

Planning Permit Officer Report

PA2302682: 23-35 Bellerine Street, GEELONG



Planning Permit Officer Report
Development Approvals & Design

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Department
of Transport
and Planning

OFFICIAL

Executive Summary



Key Information	Details
Permit No:	PA2302682
Received:	22 December 2023
Applicant:	Lineal Developments Pty Ltd
Planning Scheme:	Greater Geelong
Land Address:	23-35 Bellerine Street, Geelong
Proposal:	Use and development associated with a mixed-use multi storey building (Retirement Village, Medical Centre, Beauty Salon, Retail Premises and reduction in car parking requirements under Clause 52.06
Total site area:	2351sqm
Gross Floor Area:	17883sqm
Development value:	\$46M
Height:	11 storey building (37.8m or 41.20m including services) plus 1 storey basement.
Land uses:	Retirement Village (86 Dwellings) Retail (Farmers' market) (586sqm) Beauty Salon and Medical Centre (Day Spa and Allied Health) (157sqm) Food and Drink Premises (Café) (163sqm)
Parking:	119 Car spaces, 48 Bicycle spaces, 5 Motorcycle spaces
Zone:	Activity Centre Zone – Schedule 1 (Retail Core Precinct)
Overlays:	Development Overlay 36 (Emergency Medical Service Helicopter Flight Path Area (Roof Helipad)
Cultural Heritage Sensitivity:	N/A
Particular Provisions:	Clause 52.06: Car Parking Clause 52.34: Bicycle Parking Clause 53.18: Stormwater Management in Urban Development
Why is a permit required?	Clause 37.08-5 (ACZ1): A permit is required to construct a building or construct or carry out works Clause 52.06 (Car Parking): A permit is required to reduce the number of car parking spaces required under Clause 52.06-5.
Referral authorities/ Notice	City of Greater Geelong (Section 55 Referral-Recommendng) Development Victoria (Section 55 Referral-Recommendng) Transport for Victoria (Section 55 Referral-Determining) Geelong Authority (Informal referral)
Public Notification	An application in respect of land in the Activity Centre Zone Schedule 1, Clause 52.06, is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act
Delegates List:	16 September 2024
Recommendation:	Notice of decision to approve

Background

1. In accordance with the schedule to Clause 72.01 of the Planning Scheme, the Minister for Planning is the Responsible Authority for this application because:
 - The Minister for Planning is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Planning and Environment Act 1987 and matters required by a permit or the planning scheme to be endorsed, approved or done to the satisfaction of the responsible authority, for land within the Minister for Planning Responsible Authority Area identified in Map 1 in this schedule in relation to development of land as part of a single project or multiple related projects, if it involves
 - The construction of a new building or buildings containing five or more storeys, excluding a basement.
2. The key milestones in the process of the application were as follows:

Milestone	Date
Pre-application meeting	9 August 2023
Application lodgement (without fee)	22 December 2023
Further information requested	28 December 2023
Application lodged (fee paid)	23 August 2024
Further information received	23 August 2024
Decision Plans	September 2024

Subject site and surrounds

3. The subject site is commonly known as 23-35 Bellerine Street, Geelong and comprises of nine parcels of land, legally described as Lots 1, 2, 3 and 4 on Title Plan 958394T, Lots 1 and 2 on Title Plan 960542S, Lot 1 on Title Plan 021595J, Lot 1 on Title Plan 850026B and Lot 1 on Title Plan 022482S. The site has a frontage of 74.3m to Bellerine Street and 30.4m to Little Malop Street, encompassing a site area of 2355 sqm.
4. A review of the Certificate of Title indicates that the parcels are impacted E-1 measuring 6.69 metres in length and 0.11 metres in width on:
 - TP960542S -party wall easement encumbering a portion of the southern parcel boundary of Lot 2 in favour of Lot 1 on TP21595J.
 - TP21595J – party wall easement encumbering a portion of the northern parcel boundary of Lot 1 in favour of Lot 2 on TP960542S.
5. There are a number of caveats on the title, claiming interest in the land as mortgagees. This is not a relevant planning consideration as the proponent has signed the planning application form indicating Lineal development Pty Ltd is the owner of the land.
6. The site is located on the east side to Bellerine Street and bounded Little Malop Street to the south and Board Place to the east (see Figures 1 & 2).

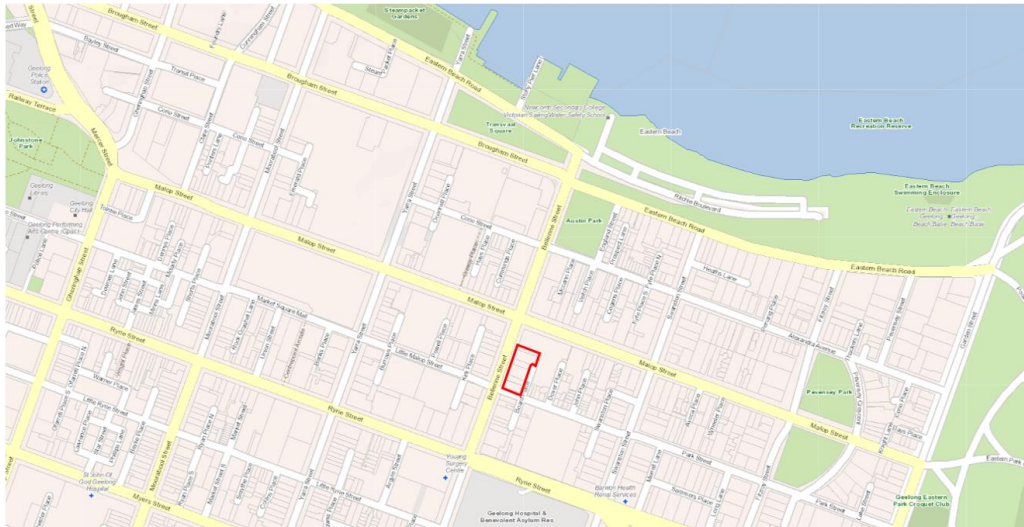


Figure 1: 23-35 Bellerine Street, Geelong

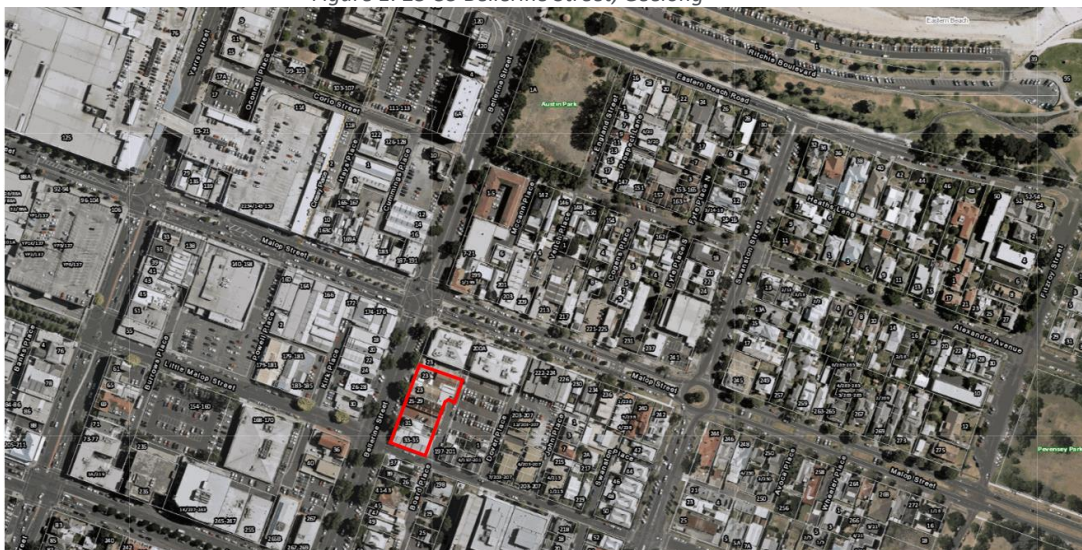


Figure 2: 23-35 Bellerine Street, Geelong



7. The subject site contains a mix of different conditions including vacant parcels used for at-grade car parking, single storey brick warehouses and Victorian-era terrace buildings.
8. The site is currently accessed via two crossovers to Bellerine Street and four crossovers to Board Place. Direct access from Board Place carriageway is provided to the building at 33-35 Bellerine Street (southernmost parcel) which is constructed to the boundary without a verge.



