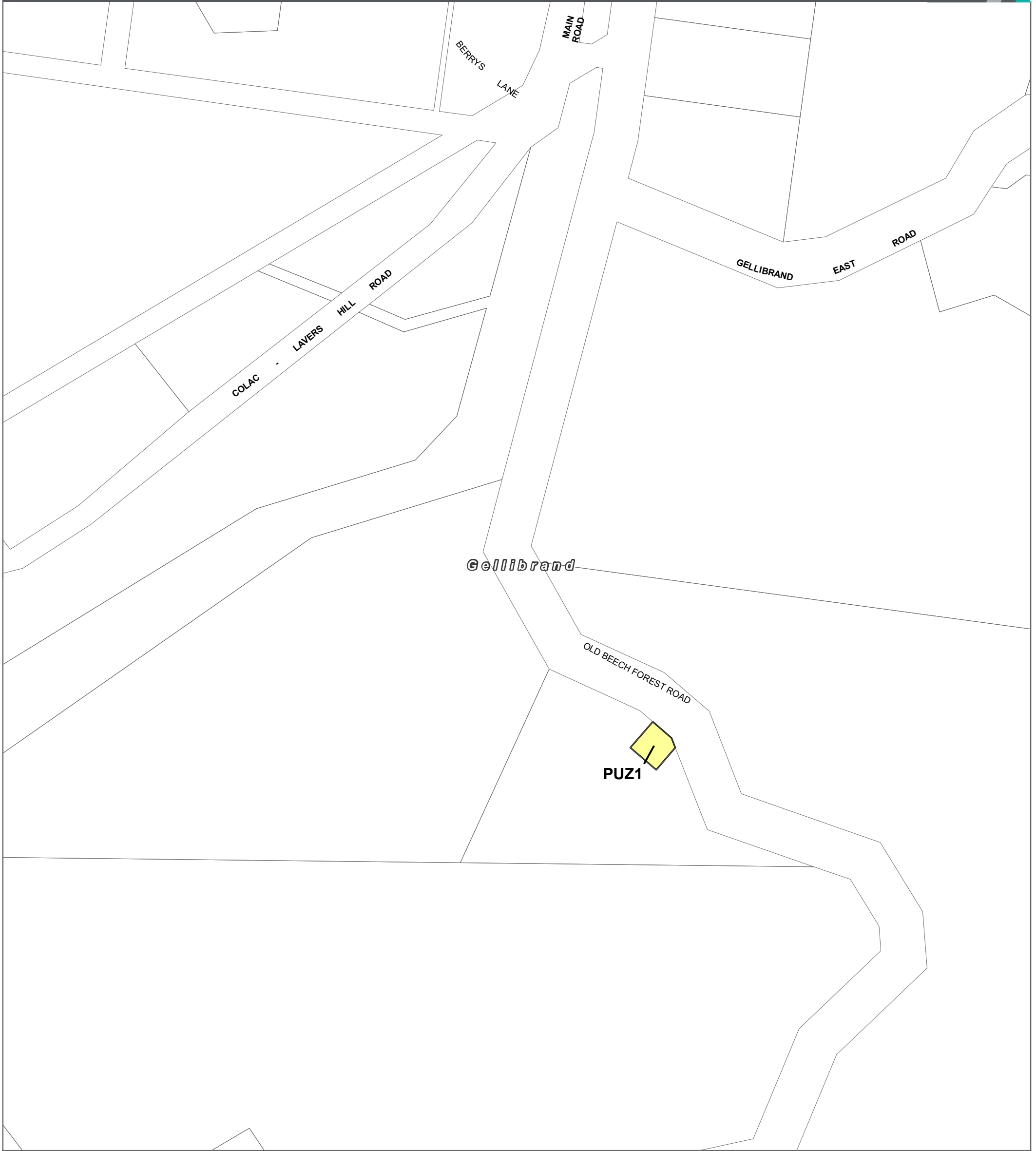
The Planning Scheme Maps are amended by a total of one attached map sheet.

Zoning Maps



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

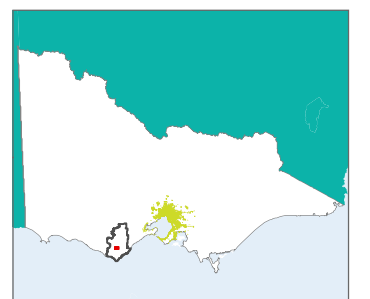
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COLAC OTWAY PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

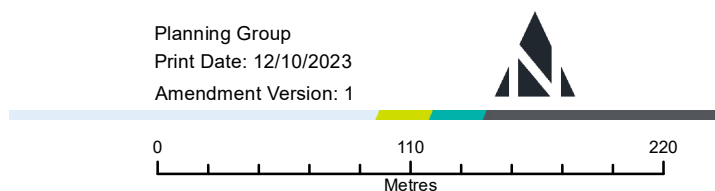
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



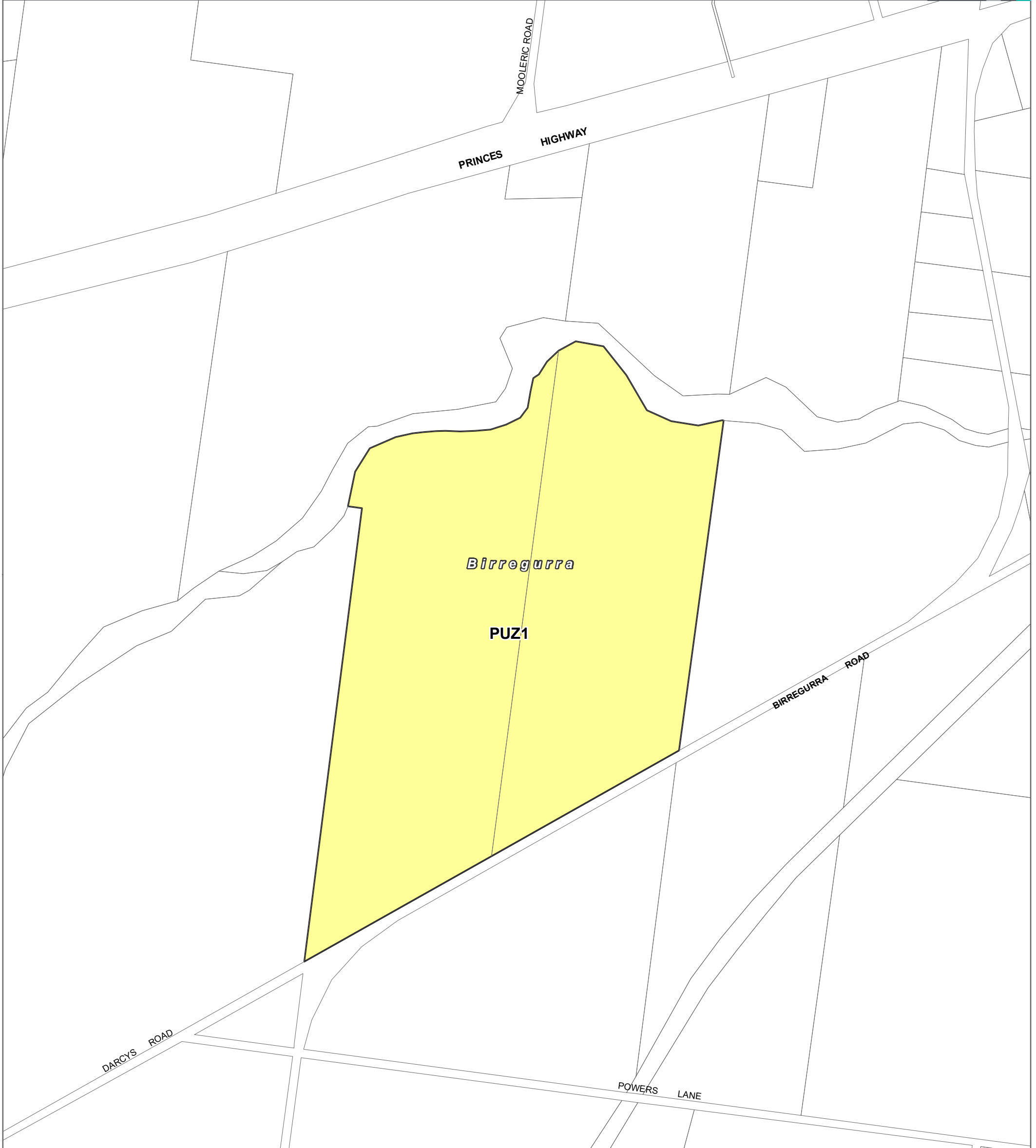
Part of Planning Scheme Map 20

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Print Date: 12/10/2023
Amendment Version: 1

