

Greater Geelong Planning Scheme

Amendment C477ggee

Explanatory Report

Overview

This draft amendment C477ggee (the amendment) facilitates master planning of the Greater Avalon Employment Precinct (GAEP). The Greater Avalon Employment Precinct West will enable approximately 8,000 new jobs within a state significant employment precinct centred around Avalon Airport.

The amendment provides for the coordinated development of the precinct while ensuring it does not conflict or is conflicted by the ongoing operation of Avalon Airport and is compatible with nearby Ramsar wetlands.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Engage Victoria website between 13 November – 11 December 2025 at:

Engage Vic

<https://engage.vic.gov.au/GreaterAvalon>

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

Department of Transport and Planning

Department of Transport and Planning website at

<https://vpa.vic.gov.au/project/greater-avalon-ep/> or by contacting the office on 9651 9600 to arrange a time to view the amendment documentation.

Greater Geelong City Council

137-149 Mercer Street, Geelong

Should you not have access to the internet and the above offices are closed or not accessible during office hours, please contact the Department of Transport and Planning on 1800 789 386 to make alternative arrangements to obtain a copy of the amendment.

Submissions

Any person may make a submission to the Department of Transport and Planning

about the amendment. Submissions about the amendment must be received by 11 December 2025. A submission must refer to the Greater Avalon Employment Precinct draft amendment and be sent to:

Online: <https://engage.vic.gov.au/GreaterAvalon>

Email: GAEP@transport.vic.gov.au

Post: Victorian Planning Authority c/- Greater Avalon Employment Precinct GPO Box 2392 Melbourne, VIC 3001

Standing Advisory Committee hearing dates

If required, this project may be subject to the Victorian Planning Authority Projects Standing Advisory Committee (SAC), appointed pursuant to Part 7, section 151 of the *Planning and environment Act 1987* (the Act) to advise the Minister for Planning and the Victorian Planning Authority on referred projects and plans and associated draft planning scheme amendments.

While the Department of Transport and Planning (DTP) through the Victorian Planning Authority (VPA) will seek to resolve any issues raised, unresolved issues or particular matters may be referred to the VPA Projects SAC, which will contact submitters and then determine the best way to consider unresolved matters – either by round table discussions, written submissions or a public hearing. The VPA SAC will provide advice on the amendment to DTP and Minister for Planning.

DTP will then make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for the amendment.

If required, dates for the Greater Avalon Employment Precinct SAC are reserved for:

- Directions hearing: Week commencing 16 March 2026
- Panel hearing: Week commencing 27 April 2026

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the VPA (VPA), now part of DTP for the Minister for Planning who is the planning authority for this amendment.

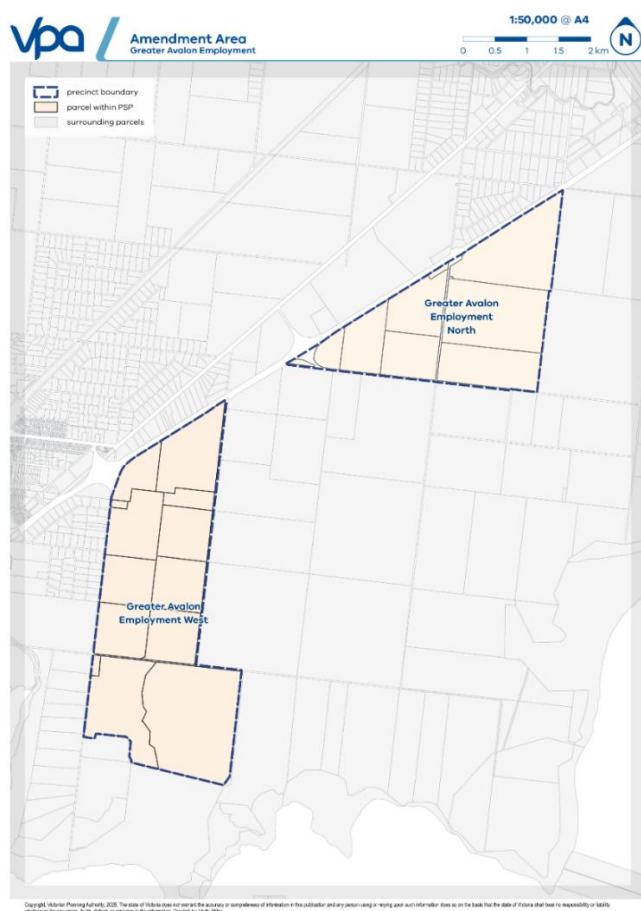
Land affected by the amendment

The amendment applies to land within the Greater Avalon Employment Precinct as shown in Map 1 below.