Figure 3: The subject site- looking northeast from the corner of Little Malop Street and Bellerine Street

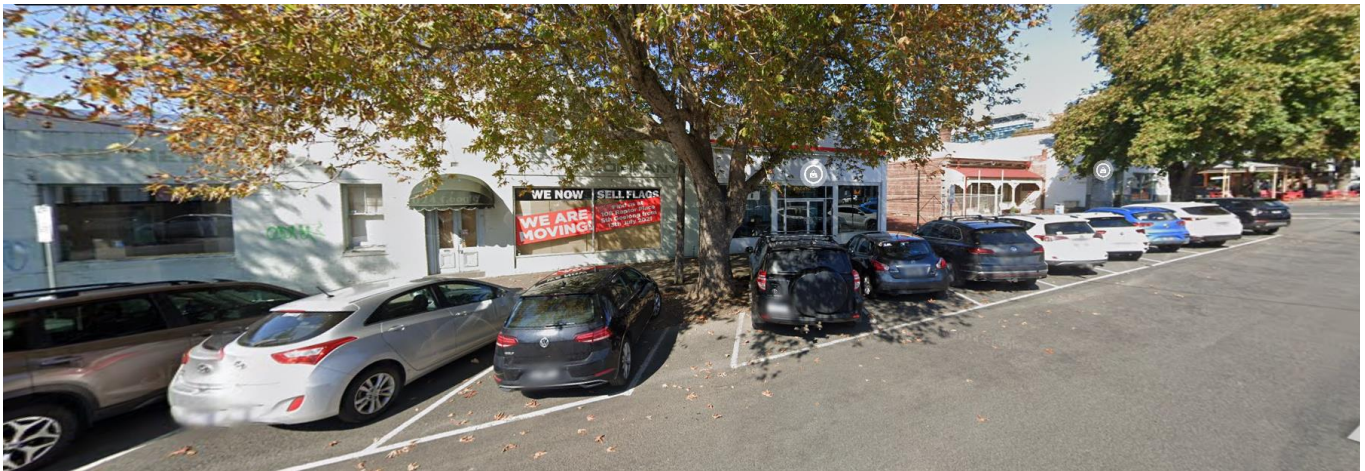


Figure 4: The subject site - Bellerine Street interface

Site Surrounds

9. **North** – 200A Malop Street abuts the site to the north. It is located at the corner of Malop and Bellerine Street and is occupied by a double-storey commercial building. The building includes an undercover walkway which roughly aligns with the northern terminus of Board Place to connect to Malop Street. Further, 200A Malop Street has a two-storey boundary wall that abuts the northern boundary of the site, which features a series of fixed glass bricks openings in the otherwise blank wall.



Figure 5: Southern wall of 200A Malop Street



Figure 6: Covered walkway from 200A Malop Street to Board Place

10. **East** – the site abuts Board Place, a 6-10m wide laneway for its full length. Board Place is currently used for vehicular access and back of house services for the existing buildings on the site, as well as to provide access to the at-grade car parking associated with 200A Malop Street (access from Little Malop Street).
11. **South** – Little Malop Street, a 10m wide street abuts the site to the south. Little Malop Street comprises vehicular lanes for two-way traffic and limited parallel on-street parking on the northern side of the street. A pedestrian footpath runs along both sides of the street. No street trees are planted in the section of Little Malop Street where it has a direct interface with the site. Further south on the opposite side of Little Malop Street is a single-storey corner cafe, followed by a series of single- and double-storey dwellings fronting Bellerine Street and Board Place.
12. **West** – Bellerine Street is a 31m wide street which abuts the site to the west. Bellerine Street comprises vehicular lanes for two-way traffic, pedestrian footpaths and angled on-street car parking alternated with planted mature street trees on each side. Further west on the opposite side of Bellerine Street are a series of single-storey warehouses and vacant land parcels similar to the existing conditions of the site.



Figure 7: Little Malop Street (subject site to the left)



Figure 8: Board Place (subject site to the left)

Background – Design Evolution

13. The original proposal was for the development of a 12 storey building with a height of 41.20m (excluding services). This resulted in an overall height exceeding the preferred height under the ACZ of 28m by 13.2m. DTP in its further information letter to the proponent expressed their concerns with the height of the overall building and required it to be reduced in line with the Retail Core Precinct objectives. Further, DTP required the massing of the development be reduced by removing the cascading form of the building to the south (when viewed from Bellerine Street).
14. The proponent submitted a revised iteration that reduced the height of the building to 37.80m and deleted elements of the floor plates from the south for Levels 5 and 6 (see Figures 9 – 10 for design evolution).



Figure 9: Proposal viewed from corner of Little Malop and Bellerine Streets



Figure 10: Proposal viewed from Bellerine Street



Figure 11: Cross sections of the proposal viewed from Bellerine Street

15. Proposal: Use and development associated with a mixed-use multi storey building (Retirement Village, Medical Centre, Beauty Salon, Retail Premises (Farmers' Market and Food and Drink Premise) and reduction in car parking requirements.

Built form

- 11 storey building (37.8m or 41.20m including services) plus 1 storey basement.
- Tower setbacks:
 - North: 1m to 7.67m (with the balconies protruding within the set back)
 - West (Bellerine Street): 6m (with the balconies protruding within the set back)
 - South (Little Malop Street): 3m to 29.25m
 - East (Board Place): 2.37m to 4.6m

Land use(s)

- 86 dwellings for retirement living
- Retail (Farmers' market) (586sqm)
- Beauty Salon and Medical Centre (Day Spa and Allied Health) (157sqm)
- Food and Drink Premises (Café) (163sqm)
- 119 Car spaces, 48 Bicycle spaces, 5 Motorcycle spaces

Retirement living details

- 86 dwellings for retirement living comprising 18 (21%) 1BDR, 46 (54%) 2BDR, 22 (25%) 3BDR
- 921 sqm of residential amenities include, Arts and crafts studio, Bar and billiards room, Gym and group exercise and Roof top communal area.
- The proponent advises that the land use of the proposed development will be in accordance with the Retirement Villages Act 1986. Each apartment will be under management of an operating group which will enter into a lifetime lease with each individual occupant. This lease cannot be broken by the operator and can only be ended by the lease holder. This can take place at any time, or when the lease holder passes away. This arrangement typically transacts on average once every 7 years. The building owner would need to wait for all leases to transact to be able to change to use to private dwellings use in the future (should the proponent chose to go down this avenue).

Community benefit

- The proposal provides a 3m wide (partially open to sky) through block link to the north of the site that will connect Bellerine Street to Board place.
- The proponent has offered to provide streetscape upgrades within immediate proximity of site to the value of up to a \$250,000, to the satisfaction of Council.



Planning Policy Framework

16. The following Planning Policy Framework (PPF) are considered relevant to this application:
- Clause 11.0-1S: Settlement
 - Clause 11.0-1R: Settlement – Geelong G21
 - Clause 11.01-1L-01: Settlement – Settlement – Greater Geelong
 - Clause 11.03-1S: Activity Centres
 - Clause 11.03-1L: Activity Centres in Greater Geelong
 - Clause 13.05-1S: Noise Management
 - Clause 15:01-1S: Urban Design
 - Clause 15.01-1L-01: Development in Activity Centres
 - Clause 15:01-2S: Building Design
 - Clause 15.01-2L: Environmentally sustainable development
 - Clause 16.01-1S: Housing supply
 - Clause 16.01-1R: Infill housing – Geelong G21
 - Clause 16.01-2S: Housing affordability
 - Clause 17.02-1S: Business
 - Clause 18.02-1S: Walking
 - Clause 18.02-2S: Cycling
 - Clause 18.02-3S: Public transport
 - Clause 18.02-7S: Airports and airfields
 - Clause 19.03-3S: Integrated water management

Planning Policy Framework

17. The Municipal Planning Strategy and Planning Policy Framework (PPF) within Planning Schemes across Victoria outline principal characteristics of a given municipality (municipal profile) and provide specific visions, goals, objectives, strategies and implementation plans.
18. The subject site is within the eastern edge of the Retail Core Precinct of the Central Geelong Activity Centre.
19. The following clauses are relevant:
- Clause 02.02: Vision
 - Clause 02.03-1: Settlement (Central Geelong)
 - Clause 02.03-7: Economic Development
 - Clause 02.04: Strategic Framework Plans

Statutory Planning Controls

20. Under the current provisions, a planning permit is triggered for the proposal pursuant to:
- Clause 37.08-5 (ACZ1): A permit is required to construct a building or construct or carry out works.
 - Clause 37.08-2 (ACZ1): A permit is not required for the following land uses in the Retail Core Precinct:
 - Office, food and drink premises, shop (farmers market)
 - Retirement Village (Land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village), nested within accommodation.
 - Clause 37.08-2 (ACZ1): A permit is required for the following land uses in the Retail Core Precinct:
 - Medical centre and retail premises (other than Adult sex product shop)
 - Clause 43.02-2 (DDO36): A permit is required to construct a building or to construct or carry out works with a constructed height that is more than 25.0 metres above ground level.
 - Clause 52.06-3 (Car Parking): A permit is required to reduce the number of car parking spaces required under Clause 52.06-5.