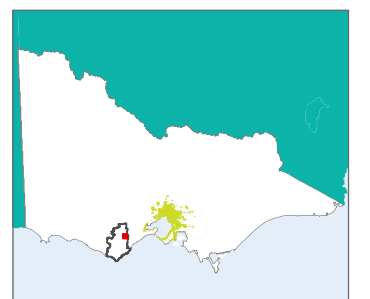


Department
of Transport
and Planning



LEGEND

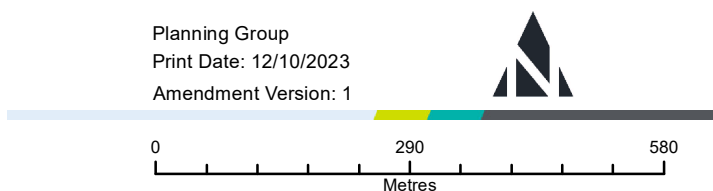
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Map 12

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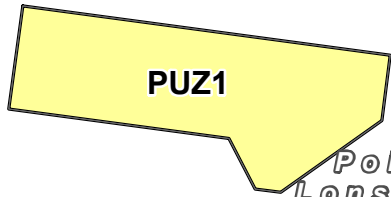
Department of Transport and Planning

GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228

CAMPANA ROAD

MOONAH CIRCUIT

CRESWELL ROAD





Point Lonsdale

ALBATROSS GROVE

CROOKHAVEN STREET

SHELL ROAD

LEGEND

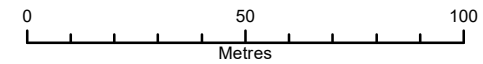
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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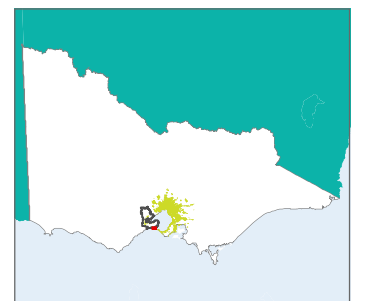


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 Print Date: 09/10/2023
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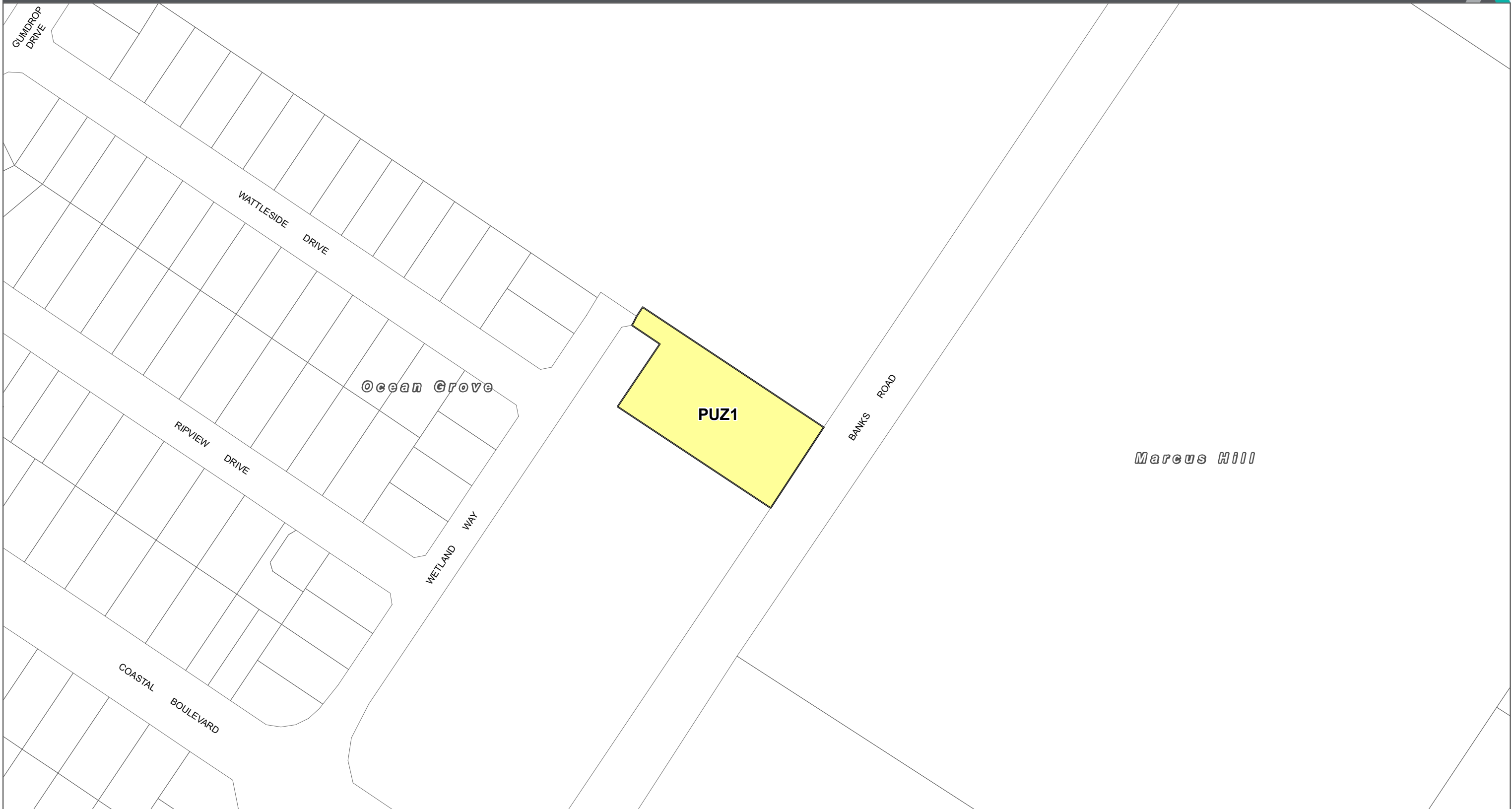


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Part of Planning Scheme Map 83



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228



LEGEND

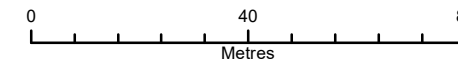
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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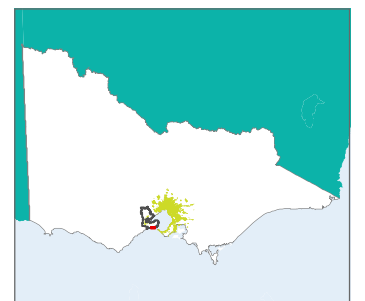