The Greater Avalon Employment Precinct West (GAEP West) is bound by the Princes Freeway to the North, Avalon Airport to the East, the Avalon Coastal Reserve to the South and Avalon Road to the West. It covers approximately 1,581 hectares of land.

The Greater Avalon Employment Precinct North (GAEP North) is generally bound by Princes Highway to the north and east, Beach Road to the south, and Western Road to the west, as illustrated on Map 1 below.

Map 1 – Land affected by the amendment



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

What the amendment does

The amendment proposes changes to the Greater Geelong Planning Scheme to facilitate the master planning process of the GAEP. Specifically, the amendment makes the following changes:

- Inserts a new Clause 11.03-6L-06 (Greater Avalon Employment Precinct) to include the GAEP Framework Plan which sets out the future vision for the whole precinct and staging criteria for the sequencing of development with infrastructure capacity and land supply.
- Inserts a new Schedule 16 to Clause 35.06 (Rural Conservation Zone) and rezones part of the land in the GAEP West section identified for conservation protection from part Farming Zone (FZ) and part Special Use Zone (SUZ1) to Rural Conservation Zone Schedule 16 (RCZ16).
- Rezones part of the land in the GAEP West section identified for employment from part Farming Zone (FZ) and part Special Use Zone (SUZ1) to Industrial 1 Zone (IN1Z).
- Removes the Environmental Significance Overlay Schedule 4 (ESO4) from land within the amendment area.
- Inserts a new Schedule 53 to the Design and Development Overlay Schedule (DDO53) and applies DDO53 to land within the amendment area.
- Inserts a new Schedule 50 to the Development Plan Overlay Schedule (DPO50) and applies DPO50 to land within the amendment area.
- Amends the Schedule to Clause 52.16 Native Vegetation Precinct Plan to include native vegetation removal exemptions and offset requirements for areas within the precinct.
- Amends the Schedule to Clause 66.04 Referral of Permit Applications under Local Provisions to require referral of some permit applications to specific service authorities for land shown in Plan 1 to Schedule 50 of the Development Plan Overlay.
- Amends the Schedule to Clause 72.01 Responsible Authority for this Planning Scheme to list the Minister for Planning as the responsible authority for the approval and any amendment of a development plan under DPO50.
- Amends the Schedule to Clause 72.03 Schedule to What does this Planning Scheme Consist of? to update the list of maps for this amendment.
- Amends the Schedule to Clause 72.04 Schedule to the Documents Incorporated in this Planning Scheme to incorporate the *Greater Avalon Employment West Native Vegetation Precinct Plan*, WSP, November 2025.

Strategic assessment of the amendment

Why is the amendment required?

The GAEP is identified as a key strategic employment area in *Plan for Victoria* on the “Geelong in the Future” map. Its inclusion reflects its importance to the long-term growth of the Geelong region. The precinct is also highlighted as a key regional site in *Victoria’s Economic Growth Statement*.

Victoria’s Housing Statement The decade ahead 2024-2034 recognises the Greater Avalon Employment Precinct as a priority planning project for growing suburbs. The precinct will deliver industrial land to support economic activity in the Geelong region providing a link between Melbourne and regional Victoria and support the 60,000 jobs target in the Victoria’s Housing Statement.

The amendment is required to facilitate redevelopment of the Avalon Airport environs consistent with the *Avalon Corridor Strategy*. The Avalon Corridor Strategy was adopted by City of Greater Geelong on 13 December 2022. The strategy recognises opportunities for commercial and industrial development of land surrounding the Avalon Airport compatible with the ongoing use and development of the airport.

The GAEP framework plan consists of two areas. The first being the Greater Avalon Employment West precinct which will be rezoned as part of this amendment. The balance area, ‘Greater Avalon Employment North’ precinct is expected to be rezoned as part of a future planning process.

The amendment safeguards the long-term strategic vision and intent for the GAEP North through the introduction of a Framework Plan in a new clause to the Planning Policy Framework. The Framework Plan sets out the intended land use outcomes for GAEP North as a future industrial precinct with the potential for visitor economy type uses to compliment Avalon Airport. The new clause also sets out the staging criteria to be met in order to progress a future planning scheme amendment to rezone GAEP North.