Referrals

21. The application was referred to the following authorities. Their comments are as follows:

Authority	Position	Planning Officer Comments																	
Development Victoria (Clause 66.04 – Recommending)	No response	No comments																	
Transport for Victoria (Clause 66.02 – 11 Determining)	No objections	No comments																	
Victorian Health Building Authority (Clause 43.02 and 66.04 – Determining)	<p>No objections, subject to conditions.</p> <p>The Department of Health determined that the proposed development will have minimal impact on emergency medical service helicopter operations into the Geelong Hospital. On this basis, the Department does not object to the proposed development provided the permit is subject to the following conditions:</p> <ul style="list-style-type: none"> Should any cranes and associated construction equipment be used, prior to the commencement of any development (including any demolition or excavation) or by such time as agreed by the Responsible Authority and Department of Health in writing, a Flight Path Construction Management Plan must be prepared to the satisfaction of the Department of Health and be approved by the Responsible Authority. <p>The Flight Path Construction Management Plan must include measures to minimise the impact of the construction of the building on the safe and unfettered operation of the Geelong Hospital helipad. The flight path construction management plan must identify the location and height of any construction equipment, including cranes which must be provided to the Department of Health at least five days prior to commencement. The management measures incorporated within the plan must be implemented during the construction of the building to the satisfaction of the Department of Health and the Responsible Authority.</p> <ul style="list-style-type: none"> Any cranes must also be lit in accordance with the Air Ambulance Victoria lighting requirements. <table border="1"> <thead> <tr> <th rowspan="2">Crane</th> <th colspan="2">Lighting Requirement</th> </tr> <tr> <th>Day</th> <th>Night</th> </tr> </thead> <tbody> <tr> <td>Top of Crane</td> <td>Medium intensity white obstruction light</td> <td>Medium intensity red obstruction light</td> </tr> <tr> <td>End of Jib</td> <td>Medium intensity white obstruction light</td> <td>Medium intensity red obstruction light</td> </tr> <tr> <td>Along Jib</td> <td colspan="2">Line of white LED (Weather proof emergency fluoro with minimum 90 minute battery back-up) on a PE cell along the full length of the jib.</td> </tr> <tr> <td>Tower Section</td> <td colspan="2">Stairway lights or spot lights attached to the top of the tower pointing down and onto the tower</td> </tr> </tbody> </table>	Crane	Lighting Requirement		Day	Night	Top of Crane	Medium intensity white obstruction light	Medium intensity red obstruction light	End of Jib	Medium intensity white obstruction light	Medium intensity red obstruction light	Along Jib	Line of white LED (Weather proof emergency fluoro with minimum 90 minute battery back-up) on a PE cell along the full length of the jib.		Tower Section	Stairway lights or spot lights attached to the top of the tower pointing down and onto the tower		<p>These conditions will be included in any approval that may issue.</p>
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Greater Geelong City Council (Clause 66.04 – Recommending)	<p>Objection on the following grounds:</p> <ul style="list-style-type: none"> The overall building height, bulk and massing does not accord with Schedule 1 to the Activity Centre Zone and the Central Geelong Framework Plan policy and results in an overbearing bulk and scale of development. The proposal is considered an overdevelopment of the site which is not justified by the delivery of other public benefits (e.g. social and affordable housing, pedestrian link, open space). The proposal does not sufficiently respond to environmentally sustainable development policies. 	<p>DTP agrees with some of the concerns such as responsiveness to the public realm, car parking and access and ESD raised by Council and have addressed the matters as conditions on any approval that may issue. In terms of height/overdevelopment, the report will discuss in detail compliance of the proposal with ACZ controls. DTP considers that the public upgrades offered by the proponent and the provision of a 3m wide through block link offsets the additional height sought.</p>																	



	<ul style="list-style-type: none"> The built form is not sufficiently responsiveness to the public realm, including the design detail, the potential (unquantified) wind impacts and unacceptable overshadowing of public realm. The proposal fails to show how the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use. 	
Urban Design Team	<p>We have reviewed the amended plans against previously provided advice and are satisfied with the applicants revised approach to key issues such as:</p> <ul style="list-style-type: none"> A simplified massing approach Design detail (public interfaces) Through block connections 	This is acceptable.
3D and visualisation Team	The submitted 3D model was found to be acceptable. The proposal will not overshadow any protected areas.	The overshadow diagrams provided by the 3D Team indicate that the development will not cast any overshadow in protected areas.
Geelong Authority (Section 151 Standing Advisory Committee)	<p>The GA considered this application at their meeting on 15 April 2024 and provided support for the proposal subject to the following considerations:</p> <ul style="list-style-type: none"> <i>A reduction in overall building height</i> <i>Continuous awning / weather protection along Bellerine Street</i> <i>Visually breaking up and adding variation to the podium to Bellerine Street</i> <i>Improve the interface and pedestrian accessibility to Board Place</i> <i>Require that the use of the dwellings are for retirement living</i> <i>Require that the retail and amenities are retained for retirement living residents (and not converted into apartments).</i> 	<p>DTP provides the following comments in response to these issues:</p> <ul style="list-style-type: none"> <i>The height of the development has been reduced since the GA reviewed this proposal.</i> <i>Continuous awning to provide all weather protection will be required as a condition.</i> <i>Further visual breaks and adding variation to the podium to Bellerine Street is not considered necessary.</i> <i>Conditions on any approval will require improvements to the Board Place interface.</i> <i>The use as Retirement Living in an ACZ is a section 1 use and does not require a permit for use. As such, there is no nexus to require a condition for a use that does not require a permit to operate. Any approval/permit will be read in conjunction with endorsed plans which will show these uses, including amenities.</i>

Public Notification

22. The application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clauses 37.08-2 (Use), 37.08-5 (Buildings and Works) or 37.08-6 (Design and Development),
- Clause 43.02 s36 (DDO36)
- Clause 52.06 (Car Parking).