Planning Group
 Print Date: 09/10/2023
 Amendment Version: 1

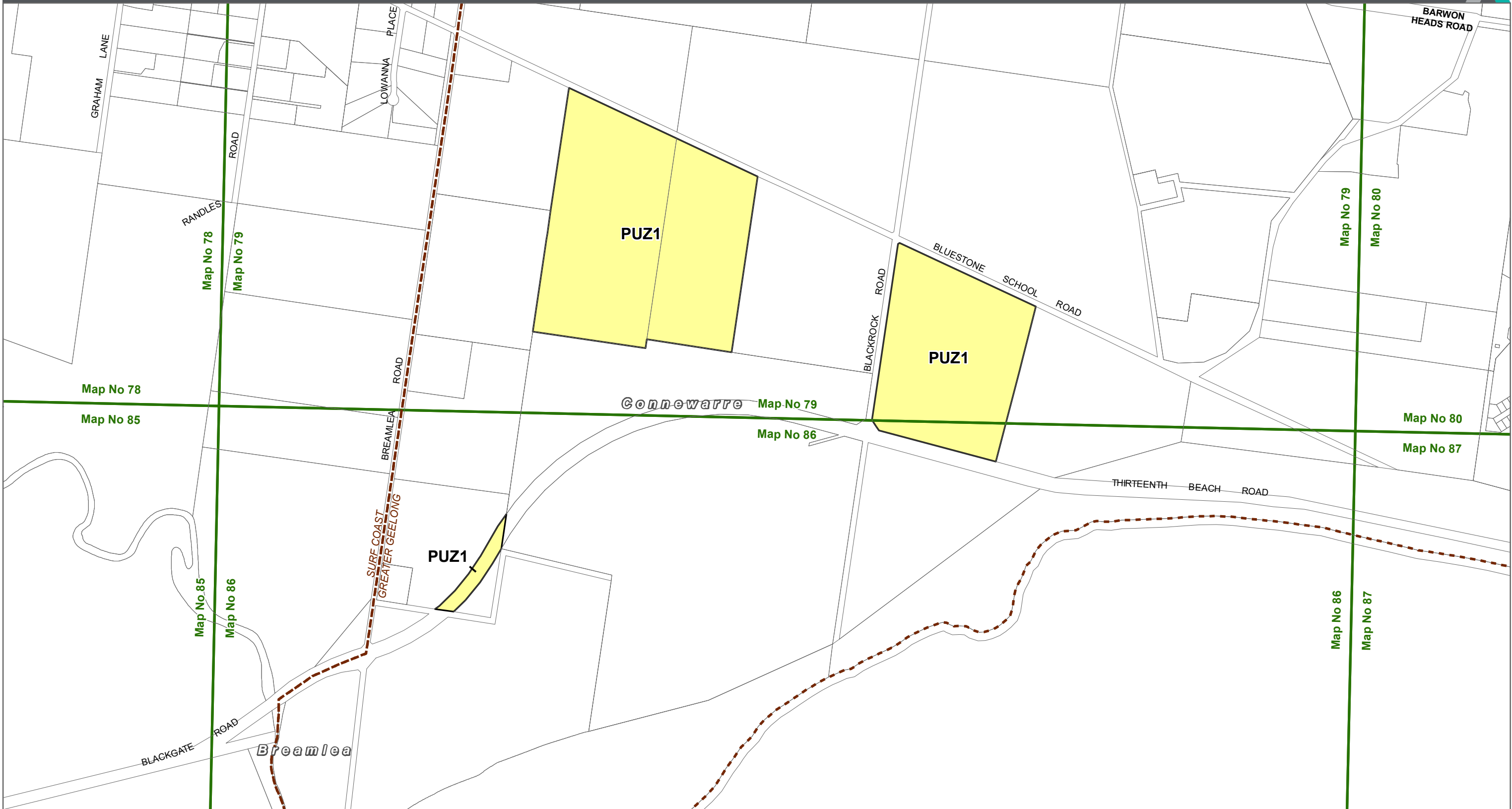


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Part of Planning Scheme Map 82



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

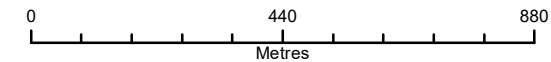
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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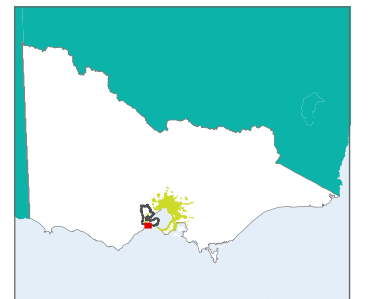


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Print Date: 14/02/2024
Amendment Version: 1



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Part of Planning Scheme Maps 79 & 86



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



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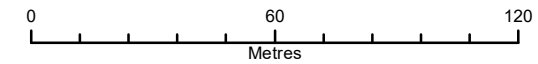
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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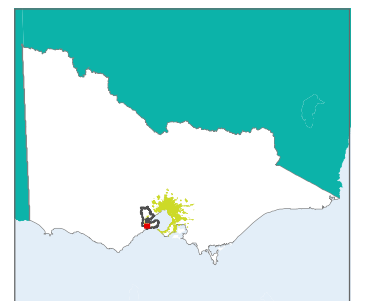


Planning Group
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Amendment Version: 1

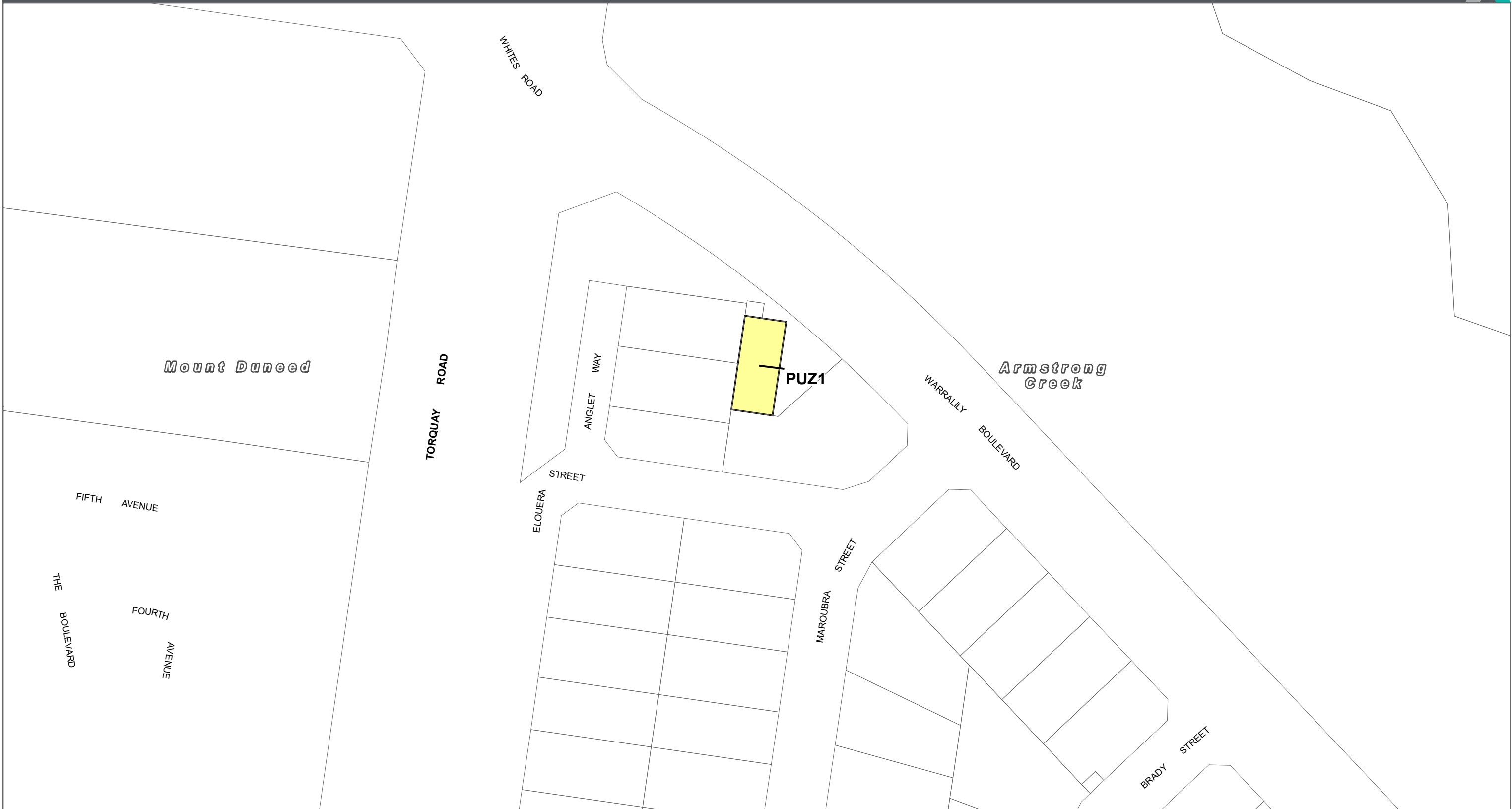


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Part of Planning Scheme Map 78