The amendment provides the mechanisms for further master planning and delivery of the GAEP West precinct, which will deliver approximately 471 ha of industrial land, approximately 8,000 jobs and the protection of approximately 257 ha of conservation land. The amendment will rezone land and apply relevant overlays to enable delivery of the precinct as envisaged whilst ensuring protection of environmental values including internationally recognised Ramsar wetlands, endangered wildlife habitat and natural waterways.

The amendment proposes to rezone land to IN1Z to allow development of land industrial purposes consistent with the Avalon Corridor Strategy. Areas of conservation will be zoned RCZ16 to ensure environmental values are protected.

The DPO50 requires that a Development Plan is prepared before permits can be issued to use and develop the precinct. The DPO50 sets high level land use and

movement network requirements and outlines suite of technical reports to be prepared to ensure the precinct is development in a logical manner.

An approved Development Plan will further detail applicable land uses, including buffers to adjacent rural residential land holdings, movement networks as well as staging, integrated transport management and integrated water management plans. Further assessment of features and values within the precinct, including arboriculture and biodiversity reports, will be required before development can commence.

DDO53 will also be introduced as part of the amendment and will guide the built form and subdivision outcomes for GAEP West to ensure the development of the precinct will result in a high level of amenity for workers and visitors.

The introduction of a NVPP in conjunction with the rezoning of part of the precinct to RCZ16 will facilitate the protection native vegetation and area of biodiversity conservation significance as part of the amendment. The amendment also proposes the deletion of the ESO4 from the GAEP West area as the introduction of the NVPP and RCZ16 appropriately manage the conservation outcomes of the ESO4.

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

The amendment will facilitate commercial, industrial, and infrastructure development by introducing planning provisions that apply fairly and transparently to all affected landowners.

The amendment allows for development of the precinct for employment purposes consistent with its identified role as a significant employment precinct in Plan for Victoria, 2025. The amendment will ensure that development does not negatively impact the ongoing operation of the Avalon Airport or adjoining Ramsar wetlands.

In particular, the amendment implements the objectives of planning in Victoria at Section 4(1) of the Planning and Environment Act 1987:

- *to provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment will facilitate the development of a new employment precinct, building off established operations in the surrounds such as Avalon Airport. Synergising with Avalon Airport, the GAEP West will be a major attractor for national, state and regionally significant economic investment. The precinct will be designed to facilitate a wide range of industries adaptive to future trends in employment uses including manufacturing, high value freight and logistics industries, and circular economy uses.

- *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

The GAEP West precinct contains vegetation of varying arboricultural and amenity value. DPO50 seeks to protect environmental and ecological values where

appropriate. Areas of environmental or ecological values will be protected via provisions in DPO50 which requires preparation of technical work to support detailed master planning as part of the development plan.

In addition, an integrated stormwater management system will convey stormwater runoff through the precinct in natural and constructed waterways, control the rate of flow and treat the quality of runoff to meet best practice standards.

- *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

A safe and high amenity working environment will be encouraged through zoning for employment uses in appropriate locations.

New local parks, linear open spaces, waterway corridors and drainage assets will also contribute to the creation of a pleasant recreational environment for the community, workers and visitors.

- *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

The precinct is Wadawurrung country, and as such all features of its landscape may feature both tangible and intangible cultural values that demonstrate Wadawurrung peoples' connection to Country.

Several places listed in the Victorian Aboriginal Heritage Register are located within the precinct area. A Cultural Values Assessment is currently being prepared to identify the intangible heritage values of the region.

Development proponents must comply with the *Aboriginal Heritage Act 2006* regarding any matters of Aboriginal cultural significance on the land. Development within and adjacent to identified heritage sites must respect their heritage significance and be designed sensitively.

- *to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure future development is connected to reticulated electricity, gas, water and sewer.

DPO50 requires the preparation of agreements to outline how essential infrastructure will be funded and delivered.

- *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*

The precinct provides for significant employment opportunities, conservation land and the provision of utilities that will benefit future workers in the precinct as well as

the wider community.

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

Environmental

The amendment has been informed by the preparation of a biodiversity report to identify areas of environmental and ecological values to be protected and retained where appropriate.

In particular, the precinct has eight ecological vegetation classes comprising a total of 177.40 hectares including 130.57 hectares of saltmarsh. It is expected that some areas of the saltmarsh will continue to degrade over time as these were associated with the former Cheetham Saltworks which has been decommissioned.