Key Policy Issues

Planning Policies

23. State planning policies encourage appropriate land use and development which enhances the built environment, supports economic growth, meets the community expectations on retail and commercial provision, delivers diversity in housing supply to meet existing and future needs, and integrates transport and infrastructure planning.
24. Clause 11.01-1R (Settlement - Geelong G21) support the role of Central Geelong as a major regional city and aims to revitalise and strengthen its role as Victoria's second city.
25. Clause 11.01-1L-01 (Settlement - Greater Geelong) supports development in established areas in the region. The site is contained in the Central Geelong Activity Centre and represents a renewal development from a light industrial/commercial/vacant use, to mixed use, and is more consistent with the established and preferred character of the surrounds which is within the Central Geelong Activity Centre.
26. Clause 11.03-1S (Activity Centres) encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. The proposal includes residential and commercial components within the Central Geelong Activity Centre.
27. Clause 16.01-1R (Infill housing – Geelong G21) aims to facilitate infill development in Central Geelong. The proposal includes the provision of 86 retirement dwellings in Central Geelong. This supports state policy at Clause 16.01-2S (Housing affordability) which seeks to deliver more affordable housing closer to jobs, transport, and services, including those that allow ageing in place.
28. Regional policy at Clause 17.01-1R (Diversified economy – Geelong G21) supports new businesses that provide employment and innovation opportunities. Similarly, Clause 17.01-1S (Diversified economy) seeks to strengthen and diversify the economy and improve access to jobs closer to where people live. The proposal provides employment opportunities in an established area
29. The proposal is consistent with Vision of the Greater Geelong Planning Scheme which is to facilitate a prosperous economy that creates jobs and supports development that places Geelong as a destination that attracts local and international visitors. The proposal creates ongoing employment opportunities and provides well located housing.
30. Relevant local policies of the Greater Geelong Planning Scheme are achieved. Clause 11.03-1L (Activity Centres in Greater Geelong) encourages a mix of retail, office, cafes, higher density housing, education and community facilities to locate within centres, but particularly in Regional (Central Geelong), Sub-regional and Town Centres. The proposal is for higher density living for the retired, shops and offices in Central Geelong.
31. Clause 15.01-1L-01 (Development in Activity Centres) encourages the design and layout of new or expanding centres minimise amenity impacts on surrounding uses and contribute positively to the streetscape and surrounding area by having developments provide visually interesting and active street frontages where buildings abut the street or a public space, encourage car parking areas to be located to the side or rear and not visually dominating. This proposal activates Bellerine and Little Malop Streets, by sleeving car parking along these frontages with active uses. Further changes will be required to enhance the Little Malop Street and Board Place interfaces.
32. Clause 15.01-2L (Environmentally Sustainable Development) encourages developments achieve best practice in environmentally sustainable development from the design stage through to construction and operation. A Sustainability Management Plan (SMP) prepared by GIW Environmental Solutions dated 3 December 2023 suggests the development will achieve a total BESS score of 62% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%, a Melbourne STORM rating of 101%, a 7.5 Star average NatHERS Energy Rating result and provides 14.4kW Solar PV system on the roof and a 40,000 litre rainwater tank to store harvested rainwater from the roof areas. Council has expressed concerns on the limitations of and discrepancies in this report, which can be rectified as conditions on any approval.
33. Clause 17.02-1s (Business) encourages development that meets the community's needs for retail, entertainment, office and other commercial services. This proposal provides an array of land uses on the ground floor that will directly serve the retirement living as well as the general public.
34. Clause 18.02-1S (Walking), 18.02-2S (Cycling) and 18.02-3S (Public transport) support sustainable forms of transport in Activity centres. This proposal supports sustainable forms of transport.

35. Clause 18.02-7S (Airports and airfields) seeks the protection of airports and airfields and flightpaths from incompatible land use and development. Whilst this proposal exceeds the 25 metre height stipulated by DDO36 the Victorian Health Building Authority has expressed no objections proposal, subject to inclusion of conditions.

Land Use and Built Form Issues

Zoning

36. The zoning provisions have been considered in the application. The Precinct Objectives for the Retail Core Precinct include:

- **Prioritise the use and development of land as the primary location for shops, food and drink premises and nightclubs at street level and within the podium level of large buildings.**
- **Support building height of between 16 and 28 metres where the fine-grained subdivision pattern, and heritage character presents a dominant form.**
- *Support building height of between 42 and 60 metres on identified Strategic Development Sites (Westfield Geelong, Market Square and Officeworks site) providing slender and well-spaced tower forms providing sunlight access to the public realm and views to the sky between buildings from the street.*
- **Encourage office, accommodation, and other complementary uses sited behind active frontages and/or above the podium.**
- **Maintain an attractive high amenity streetscape environment by providing wide, sunlit footpaths, landscaping, traffic calming, and accessible public transport.**
- **Support, maintain and enhance the unique character of small format retail and hospitality offerings in little streets and laneways.**
- *Promote the development of Westfield Geelong as an urban marker within Central Geelong.*
- **Protect key views to Corio Bay when viewed from the public realm down Gheringhap, Moorabool, Yarra and Bellarine Streets by setting back development to ensure clear views to the water and the sky.**
- *Use the Council owned at grade car park site on Little Ryrie Street for future open space to increase available open space within the precinct.*
- *Protect and maintain the visual prominence of heritage buildings, the prevailing fine-grained pattern of subdivision and heritage shopfronts within the streetscape.*
- *Encourage a coordinated, master planned approach to the development of Westfield Geelong, Market Square and Officeworks sites as a Strategic Development Sites.*
- **Provide new pedestrian mid-block links and publicly accessible open space, and encourage laneway breakthroughs to enhance the pedestrian experience, mobility and accessibility of the precinct with other precincts.**

**The bold ones are relevant in the consideration of the application*

37. General built form guidelines in the zone include:

- *To deliver a range of built form typologies including low, medium and high-rise development.*
- *To ensure development contributes to an undulating city skyline that tapers down to the Geelong waterfront and residential areas on the periphery of the Activity Centre.*
- *To ensure built form outcomes reflect the preferred character and amenity of each precinct.*
- *To support active frontages at ground floor level.*
- *To create human-scale streets by ensuring street wall heights respond to street and laneway widths.*
- *To encourage the use of innovative design solutions to avoid offsite impacts.*
- *To ensure the building scale, form and setbacks relate to the site size and supports the preferred land use, amenity and character.*
- *To manage the impacts of noise on amenity.*

Overlay

38. The design objectives of clause 43.02s36 Design and Development Overlay (Emergency Medical Service (Ems) Helicopter Flight Path Area (H3 – Rooftop Helipad) are:
- *To ensure that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.*
 - *To ensure that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight operations.*
 - *To ensure that the height of new development does not encroach on the flight path airspace areas associated with the Geelong Hospital rooftop helipad.*
 - *To ensure that the height of new development avoids creating a hazard to EMS helicopters operating in the vicinity of the Geelong Hospital helipad and to facilitate safe emergency medical service helicopter flight operations.*

Land use

39. The proposal is for the use of the site for retirement living with 86 dwellings, Retail (Farmers' market), Day Spa and Allied Health (Beauty Salon and Medical Centre) and Food and Drink Premises (Café).
40. 86 dwellings for retirement living comprising 18 (21%) 1BDR, 46 (54%) 2BDR, 22 (25%) 3BDR with 921 sqm of residential amenities to include, Arts and crafts studio, Bar and billiards room, Gym and group exercise and Roof top communal area.
41. The proponent advises that the land use of the proposed development will be in accordance with the Retirement Villages Act 1986. Each apartment will be under management of an operating group which will enter into a lifetime lease with each individual occupant. This lease cannot be broken by the operator and can only be ended by the lease holder. This can take place at any time, or when the lease holder passes away. This arrangement typically transacts on average once every 7 years. The building owner would need to wait for all leases to transact to be able to change to use to private dwellings use in the future (should the proponent chose to go down this avenue).
42. The planning scheme describes a Retirement Village as land used to provide permanent accommodation for retired people or the aged and may include communal recreational or medical facilities for residents of the village and nests it within the broader definition of accommodation.
43. Pursuant to clause 37.08-2 (ACZ1), a permit is not required for the following land uses in the Retail Core Precinct:
- Office, food and drink premises, shop (farmers market)
 - Accommodation.
- The above uses are as of right with the Retail Core Precinct. It is noted that the Residential Village use/development is not subject to Clause 58 assessment, as clause 58 only applies to apartments/dwellings.
44. A permit is required for the following land uses in the Retail Core Precinct:
- Medical centre and retail premises (other than Adult sex product shop)
- The use of the site as a medical centre and retail premises (other than Adult sex product shop) is consistent with the purpose of the Retail Core Precinct. Given the context and the scale of each use, no restrictions on operations are considered necessary in this instance.
45. All uses proposed are acceptable and complementary to the other land uses that occurs in the activity Centre in Geelong.

Height and Setbacks

46. The following design objectives and guidelines of the ACZ1 are relevant:

	Requirements	Proposed
Preferred Max Building Height	28m (discretionary)	37.8m or 41.20m AHD including services
Preferred maximum street wall	16m (Bellerine Street) 8m (Lt Malop Street)*	Up to 15.941m (due to the slope on the site) 7.815m
Minimum front setback	West (Bellerine St): 6m	6m (with the balconies protruding within the setback)
Preferred minimum side and rear setback	>28 and <42m – 6m	North: 1m to 7.67m (with the balconies protruding within the setback) South (Little Malop Street): 3m to 29.25m East (Board Place): 2.37m to 4.6m

* For all other corners apply the average of the preferred maximum street wall height on that corner to a maximum length of 30 metres on both adjoining street frontages.