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228



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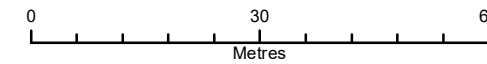
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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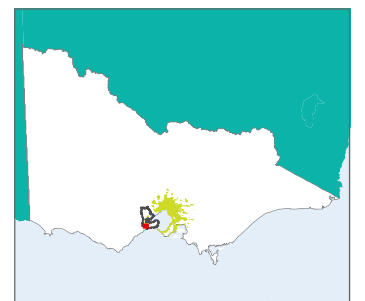


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 Print Date: 09/10/2023
 Amendment Version: 1



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Part of Planning Scheme Map 77



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



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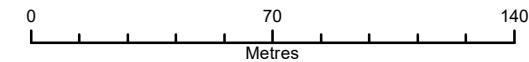
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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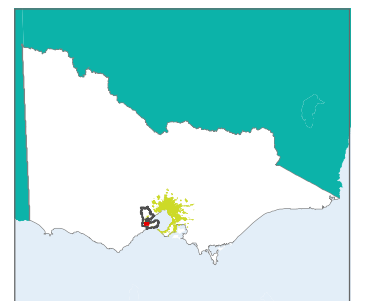


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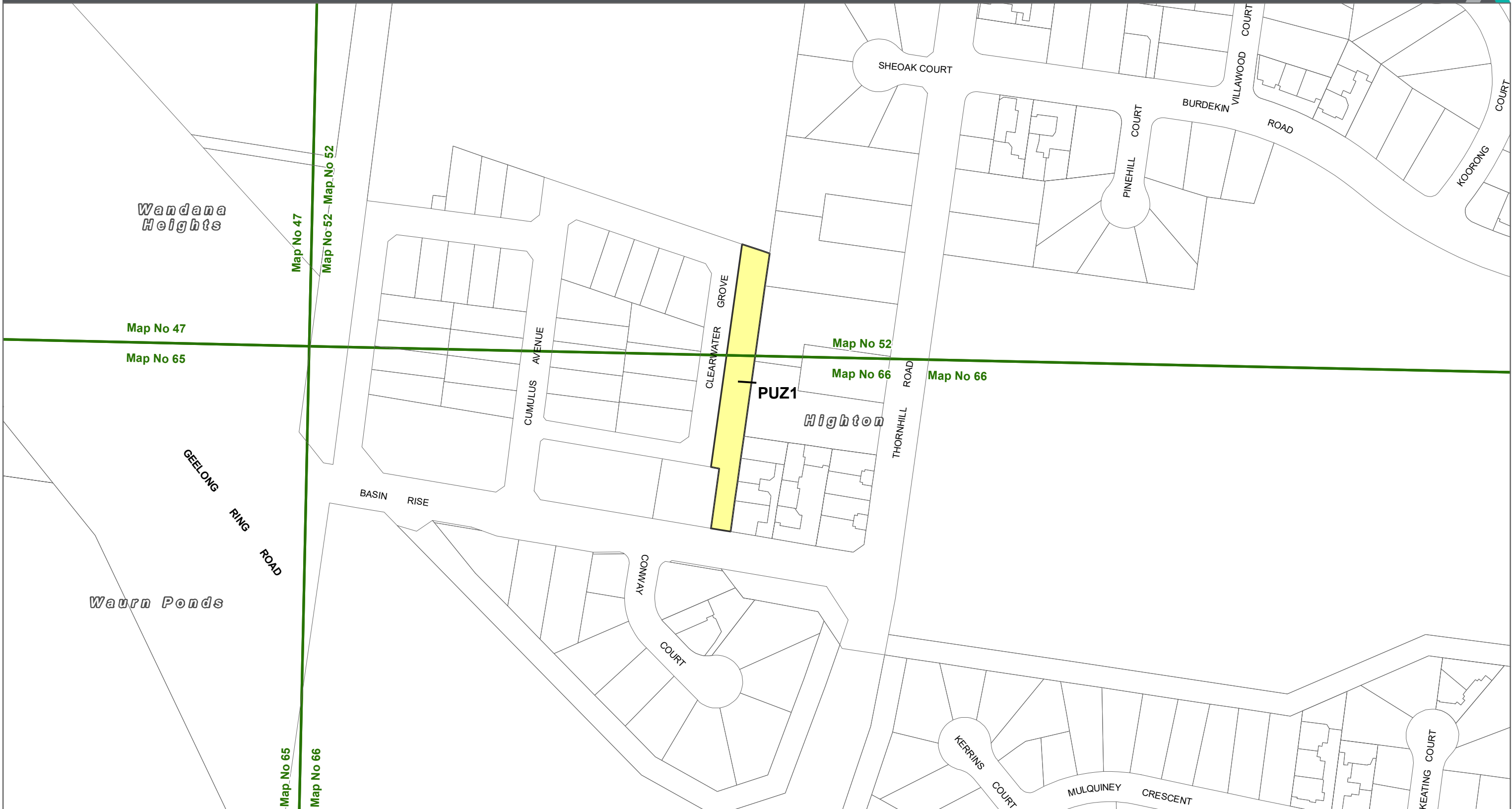


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Part of Planning Scheme Map 67



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



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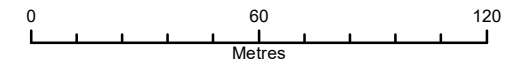
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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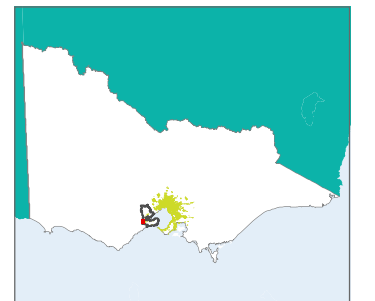


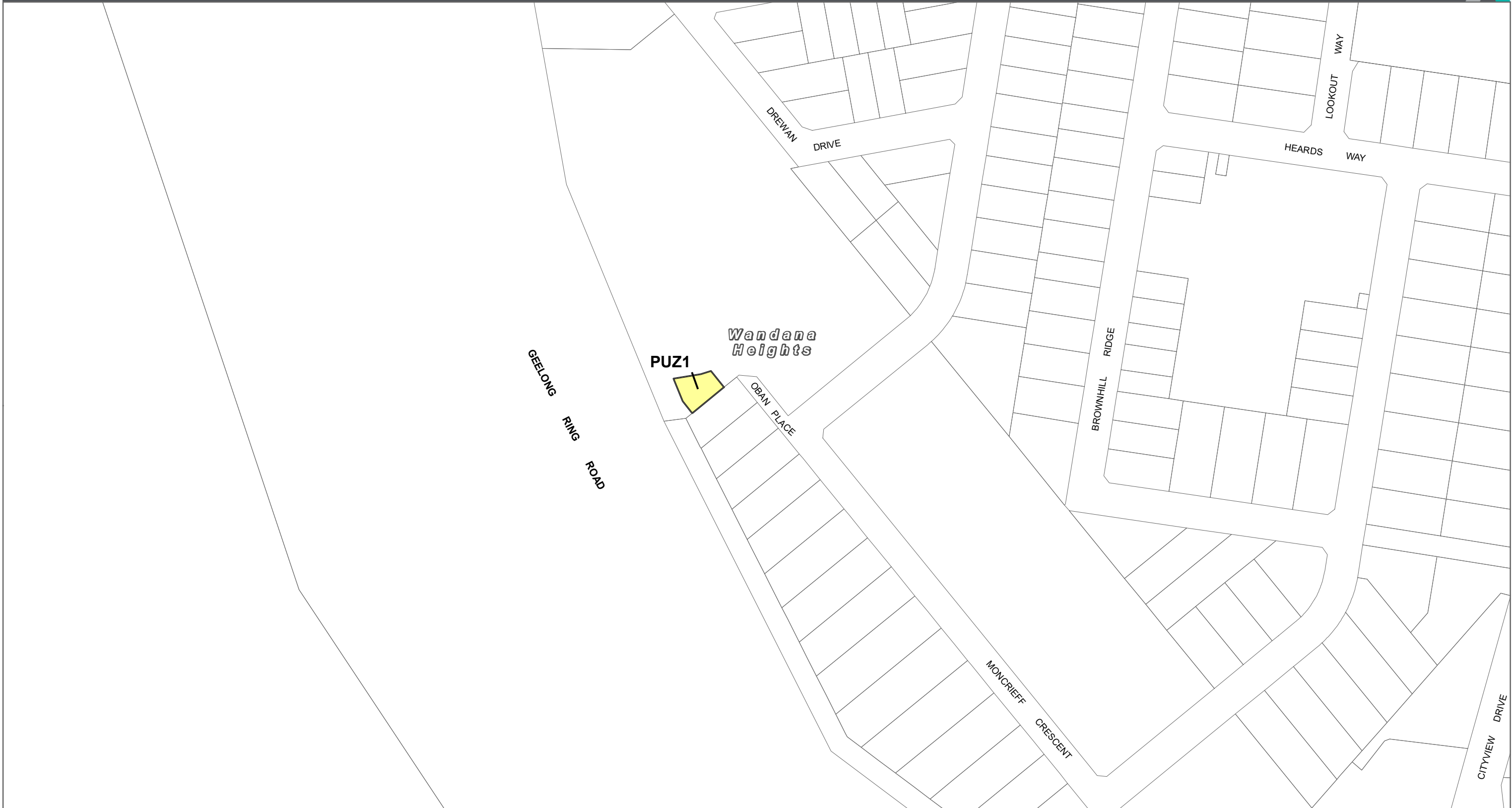
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Part of Planning Scheme Maps 52 & 66