The precinct is adjacent to an internationally significant Ramsar wetlands to the south of the development area, which must be protected under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*. The site is also identified as potential habitat for the critically endangered Victorian Grassland Earless Dragon (VGED).

The amendment provides for the protection of these wetlands and potential VGED habitat through requirements in the DPO50. Approximately 257 hectares or 27.3% of the precinct is set aside for conservation.

A land capability assessment was conducted (Land Capability Assessment, Jacobs April 2025) to identify any potential sources of contamination, hydrogeological, hydrological, geomorphological, and geotechnical conditions across the GAEP West area. The report identified five lots as having a 'medium' potential for contamination. Sodic soils with a dispersive nature are also present in the proposed GAEP area. The amendment will include provisions for the management of these matters.

Land to the north and west of the precinct is zoned Rural Living Zone. Clause 13.07-1S aims to protect community amenity, human health and safety while facilitating appropriate commercial, industrial or other uses with potential adverse off-site impacts. Proposed uses within the precinct are not yet determined therefore separation distances per EPA Publication 1949 cannot be applied at this stage. Land compatibility will be managed through preparation of the Development Plan which must respond to existing rural living zone interfaces and permit application requirements for uses that do not meet the threshold distance specified at Clause 53.10.

The precinct is located on low-lying, reclaimed land previously used for salt production, which poses a high risk of inundation, particularly under projected sea level rise scenarios. Flood modelling indicates that parts of the GAEP area are subject to both overland and coastal inundation risks during a 1% Annual Exceedance Probability (AEP) event. The amendment responds to this by

incorporating flood management provisions in DPO50. Development must be appropriately sited and elevated to ensure flood resilience, and stormwater management strategies must support water-sensitive urban design. Additionally, future development plans must demonstrate how impacts on surrounding areas including the adjoining Ramsar wetlands will be avoided or mitigated.

Social

Development facilitated by the amendment is expected to generate positive social benefits through the provision of an employment precinct to support existing residential community of Greater Geelong and adjacent municipalities. The precinct will provide for key infrastructure including movement networks, utilities and open space.

Development staging will align the subdivision and development of the precinct with the required infrastructure delivery to ensure that new communities have timely and coordinated access to infrastructure.

Economic

The amendment facilitates the delivery of land for urban growth that will include the provision of employment consistent with the objectives of Plan for Victoria and the Avalon Corridor Strategy. The GAEP West has the potential to deliver approximately 8,000 jobs in a variety of sectors by creating industrial areas that will capitalise on the proximity of the amendment area to Avalon Airport and key road transport networks.

The amendment requires that Section 173 agreements, or other appropriate agreements, are prepared alongside a development plan to ensure delivery or funding of infrastructure required for the precinct. This will reduce the burden on the responsible authority and existing communities to fund future relevant infrastructure.

The amendment affects an area which is partly demarcated as an Extractive Industry Interest Area (EIIA). In 2023 the state government made the decision to prioritise the employment role of the precinct over its potential use for extractive resources. Does the amendment address relevant bushfire risk?

The amendment has been informed by a bushfire development report to inform the Greater Avalon Employment Precinct as prepared by TerraMatrix (November 2025) which assessed the bushfire risk in the precinct. The assessment demonstrates that the amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because:

Landscape considerations

The bushfire assessment determined that Greater Avalon Employment Precinct is

located within an area of primarily low landscape bushfire risk.

Alternative locations for development

The bushfire assessment determines that based on the primarily low bushfire risk, combined with appropriate mitigation measures, all parcels within the amendment area are considered appropriate for development.

In response to the appropriate mitigation measures noted in the bushfire assessment, the amendment includes a requirement to prepare a Bushfire Management Plan as part of DPO50.

Availability of safe areas

The bushfire assessment concludes that as the precinct is developed, the urbanisation of the land will itself create a low bushfire risk environment. Workers and visitors to the precinct will therefore, not need to travel far to access low risk locations.

The TerraMatrix report also concludes that the development of the precinct will provide a large, reliably low threat area that could provide a place of safety during a bushfire.

Site-based exposure

The bushfire assessment confirms that the bushfire risk the precinct scale is low.

The amendment includes a requirement to prepare a bushfire Management Plan as part of DPO50 which will ensure a radiant heat flux of 12.5 kW/m² or less can be achieved and in doing so, the bushfire risk can be deemed to be acceptably mitigated.