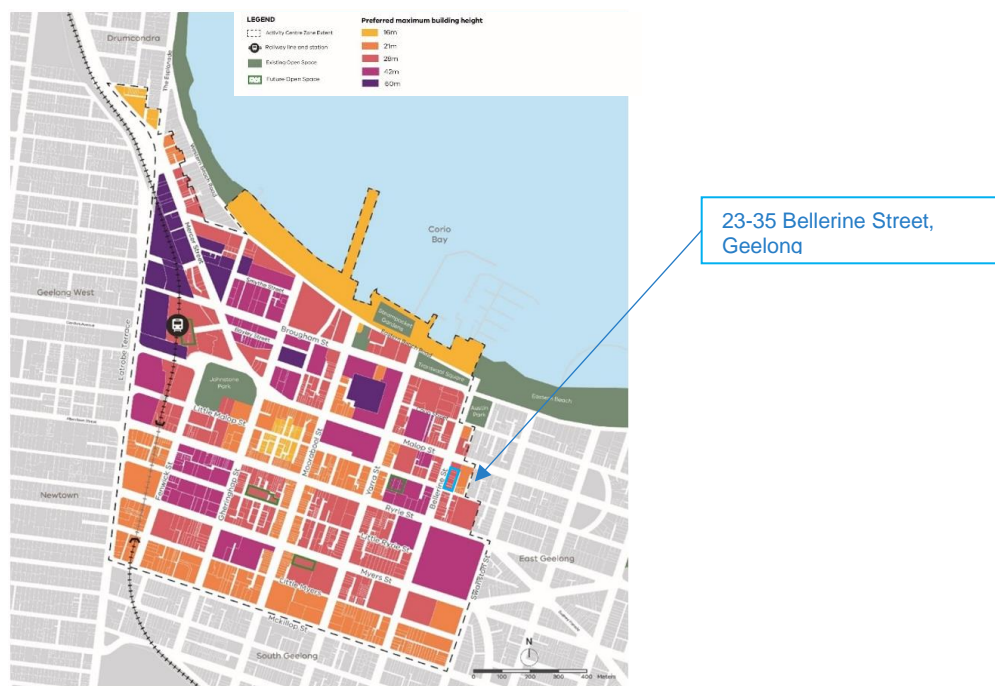


Figure 12: Preferred Building Heights

Overall height

47. The proposed maximum building height of the development will be 37.8m or 41.20m AHD including services, which is slightly taller (9.8m (excluding services)) than the preferred building height of 28 metres in the precinct guidelines as defined in Map 2 to the ACZ1 (see Figure 12).
48. The controls allow for the consideration of taller built form on larger sites or where sites may have been consolidated. The planning unit under assessment includes the consolidation of a number of finer grain sites which the preferred height control intends to moderate.
49. In addition to the consideration of the consolidated planning unit, the development is similar in height to the 13 levels (40.7m) built form approved for 20-22 Bellerine Street and other developments located further north along Bellerine and Corio Streets (approved or constructed). Accordingly, this proposed development at the height proposed is considered acceptable.



50. It is also envisaged that the site to the immediate east, on the other side of Board Place, will be developed with a similar height but with an expectation that the overall height and massing would step down to the lower scale development of the adjoining NRZ.
51. The site to the immediate north is also a large site and is likely to be developed in a similar height to the proposal given its prominent corner location and views towards Corio Bay.
52. Further, the site has an interface to a commercial site where amenity concerns associated with bulk will be minimal. The development is tapered so that it does not overshadow protected areas. The proposal will protect key views to Corio Bay when viewed from the public realm down Bellerine Streets by setting back the development (discussed under tower setbacks below).
53. The proposed height will not affect the flight path to the Geelong Hospital helipad. Victorian Health Building Authority has reviewed this proposal at its maximum height and has expressed no objections to the proposal, subject to inclusion of conditions.

Maximum street wall height

54. The controls envisage a 16 metre high street wall to Bellerine Street and an 8 metre high street wall to Little Malop Street. For corner sites, the controls allow an average of the preferred maximum street wall height on that corner to a maximum length of 30 metres on both adjoining street frontages. This therefore means the street wall can be up to 12 metres a length of 30 metres, each way, at the corner of Bellerine Street and Little Malop Street intersection. The development has not taken advantage of the corner exemption and has provided street wall heights that accord with the envisaged street wall heights (up to 15.941m along Bellerine Street and 7.815m to Little Malop Street- see Figure 13). This is considered satisfactory.



Figure 13: Street wall heights

Tower setbacks

55. The controls envisage the tower to be setback a minimum 6m from Bellerine Street and all other boundaries (side and rear), as the building has a height greater than 28m and less than 42m. The proposal provides staggered setbacks as follows:
 - West (Bellerine Street) : 6m (with the balconies protruding within the setback)
 - North: 1m to 7.67m (with the balconies protruding within the setback)
 - South (Little Malop Street): 3m to 29.25m
 - East (Board Place): 2.37m to 4.6m

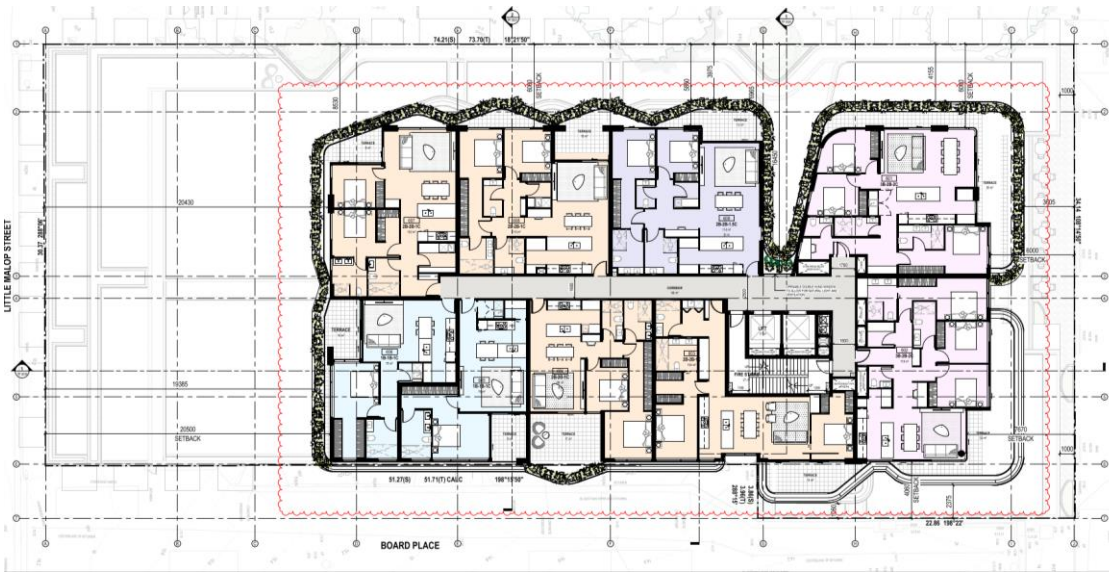


Figure 14: Staggered tower setbacks of the development

56. The proposal complies with the setback required to Bellerine Street, noting that the balconies protrude up to 2m within this setback. This is acceptable as the balconies will be open in structure and will allow clear views from Bellerine Street to Corio Bay (see Figure 15)



Figure 15: View of Corio Bay looking north



- 61. Part of the building (balconies) from level 5 above overhang outside the property's title boundary. It will be required as a condition on any approval that the development, including terraces and other protrusions be contained within the site's title boundaries.
- 62. DTP supports the reduced setbacks along the north and east given the reasons provided above, except for the overhanging of the development over Board Place. This can be rectified as a condition on any approval that may issue.

Public Realm and activation

- 63. The proposal will enhance the pedestrian experience from Bellerine Street to Board Place and allow for the pedestrian connection to Malop Street by the provision of a 3m wide through block link to the north of the site (part of which will be open to sky). A café use will be largely face the block link adding vibrancy to the walkway. The through block line will allow pedestrian connections from Bellerine Street to Board Place and Malop Street via 200A Malop Street property (see connectivity in Figure 18).