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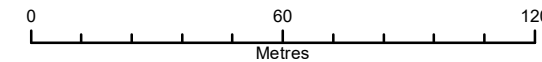
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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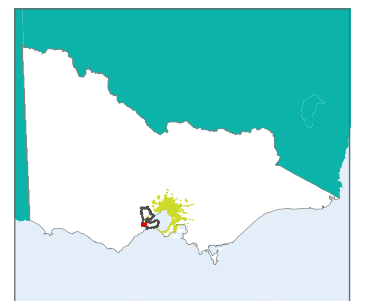


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 Print Date: 09/10/2023
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Part of Planning Scheme Map 47



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228



LEGEND

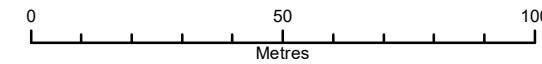
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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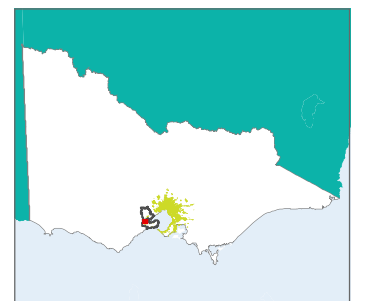


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Part of Planning Scheme Map 36



GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION
 AMENDMENT GC228



LEGEND

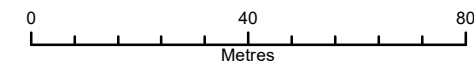
-  D-PAO - Area to be deleted from a Public Acquisition Overlay
-  Local Government Area

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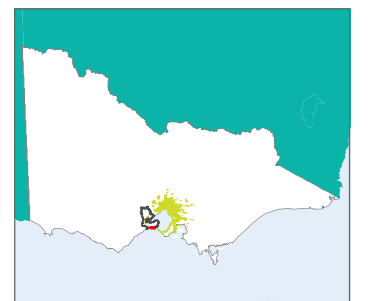


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

Part of Planning Scheme Map 82PAO

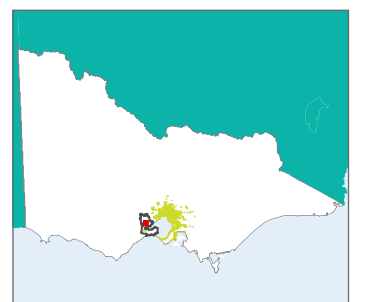


GREATER GEELONG PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



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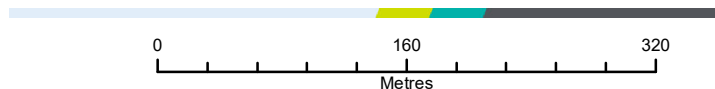
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Maps 12 & 18

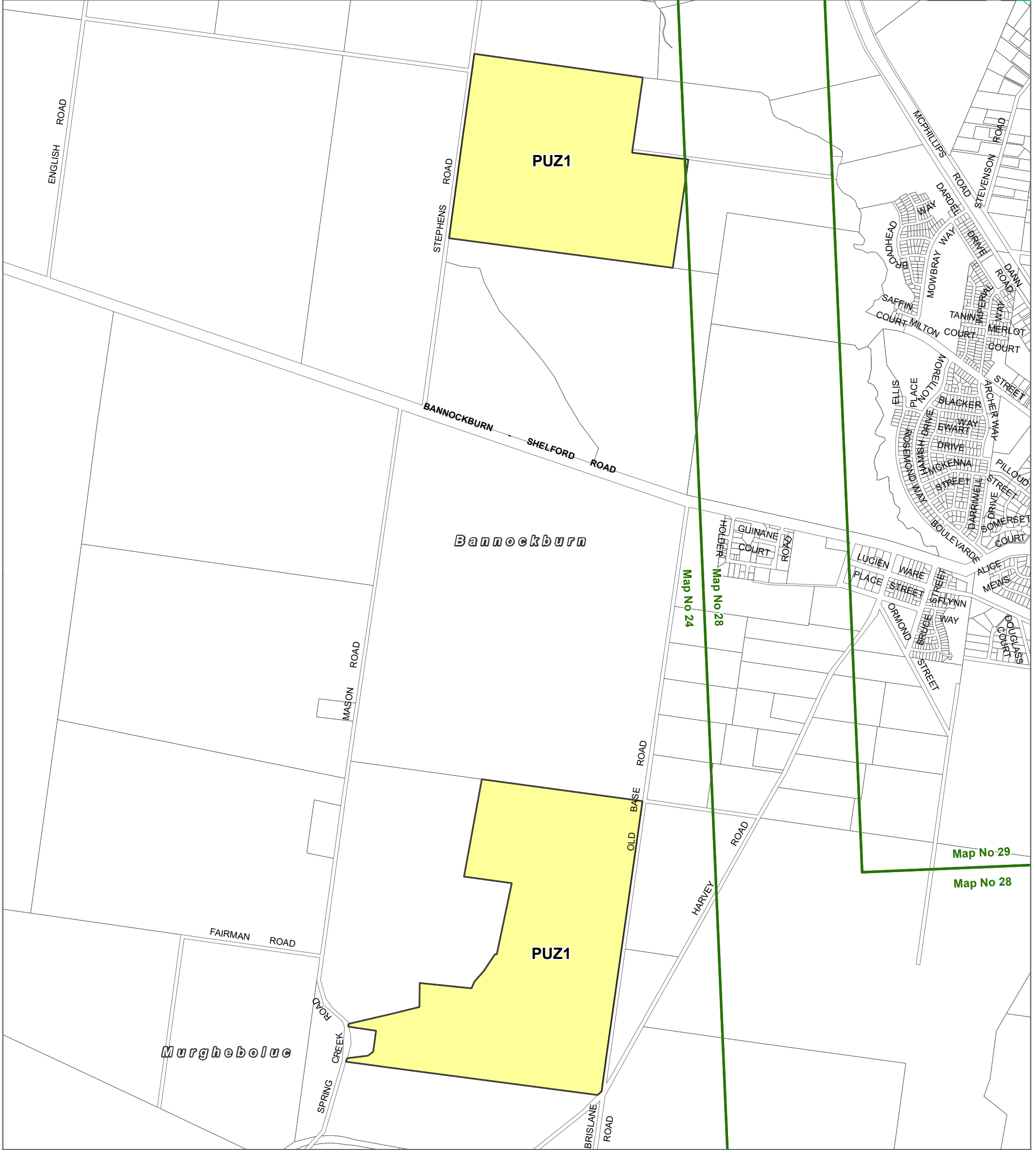
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