It is noted that as the precinct will contain industrial and / or commercial buildings that are likely to be of a building class that do not need to be built to BAL construction standards.

Views from the relevant fire authority

The views of the Country Fire Authority (CFA) and Fire Rescue Victoria (FRV) were sought during the preparation of this amendment.

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

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

The amendment also complies with the following relevant Ministerial Directions:

Ministerial direction 1 - Potentially contaminated land

The amendment complies with Ministerial Direction 1 (MD1) - Potentially

Contaminated Land and associated guidelines in Planning Practice Note 30 (PPN30).

A land capability assessment was conducted (Land Capability Assessment (Jacobs, April 2025) to determine whether there was any land that may be potentially contaminated. The Land Capability Assessment was prepared in line with the regulatory framework of MD1 and PPN30 and provided parcel specific identification of potential contamination level. The report found areas of medium potential for contamination.

The amendment requires the preparation of a Preliminary Risk Screen Assessment (PRSA) for five lots identified as having a medium potential for contamination. The precinct will be predominately developed for 'other land uses' with most sensitive uses such as accommodation being prohibited under the predominately IN1Z zoning applicable. As some sensitive uses, such as education centre and caretakers house, remain permitted within the IN1Z it is appropriate for a PRSA to be prepared consistent with PPN30.

DTP acknowledges that Ministerial Direction 1 states the planning authority must ensure an environmental auditor has issued a PRSA prior to giving notice of the amendment. Ministerial Direction 1 at section 6(3) states that 'where a planning authority determines that complying with subclause (1) or (2) is difficult or inappropriate it may defer the requirements of those subclauses provided the requirement are included in the amendment through the application of an EAO or other appropriate measure'.

Planning Practice Note 30 also states that meeting an environmental audit requirement prior to amendment is preferred, while acknowledging that in some instances this will be difficult or inappropriate, for example where 'the rezoning relates to a large strategic planning exercise or involves multiple sites in separate ownership'.

DTP determined it would have been inappropriate to undertake an environmental audit upfront at the strategic planning stage given the size of the precinct and the fragmentation in ownership of the land.

DTP consider it is more appropriate to defer the audit system requirements and have these assessed at the planning permit stage. In doing so, the amendment provides an appropriate response to Ministerial Direction 1, with the amendment addressing Clause 6(3) of Ministerial Direction 1 and Planning Practice Note 30.

Triggering the audit system requirements at the strategic planning stage would not only be a time-consuming exercise for such a large and fragmented precinct but would not capture changes or new sources of potential contamination between the strategic planning stage and the ultimate development of the land.

The approach taken by DTP ensures that potentially contaminated land is assessed at the appropriate time, that being when the land is intended to be subdivided and developed in accordance with the future land uses outlined in the Development Plan.

Assessment at this stage in the planning process ensures that the responsible authority and any other decision maker or authority will be satisfied that the land can be made suitable for a sensitive use.

Furthermore, the application requirements in the DPO50 integrate elements of the Environmental Audit Overlay, including the preparation of a PRSA confirming that an environmental audit is not required. The deliberate drafting of these application requirements ensures that the potential impact and risk of any contamination is not only identified but also ensures appropriate mitigation measures are enacted to address and remediate any such contamination prior to a sensitive use being established on a given site.

Ministerial direction 11 - Strategic assessment of Amendments

The amendment complies with Ministerial Direction 11 (MD11).

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Ministerial direction 13 - Managing coastal hazards and the coastal impacts of climate change

The amendment sets aside land impacted by coastal hazards and the coastal impacts of climate change in a conservation area.

Ministerial direction 19 - Amendments that may result in impacts on the environment, amenity and human health

DTP has engaged with the Environment Protection Authority (EPA) and sought its advice in the preparation phase of the amendment.

DTP provided advice with respect to potentially contaminated land (see response to Direction No. 1 above), land use compatibility, sodic soils and acid sulfate soils.

With respect to land use compatibility, the amendment introduces DDO53 to provide greater control at the planning permit stage for subdivision layout and built form design. DDO53 includes provisions to ensure design and siting of built form as well as the subdivision layout provides an appropriate interface with existing surrounding development, including surrounding non-industrial uses.

