*Planning and Environment Act 1987*

# GREATER GEELONG PLANNING SCHEME

# AMENDMENT C456ggee

## EXPLANATORY REPORT

**Who is the planning authority?**

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

The amendment has been made at the request of the Hon Harriet Shing MP, Minister for Regional Development and Minister for Commonwealth Games Legacy.

**Land affected by the amendment**

The amendment applies to land at 68-92 and 94 Western Beach Road, Geelong and surrounding road reserves as shown in Figure 1 below.

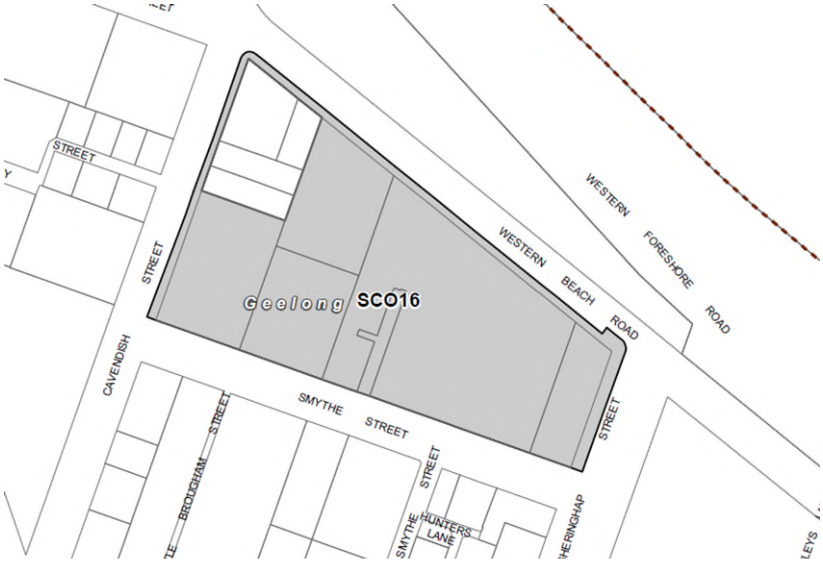


*Figure 1. Land Subject to the Incorporated Document*

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

**What the amendment does**

The amendment applies the Specific Controls Overlay to the land at 68-92 and 94 Western Beach Road, Geelong, and introduces an incorporated document titled '*Geelong Convention and Exhibition Centre Strategic Development Site Project, April 2023*' into the Greater Geelong Planning Scheme.

Specifically, the amendment:

- amends the schedule to Clause 45.12 to reference SCO16 and the incorporated document titled: Geelong Convention and Exhibition Centre Strategic Development Site Project, April 2023.
- amends the schedule to Clause 72.04 to reference the incorporated document titled: Geelong Convention and Exhibition Centre Strategic Development Site Project, April 2023.
- amends planning scheme map 50SCO to include a new SCO Schedule 16.

**Strategic assessment of the amendment**

**Why is the amendment required?**

The amendment is required to facilitate timely delivery of the Geelong Convention and Exhibition Centre Strategic Development Site project, consistent with the strategic intent of the Central Geelong Framework Plan and Schedule 1 to the Activity Centre Zone.

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

The amendment implements the objectives for planning in Victoria, set out at section 4 of the *Planning and Environment Act 1987* (the Act), specifically:

- to provide for the fair, orderly, economic and sustainable use, and development of land;
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- to balance the present and future interests of all Victorians;
- to facilitate development which achieves the objectives of planning in Victoria as set out in the Act.

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

The amendment has been prepared taking into account the requirements of section 12(2) of the Act with respect to environmental, social and economic effects.

The amendment will have significant social and economic effects for Victoria (specifically the greater Geelong region), including providing jobs and economic investment in the region, supporting the visitor economy, providing world-class cultural, recreation and entertainment facilities and enabling infrastructure required for the 2026 Commonwealth games.

The Victorian Government announced a commitment of $261 million to deliver the Geelong Convention and Exhibition Centre project. The Project has also received $30 million in funding from the Australian Government and $3 million from the City of Greater Geelong, bringing the total project value to $294 million.