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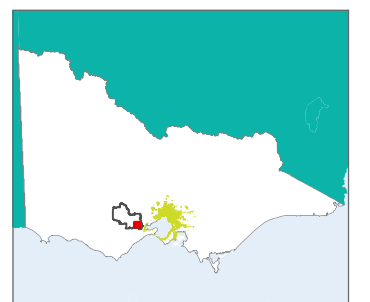
GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



Map No 24
Map No 28
Map No 29
Map No 28

LEGEND

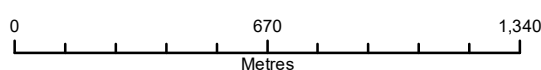
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Maps 24 & 28

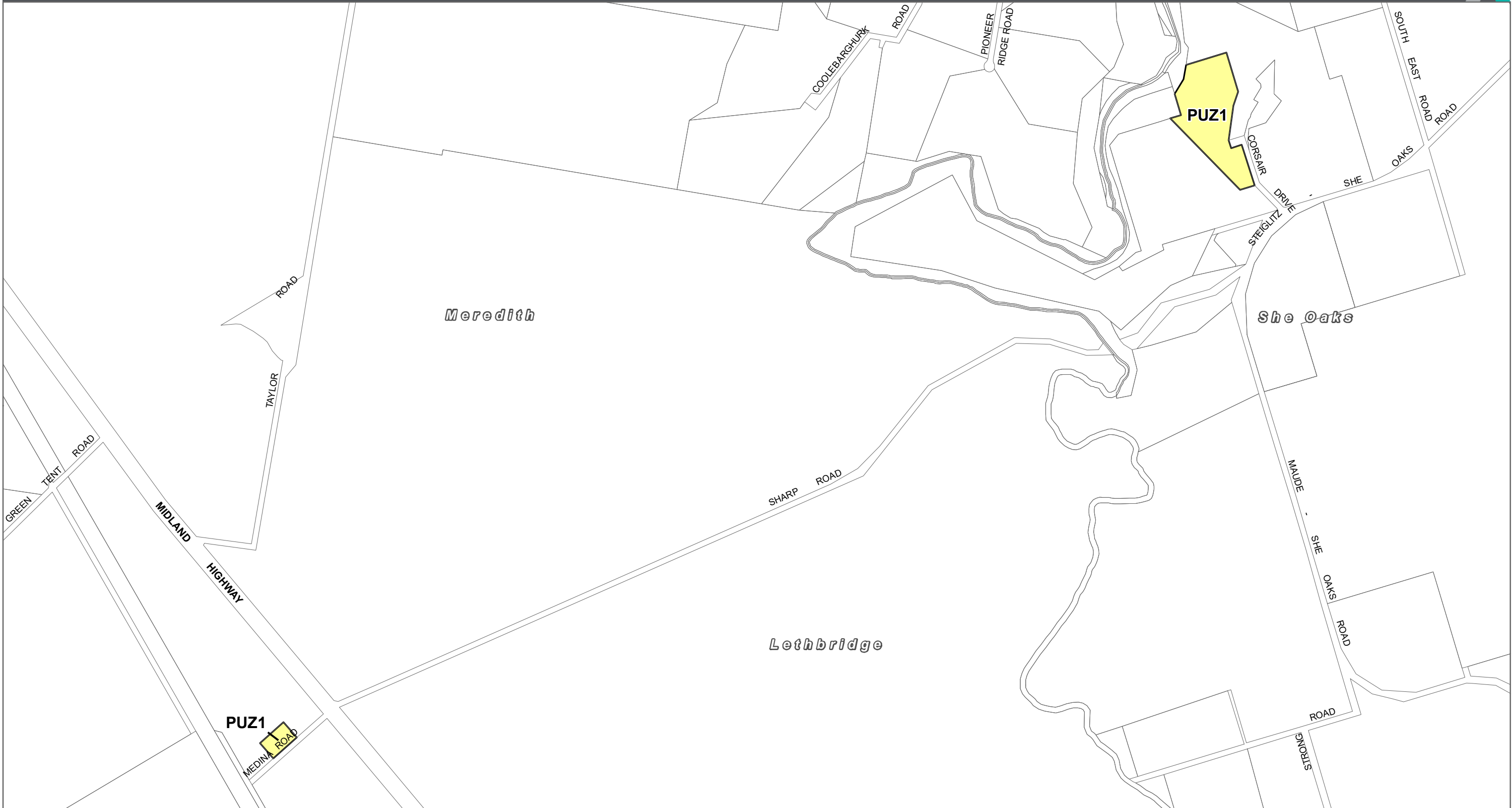
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**GOLDEN PLAINS PLANNING SCHEME - LOCAL PROVISION
AMENDMENT GC228**



LEGEND

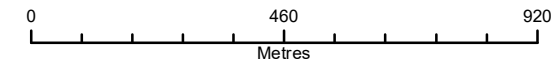
-  PUZ1 - Public Use Zone-Service and Utility
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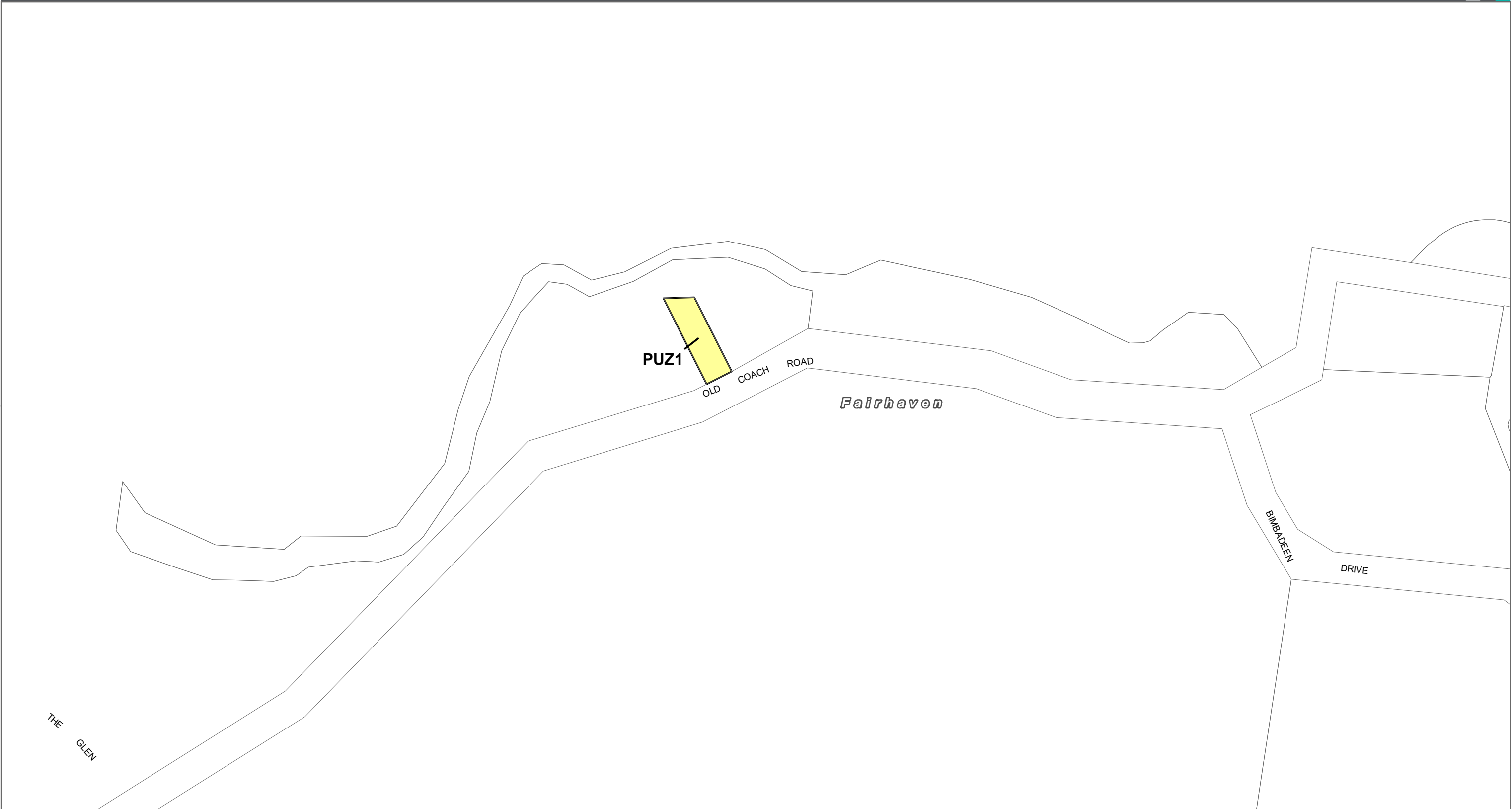
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Part of Planning Scheme Map 17