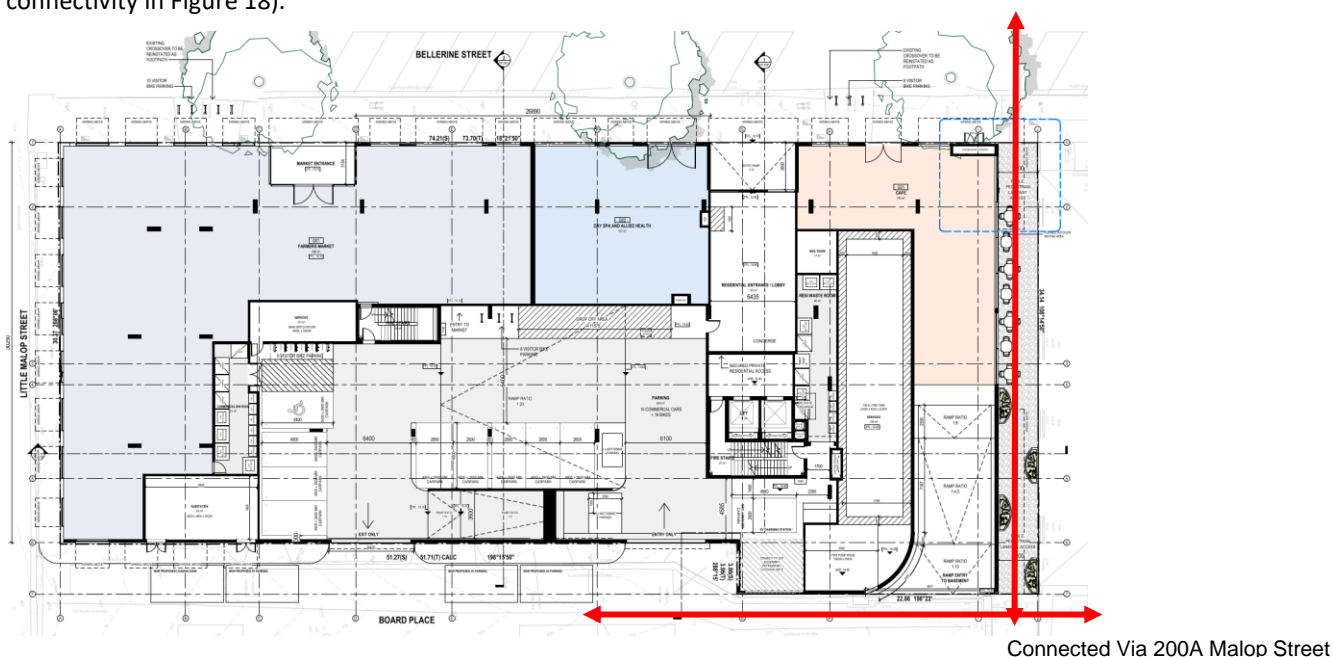


Figure 18: Land use, activation and connections at the ground level

- 64. The development will provide large windows, distinguishable entrances for Farmers' Market and resident entry and clear interaction to Bellerine Street interface (see Figure 19). This is acceptable.



Figure 19: Bellerine Street activation

- 65. The development's ground floor response to Little Malop Street is somewhat ambiguous. The elevation drawings show provision of fixed and openable windows along this elevation (see figure 21). However, the render (Figure 20) does not show this opening as an entry given the width of the spandrels on the image. Further, the floor plans at Figure 21 do not show any steps to correspond to the height difference the renders suggest. To clarify these issues and ensure that the development has access from Little Malop Street, a condition will require that the development at the ground level is provided access from Little Malop Street.



Figure 20: Little Malop Street interface

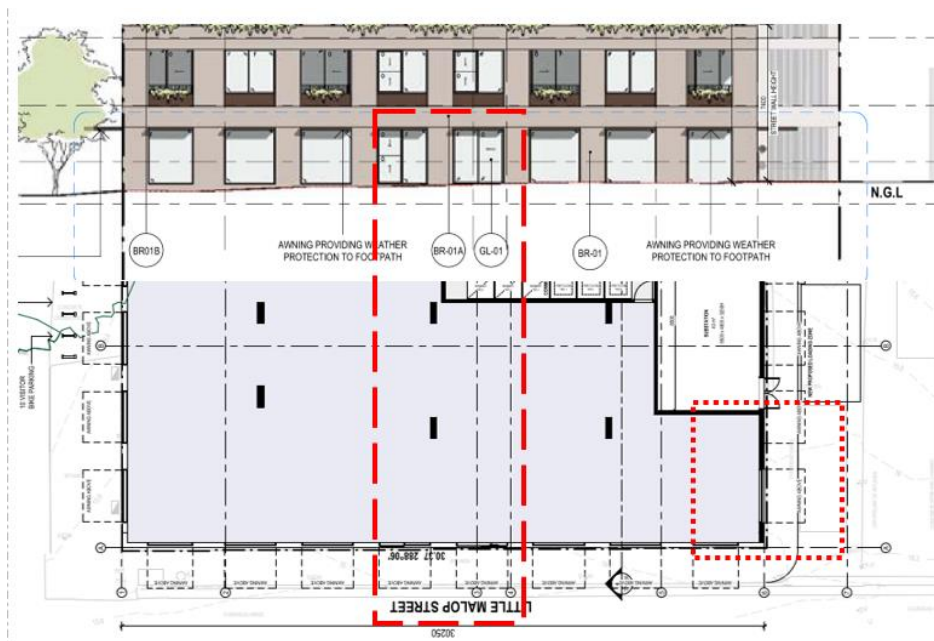


Figure 21: Elevation and floor plan of Little Malop Street and floor plan of Board place

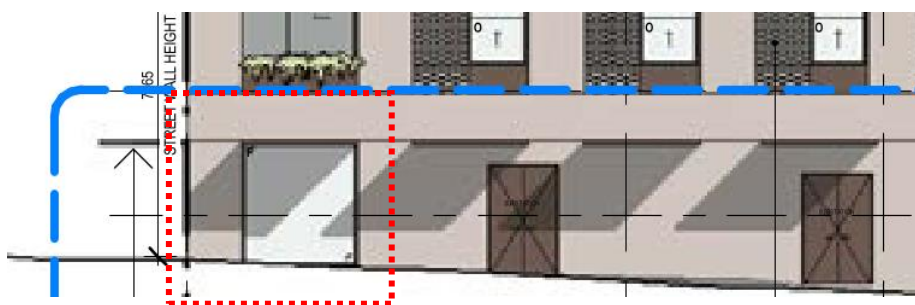


Figure 22: Board Street interface

66. Similarly, with the Board Place interface, the development provides predominately services along this elevation. There is an opportunity to activate the corner of Little Malop Street and Board Place interface, which is currently a fixed window (see Figures 21 and 22). It will be required as a condition on any approval that the tenancy located at the corner of Little Malop Street and Board Place be provided with an operable façade/window or servery at the corner or with a secondary public entrance from Board Place.
67. The following conditions will also be included in any approval (façade strategy) to ensure appropriate activation of the three street interfaces through design and uses, as well as at grade entry and DDA access:



- a. Elevation details at a scale of 1:50 (or as otherwise appropriate) illustrating typical podium details, entries and doors, detailed entrance design (given the slope on the site) building services (such as fire boosters) and how they are incorporated as part of the architecture, typical tower details, and any special features which are important to the building's presentation.
- b. Cross-sections for each commercial and retail tenancy (as appropriate) showing finished floor levels to AHD of both external and internal areas and their interface between the public and private realm demonstrating good physical and visual connection between the public realm and the interior. A range of measures such as minimal transitional areas within retail tenancies and public realm urban design outcomes (slopes and stairs etc.) can be utilised to achieve this outcome.
- c. DDA compliance from the public realm to all retail and commercial tenancies and 'private public places.
- d. Detailed internal layout plans of commercial tenancies within the podium to demonstrate active use of these internal spaces where they interface Bellerine Street, Little Malop Street and Board Place.

Design and Form

68. On balance, subject to conditions, the proposal represents a site responsive and architecturally resolved building. In particular the site layout successfully responds to the slope of the land and the overshadowing restrictions that apply on the footpath along Little Malop Street.
69. Consistent with clause 15.01-1L-01 (Development in activity centres) the proposal adequately treats street interfaces (subject to conditions above) with active street frontages. The consolidation of a number of smaller sites has enabled a better design outcome than a more constrained site may have allowed.
70. The height and the treatment to the podium levels is appropriate. The car parks provided in the podium levels are appropriately sleeved with active uses, allowing direct interface and interaction with Bellerine and Little Malop Streets.
71. The tower form is appropriately setback from the property boundaries (subject to condition). Where they do not comply with the discretionary setback of 6m, a discussion has been provided earlier in this report as to why these are appropriate. The mass is broken down with horizontal concrete balconies. Vertically, the building is separated with a deep rebate, giving the built form a perception of two towers. The cascading/wedding cake effect that has been eliminated through re-design is a positive change to the overall development.
72. DTP is accepting and supportive of the architectural design and materials response and agrees that the proposed materiality is of high quality and provides visual interest across each interface. Permit conditions will require the submission of a façade strategy which provide in depth details of colours, materials and finishes.
73. The proposal is consistent with the built form guidelines of the ACZ1 and precinct objectives for the Retail Core Precinct and represents a resolved architectural outcome incorporating activation of public realm, subject to conditions.