With respect to sodic soils and acid sulfate soils, the amendment incorporates the feedback provided by the EPA on these matters by introducing provision under clause 4 of DPO50 that the development plan includes a Sodic and Dispersive Soils Assessment and Management Plan and a Coastal Acid Sulphate Soil Management Plan. Both plans must be prepared by a suitably qualified and experienced soil scientist or experienced professional to the satisfaction of Greater Geelong City Council.

Ministerial direction 22 - Climate change consideration

DTP is aware of the recently introduced Ministerial Direction 22 on climate change

considerations. A climate change consideration report is currently being prepared and will be included for consideration of the Minister when the amendment is submitted for approval to ensure this Direction is appropriately addressed.

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

The amendment supports the implementation of the Planning Policy Framework through the following means:

- Clauses 11.01 Victoria, 11.02 Managing Growth, 11.03 Planning for Places – The amendment facilitates the orderly planning and delivery of employment land through preparation a DPO to direct how the precinct will accommodate growth, and the relevant infrastructure required to support growth. Clause 11.01-1S Settlement outlines a strategy to provide convenient access to jobs, services, infrastructure and community facilities, with a focus of investment and growth in major regional cities including Geelong to guide this growth. Clause 11.01-1S lists *Plan for Victoria* (Department of Transport and Planning, 2025) and *Victoria's housing Statement – The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023) as policy documents to consider.

Plan for Victoria identifies the GAEP as one of 32 regional employment projects and precincts and the Housing Statement nominates GAEP as a priority project for Regional Victoria. The amendment will contribute approximately 8,000 new jobs at full build which when combined with the jobs at Avalon Airport and in the future GAEP North area, will delivery approximately 26,500 jobs. These jobs will help support the 60,000 jobs target in the Housing Statement. The amendment will also continue towards providing jobs close to where Victorian live, noting Plan for Victoria has a combined housing target of 227,600 new hones to 2051 in the nearby municipalities of Greater Geelong and Wyndham.

- Clause 12.01 Native vegetation management – The amendment identifies vegetation to be retained and areas of vegetation that are appropriate for removal to accommodate development. The amendment will streamline the process for native vegetation removal provided it is in accordance with the Greater Avalon Employment West NVPP.
- Clause 13.02 Bushfire Planning – The amendment has responded to the requirements of Clause 13.02 (Bushfire) of the Planning Policy Framework by requiring the preparation of a Bushfire Management Plan as part of DPO50.
- Clause 13.04-1S Contaminated and potentially contaminated land - The amendment responds to this clause as described earlier in this report.
- Clauses 13.05 Noise – The amendment provides for the consideration of noise impacts from Avalon Airport by requiring preparation of development plan to consider impacts of Avalon Airport on proposed uses.
- Clause 17 Economic development – The amendment will provide for up to 8,000

jobs within commercial and industrial areas that will contribute to an employment hub adjacent Avalon Airport that is conveniently served by major arterial roads.

- Clauses 17.01 Employment, 17.02 Commercial, 17.03 Industrial – The amendment plans for an employment precinct which collectively contribute to the employment opportunities and local services available to future and existing residents. The amendment will rezone land to IN1Z which will support provision of sufficient industrial land to meet a range of industrial needs in Geelong, including small to medium sized industry.
- Clause 18.01 Land Use and Transport, Clause 18.02 Movement networks – The amendment outlines high level expectations for a transport network that is well-integrated with the existing surrounding network. This will be supported by an interconnecting network of connector roads, shared paths and bicycle and pedestrian paths to further detailed at the master planning and permit stage of delivery.
- Clause 19.03 Development Infrastructure - The amendment will implement the mechanism to collect developer contributions to fund or deliver infrastructure.

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

The amendment supports the implementation of the Municipal Strategic Statement by responding to the following Clauses:

- Clause 02.03-1 Settlement – the amendment provides for significant opportunities for employment and economic growth through rezoning land for employment purposes and application of a DPO to direct land use and development in the precinct.
- Clause 02.03-2 Environmental and landscape values – the amendment protects biodiversity by zoning land identified as having high environmental values as RCZ16 and incorporating a NVPP for the west precinct to further protect these areas of high Environmental value. The existing ESO4 will be deleted from the GAEP West precinct as part of the amendment. The ongoing satisfaction of the ESO4 provisions will be accounted for in the amendment through the provisions of the RCZ16, NVPP and DPO50. The DPO will also require that future development consider stormwater drainage to reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways.
- Clause 02.03-3 Environmental risks and amenity – the amendment includes provisions to manage risk from bushfires and flooding.
- Clause 02.03-5 Built environment and heritage – the amendment plans for the protection of a pre-contact heritage places.
- Clause 02.03-7 Economic Development – the amendment supports ongoing employment and economic development in the Geelong region including providing an adequate supply of industrial land that meets the needs of different

industries. The amendment will focus new industrial development adjacent to major transportation routes and infrastructure assets.