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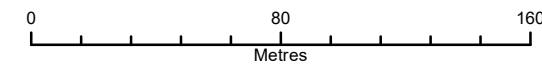
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- Local Government Area

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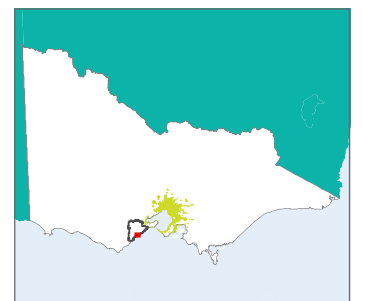


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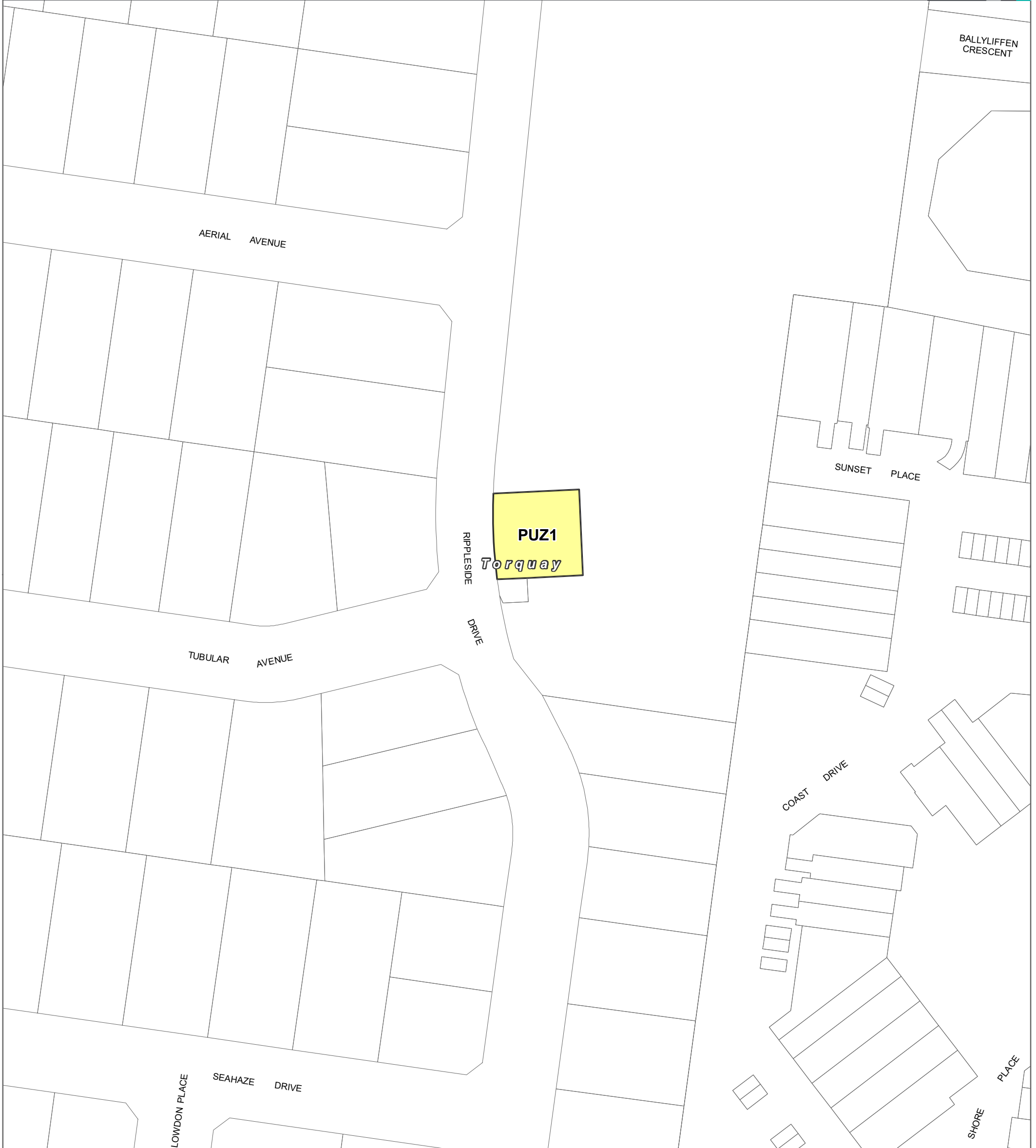


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Part of Planning Scheme Map 39

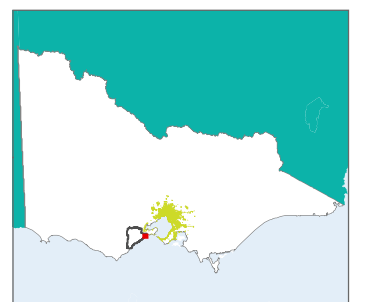


SURF COAST PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



LEGEND

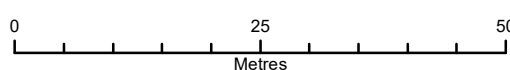
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Map 20

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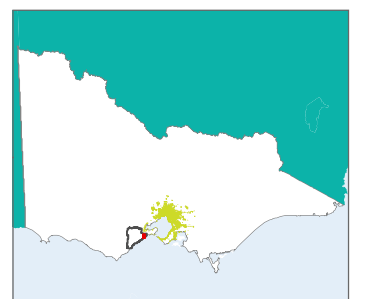
Department of Transport and Planning

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



LEGEND

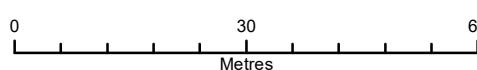
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