Wind considerations

74. A Wind Assessment has been prepared by VIPAC, dated 13 November 2023. The report states that wind conditions in the ground level footpath areas and accessways would be expected to be within the walking comfort criterion; within the standing comfort criterion at the main entrances and within the standing comfort criterion at the flexible outdoor seating areas. The report however recommends a temporary windscreen, to meet the more stringent sitting comfort criterion; walking comfort criterion at the terraces and standing comfort criterion at the rooftop communal terrace. These have not been shown on the plans and will be required to be shown as conditions on any approval. Subject to these conditions, the wind conditions would satisfy the required safety criterion.
75. Further, a condition on any approval will require that the wind report be amended to reflect the amended plans and must demonstrate compliance with clause 4.4 to Activity Centre Zone 1 of the Greater Geelong Planning Scheme.

Overshadowing of protected areas

76. Overshadowing of streets and laneways: Mandatory overshadowing requirements apply to the southern side of Little Malop Street and western side of Bellerine Street. The controls at ACZ requires casts of no additional overshadowing:



- a. To a south footpath measured 6 metres from the property boundary and no additional overshadowing beyond the shadow that would be cast by a street wall height of not more than 8 metres between 11am-2pm, 22 September for Little Malop Street, and;
 - b. On the opposite side of the street to either an east or west footpath measured 6 metres from the property boundary.
77. Figure 23 below demonstrates no additional overshadowing is cast by the development on the south footpath measured 6 metres from the property boundary and no additional overshadowing beyond the shadow that would be cast by a street wall height of not more than 8 metres between along Little Malop Street between 11am-2pm, 22 September. The top levels of the building have been designed to step back to avoid overshadowing of the footpath.
78. There will be no additional overshadowing concerns raised with respect to Bellerine Street (see .

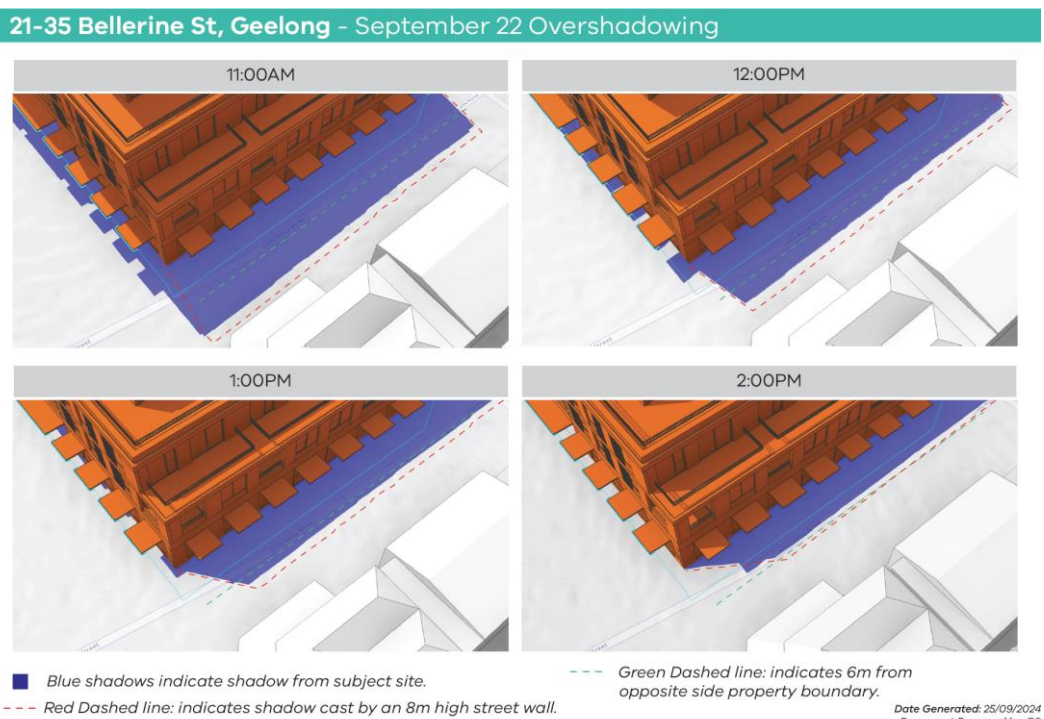


Figure 23: Overshadowing

Environmentally Sustainable Design (ESD)

79. A Sustainability Management Plan prepared by GIW Environmental Solutions Pty Ltd dated 3 December 2023 has been submitted with the application, which provides that the development will achieve the following sustainability targets:
- A 7.5 Star average NatHERS Energy Rating result.
 - A total BESS score of 62% with no mandatory category (IEQ, Energy, Water, Stormwater) below 50%.
 - A Melbourne STORM rating of 101% is achieved.
 - The non-residential areas aim to reduce heating and cooling energy consumption below the reference case (BCA Section J 2019).
 - A 14.4kW Solar PV system is to be located on the roof of the proposed development.
80. For stormwater management on site, the development will provide:
- A 40,000 litre rainwater tank will harvest rainwater from the roof areas, all L4 & L11 balconies, L3 & L6-L10 south balconies (excl. planters). This tank will be connected to all ground floor to level 2 WCs and landscape irrigation.
 - The majority of landscaping is to be native vegetation and water efficient drip irrigation will be provided. GF-L2 landscape irrigation will be connected to the rainwater tank.

These efforts aim to mitigate the adverse effects of development on downstream waterways and improve the health of local water bodies.

81. In addition, the report states that the development will achieve the following:

- Efficient water fittings and fixtures throughout.
- 61% (52 out of 85) of the development's apartments will be naturally cross-ventilated.
- Daylight modelling suggests:
 - 80% of living floor area achieves >90% above Daylight Factor (DF) 1
 - 82% of bedroom floor area achieves >90% above DF0.5
 - The non-residential areas are targeting a 2% DF to 40% of the nominated area.
 - 46% (39 out of 85) of apartments achieve at least 3 hours of sunlight.
 - The development is provided with a comprehensive shading strategy.

82. To support sustainable transport, the development will provide:

- 20 bicycle spaces for residents.
- 6 bicycle spaces for residential visitors.
- 6 bicycle spaces for non-residential employees & 16 bicycle spaces for non-residential visitors.

Council has raised concerns on submitted ESD reports, highlighting discrepancies contained in it. Amendment to the ESD report to clarify these can be included in any approval that issues and ensure that ESD ambitions as outlined above can be achieved.

Net community benefit

83. In lieu of the additional height that the development seeks, the development provides a 3m wide north-south, through block link to the north of the site. As shown in figure 18, the proposal will connect Bellerine Street to Board Place and allow for the pedestrian connection to Malop Street via 200A Malop Street property. This walk-way will be partially open to sky. A café use will be provided along its interface. It is expected the use will utilise the laneway, enhancing customer experience.

84. In addition, the proponent is committed to carrying out works to improve the streetscape from the property boundaries to the front of kerb along Bellerine and Little Malop Streets, and Board Place. The proponent has agreed to carry out kerb expansion/ landscaping to Little Malop/ Bellerine corner to mirror the treatment on the west side of Bellerine Street as shown in figure 24. This will be stipulated in a condition on any approval.

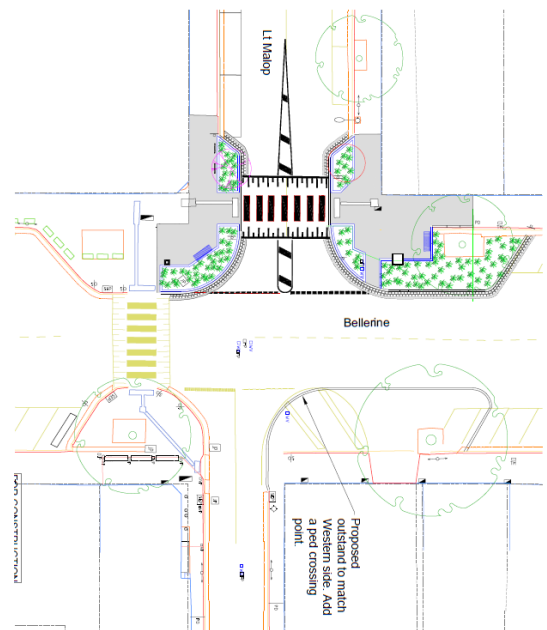



Figure 24: Treatment to Bellerine Street and Little Malop Street intersection

- 
85. Council has also encouraged minor landscape improvements to Board Place, such as tree planting within parallel parking bays, subject to further discussion with Council's Tree Management and Parks.
86. The above changes will enhance the public realm of the subject site, provide benefit to not just the residents of this development but the larger Geelong community.