- Clause 02.03-8 Transport – the amendment will set out the high-level transport network for the precinct, with detailed integrated transport networks to be prepared at the development plan preparation stage. The amendment will support compatible land uses that will not negatively impact the Avalon Airport, including its expansion options and ongoing technical viability and operational requirements.
- Clause 02.03-9 Infrastructure – the amendment will outline key infrastructure required for the precinct and relevant funding mechanism to development of the precinct is aligned with the delivery of necessary infrastructure.

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

The amendment makes proper use of the Victorian Planning Provisions. The amendment will rezone land in the precinct to part IN1Z and RCZ16. The precinct will be predominantly zoned IN1Z to accommodate a number of industrial uses that are complementary to Avalon Airport. The balance of the precinct will be zoned RCZ to ensure ongoing protection of environmental values. The combination of these zones and a DPO to direct land use and development as well as the DDO to guide built form and subdivision outcomes is considered the most appropriate for the delivery of the precinct.

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

The amendment has been prepared in consultation with the relevant agencies including:

- APA Group.
- Barwon Water.
- Corangamite Catchment Management Authority.
- Country Fire Authority.
- Department of Defence.
- Department of Energy, Environment and Climate Action.
- Department of Jobs, Skills, Industry and Regions.
- Department of Justice and Community Safety.
- Environment Protection Authority.
- First Peoples State Relations.
- Fire Rescue Victoria.
- Greater Geelong City Council.
- Melbourne Water.
- Parks Victoria.

- Powercor.
- Resources Victoria.
- Viva Energy.
- Wadawurrung Traditional Owners Aboriginal Corporation.

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

DTP through the VPA in itself and acting as a planning authority is an 'interface body' under the *Transport Integration Act 2010*. Under section 25 of that Act:

(1) An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.

(2) An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.

It is noted however that DPO50 will require the preparation of further transport impact assessments as part of preparation of the development plan.

The proposed additions and changes to the existing transport system in and surrounding the GAEP area will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment into a planned employment precinct.
- Transport development infrastructure provided for via Section 173 Agreements will be provided as sufficient demand arises for the relevant infrastructure items and provides the opportunity for the efficient construction of items concurrent with subdivision and development.
- Involving relevant government bodies involved in the provision of transport infrastructure and services in the decision making process of the amendment.

How does the amendment have regard to the principles set out in the Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017 in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Not applicable as the amendment will have no impact on the Yarra River.

Resource and administrative costs

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

The amendment will require the responsible authority to assess and approve a development plan for the precinct, as well as any subsequent amendments to the development plan if proponent led.

DPO50 will facilitate the orderly and proper planning of the area and appropriately allows for a reduction of notice provisions for future planning permit applications. On this basis, the amendment is expected to have minimal impact on the resources and administrative costs of the responsible authority.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Greater Avalon Employment - West	The entire precinct aside from those areas encumbered areas of conservation.	C477ggee Map Nos. 19ZN, 20ZN, 27ZN and 28ZN	Numerous	Rezone from SUZ1 to IN1Z		
Greater Avalon Employment - West	The entire precinct aside from those areas encumbered areas of conservation.	C477ggee Map Nos. 19ZN, 20ZN, 27ZN and 28ZN	Numerous	Rezone from FZ to IN1Z		
Greater Avalon Employment - West	Land within the precinct identified as areas of conservation.	C477ggee Map Nos. 19ZN, 20ZN, 27ZN and 28ZN	Numerous	Rezone from FZ/SUZ1 to RCZ16		
Greater Avalon Employment - West	The entire precinct.	C477ggee Map Nos. 19DDO, 20DDO, 27DDO and 28DDO	Numerous		DDO53	
Greater Avalon Employment - West	The entire precinct.	C477ggee Map Nos. 19DPO, 20DPO, 27DPO and 28DPO	Numerous		DPO50	
Greater Avalon Employment - West	Land within the precinct where the ESO4 applies.	C477ggee Map Nos. 19ESO, 20ESO, 27ESO and 28ESO	Numerous			ESO4