Part of Planning Scheme Map 21

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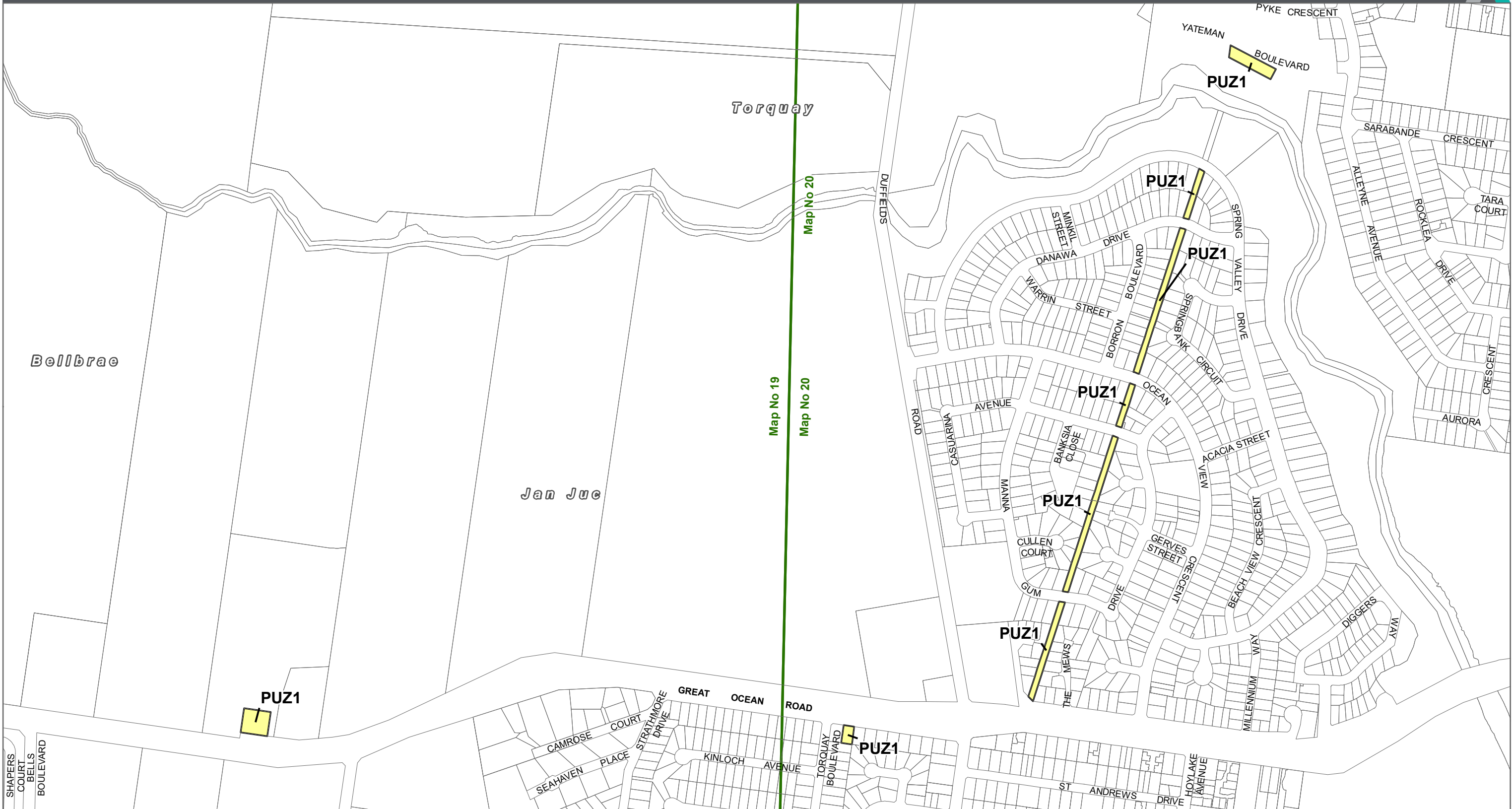
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Department
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SURF COAST PLANNING SCHEME - LOCAL PROVISION

AMENDMENT GC228



LEGEND

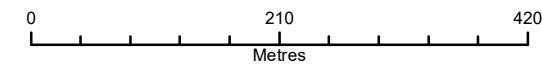
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area

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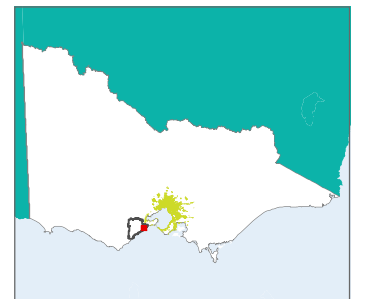


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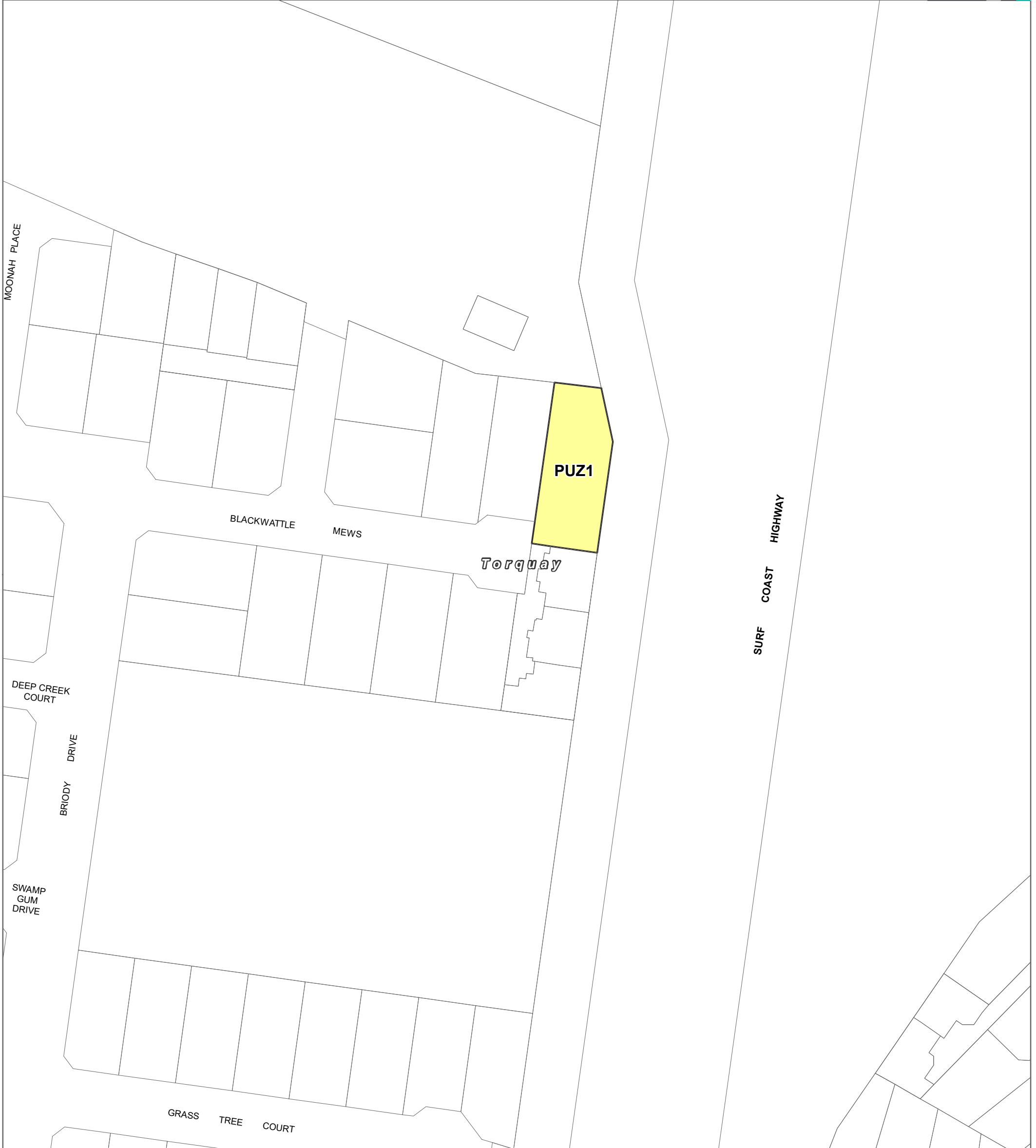


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Part of Planning Scheme Maps 19 & 20

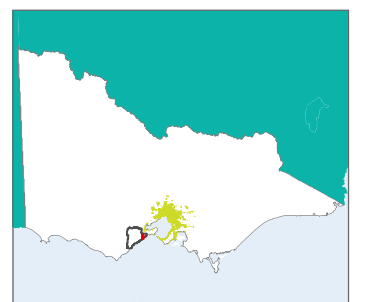


**SURF COAST PLANNING SCHEME - LOCAL PROVISION
AMENDMENT GC228**



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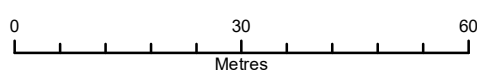
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Part of Planning Scheme Map 20

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QUEENSLIFFE PLANNING SCHEME - LOCAL PROVISION AMENDMENT GC228



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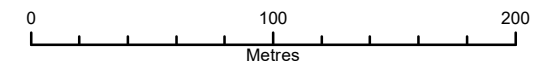
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area

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