The amendment facilitates a project that will support 600 jobs during construction and an additional 270 ongoing jobs once complete. The facilities provided by the amendment will further boost employment opportunities and strengthen the region's visitor economy.

**Does the amendment address relevant bushfire risk?**

The amendment will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. The amendment meets the objective and gives effect to strategies to address Bushfire risk in the Planning Policy Framework, specifically Clause 13.02, by directing development to a low risk urban location with availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.

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

The amendment complies with relevant directions issued under section 12 of the Act, particularly Ministerial Direction 11: Strategic assessment of amendments.

The amendment also complies with the Ministerial Direction on the Form and Content of Planning Schemes issued under section 7(5) of the Act.

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

The amendment supports and implements the Planning Policy Framework. Specifically, the amendment is consistent with policy including:

- *Settlement* (Clause 11.01-1S) encourages focusing investment and growth in the regional city of Geelong.

- *Settlement - Geelong G21* (Clause 11.01-1R) outlines a strategy to support the role of Central Geelong as a major regional city and revitalise and strengthen its role as Victoria's second city.

- *Urban design* (Clause 15.01-1S) outlines a strategy seeking development to appropriately respond to its surrounding landscape and urban character, valued built form and cultural context.

- *Diversified economy - Geelong G21* (Clause 17.01-1R) outlines strategies for Greater Geelong to build on the region's competitive strengths, including tourism to strengthen the economy.

- *Cultural Facilities* (Clause 19.02-3S) outlines the objective to increase access to the arts, recreation and other cultural facilities.

- *Social and cultural infrastructure* (Clause 19.02-4S) outlines the strategy to identify and address gaps and deficiencies in social and cultural infrastructure.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Planning Strategy?**

The amendment supports and implements the strategic goals outlined in the Municipal Planning Strategy and locally policy, including:

- *Settlement* (Clause 02.03-1) which identifies Central Geelong as the focus of commerce, arts and culture, hospitality, entertainment, education, health and institutional activity in the City of Greater Geelong.

- *Built environment and sustainability* (Clause 02.03-5) which includes the strategies to ensure that development enhances Geelong's sense of place and identity, encourage environmentally sustainable design in all development and encourage all development to provide high quality urban design and landscaping.

- *Economic development* (Clause 02.03-7) recognises tourism is a key part of the economy of the Geelong region, and supports tourism use and development that contributes to the economy and respects landscape character of the area. This is complemented by local policy at Clause 17.04-1L-01 (Tourism – Greater Geelong) which directs major tourist accommodation facilities to urban area.

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

The amendment makes proper use of the Victoria Planning Provisions to facilitate the project, specifically, Clause 45.12 and Clause 72.04.

The purpose of Clause 45.12 is to apply specific controls to achieve a particular use and development outcome. The specific controls in this amendment are set out in the incorporated document and allow the use and development of the relevant land for the project, in accordance with the clauses in the incorporated document.

The use of this provision is appropriate because the project will have significant economic and social benefits, and the incorporated document will allow the project to be delivered in a coordinated, consistent and timely manner under a single planning control.

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

The amendment has been prepared in consultation with Regional Development Victoria and Development Victoria.

The views of relevant agencies, stakeholders and the community were also sought as part of Amendment C431ggee, which implemented the Central Geelong Framework Plan, with which the substantive planning controls introduced under C456ggee are consistent.

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

The amendment does not have any direct impact on the transport system.

The amendment provides for the further improvements of pedestrian connections.

**Resource and administrative costs**

The planning provisions implemented by the amendment will have negligible impact on the resources and administrative costs of the responsible authority noting it applies a site-specific control that exempts the need for planning permits associated with the Geelong Convention Centre and Exhibition Centre Strategic Development Site Project.

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the City of Greater Geelong website at www.geelongaustralia.com.au; or

The amendment is available for public inspection, free of charge, during office hours at the following places:

- City of Greater Geelong, Wurriki Nyal, 137-149 Mercer Street, Geelong

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

**ATTACHMENT 1 - Mapping reference table**

| Location | Land /Area Affected | Mapping Reference |
|---|---|---|
| Geelong | 68-92 and 94 Western Beach Road | 50SCO |