Resident amenity considerations

87. As noted earlier, the proposal is not subject to a clause 58 assessment. However, prompts will be taken from clause 58 to assess the amenity of this development:

- A range of products to suit different needs: The development offers a range of dwellings types. 86 dwellings for retirement living comprising 18 (21%) 1BDR, 46 (54%) 2BDR, 22 (25%) 3BDR, 921 sqm of residential amenities to include, Arts and crafts studio, Bar and billiards room, Gym and group exercise and Roof top communal area. This is appropriate for resident needs.
- Capacity of utility services and infrastructure: The proposed development will be located in the heart of Geelong, which is well serviced and has connections to appropriate utility services and infrastructure. The proposal is designed to integrate with the existing infrastructure.
- Integration with street and public areas: Subject to conditions, the development will have a high level of integration with Bellerine and Little Malop Street from the ground level above and Board Place from podium levels and above. Access to the retirement village will be from Bellerine Street.
- Energy efficiency and storm water management (ESD): As discussed under the ESD section of this report, subject to conditions, the proposal sets to achieve high ESD standards.
- Communal areas, and communal open areas and solar access: The proposal provides approximately 152sqm of outdoor communal open space at the roof level which will receive a large amount of solar access. Other amenities include, Arts and crafts studio, Bar and billiards room, Gym and group exercise.
- Landscaping: The proposal incorporates 25.8% canopy cover and no deep soil areas. 56 cubic metres of soil will be provided in a planter to accommodate two Type B trees (Tuckeroos).
- Vehicular access and parking: vehicle access will be provided from Board Place. Car parking will be located in the basement on within the podium where the residents will have easy access.
- Built form, including setbacks, material and colours: The architectural response of the development is acceptable in its context, choice, durability and design as discussed in the earlier part of this report. Where there is a departure from controls (e.g. setbacks), justification is provided.
- Internal views/overlooking: The proposal is designed to ensure views into the into the private open space and habitable room windows from dwellings within the development are limited. The balconies and windows of adjacent dwellings sit flush with one another to avoid overlooking in most instances. For dwellings on either side of the void fronting Bellarine Street, windows are offset to prevent views into the adjacent dwelling.

Views from apartments with balconies to the south have been obscured to ensure occupants of upper storey levels do not overlook the cascading balconies of lower level balconies. This is achieved through the landscape concept design which is offset from the building line to prevent internal overlooking.

- Noise: Pursuant to ACZ1 provisions, where new buildings include an accommodation use within 80 metres of the Geelong Railway Station, Geelong Railway Line or Latrobe Terrace, the design response should achieve the following noise attenuation levels:
 - a. Not greater than 35dB for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
 - b. Not greater than 40dB for living areas, assessed LAeq,16h from 6am to 10pm.

New buildings should incorporate noise attenuation measures and suppression techniques to ensure noise does not unreasonably affect the amenity of land within a General Residential Zone.



This site is not located within 80 metres of the Geelong Railway Station, Geelong Railway Line or Latrobe Terrace and thus is not subject to this requirement. Notwithstanding the above, the submitted town planning report by Tract Consultants suggests that the development will achieve the above noise criteria for all dwellings within the development. This is satisfactory.

- **Wind impacts:** As discussed earlier in this report, a Wind Assessment prepared by VIPAC, dated 13 November 2023 states that wind conditions in the ground level footpath areas and accessways would be expected to be within the walking comfort criterion; within the standing comfort criterion at the main entrances and within the standing comfort criterion at the flexible outdoor seating areas. It will be required as a condition on any approval that all mitigation measures, as recommended in the report are shown on the plans and implemented on the ground.
- **Building entry, circulation and safety and accessibility:** At the ground level, entrances to the dwellings are provided via a separate and secure lift lobby to Bellerine Street which will ensure safe and private spaces within the context of the broader development and other site functions are protected from public access. 64 or 75% of the dwellings will be accessible.
- **Private open space areas:** Each of the dwellings will be provided with generous private open spaces areas as would be required under clause 58 (used as a guide).
- **Function amenity (bedroom and living room dimensions):** Each of the dwellings will be provided with generous main and secondary bedrooms, as would be required under clause 58 (used as a guide).
- **Natural ventilation:** 43% of the development will have natural ventilation
- **Windows:** Windows of each dwelling is appropriately located to allow adequate daylight into new habitable room windows. Daylight modelling suggests:
 - 80% of living floor area achieves >90% above Daylight factor (DF) 1
 - 82% of bedroom floor area achieves >90% above DF0.5
 - The non-residential areas are targeting a 2% DF to 40% of the nominated area.
 - 46% (39 out of 85) of apartments achieve at least 3 hours of sunlight.
 - The development is provided with a comprehensive shading strategy.
- **Common property, site services, waste management and storage areas:** Common properties will be clearly delineated from private areas, services will be well located away from direct views from public realms. A Waste Management Plan, prepared by OneMileGrid confirms that waste management arrangements for the development is satisfactory and sufficient storage is provided for each dwelling.

Parking, Loading, Bicycle Storage and Other Services

Car Parking (Clause 52.06)

88. The following car parking rates are relevant to the application:

Proposed use	Rate	Required
Retirement dwelling (86)	1 to each 1BDR or 2 BDR, 2 to each 3 or more BDR	64+ (22 x2) = 108
	1 for visitors for every 5 dwellings	17
Farmers' market (586sqm)	5 to each 100sqm of leasable floor area	29
Café (163sqm)	4 to each 100sqm of leasable floor area	6
Day Spa and Allied Health (157sqm)	3.5 to each 100sqm of leasable floor area	5
Total		165

89. 119 car spaces will be provided for this development. A total car parking reduction of 46 spaces is sought under the proposal. The applicant has supplied a Traffic Impact Assessment report in support of the proposed car parking reduction.



- 90. The Traffic Impact Assessment supports this reduction given the site's proximity to the Geelong Railway Station and access to several bus routes which run along Bellerine Street. The report includes carparking study, available public transport in the area, use of other modes of transport to justify reduction. This is acceptable.
- 91. Further, 48 bicycle spaces and 5 Motorcycle spaces will be provided to encourage sustainable forms of transport, and the site is also located in a very walkable area. DTP is therefore accepting of this shortfall.

Design Standards for Car Parking

- 92. The Traffic Impact Assessment supports the layout of the car park. Council has noted a number of discrepancies and non-compliance of the car parking layout and accessways with AS/NZS 2890.1:2004. The ground floor mezzanine does not provide access to the lift. This will be rectified as conditions on any approval that may issue.
- 93. It will also be required as a condition on any approval that the Traffic Impact Assessment be amended to reflect the new scheme.
- 94. Vehicle access to/from the subject site will be via Board Place. This is acceptable.

Traffic

- 95. The report concludes that the increase in traffic volume associated with the proposal can be accommodated by the existing surrounding road networks in a safe and satisfactory manner and will not create and adverse traffic safety or operational concerns.

Bicycle Facilities

- 96. Clause 52.34-1 of the Scheme requires bicycle parking facilities as follows:

Proposed use	Rate	Required
Retirement dwelling (86)	1 per 5 dwellings for residents	17
	1 per 10 dwellings for residents	9
Retail (Farmers' Market) (586sqm)	1 per 300sqm for employees	2
	1 per 500sqm for visitors	1
Café (163sqm)	1 per 100sqm for employees	2
	1 per 50sqm for visitors	3
Day Spa and Allied Health (157sqm)	1 to 8 practitioners	-
Total		34

- 97. 48 mounted bicycle spaces are proposed, which exceeds the requirements of clause 52.34. This is satisfactory.
- 98. End of trip facility: If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter. 4 employee bicycle spaces are required. End of trip facilities are not required for the number of bicycle spaces proposed.
- 99. This is acceptable and meets the requirements of Clause 52.34 of the Greater Geelong Planning Scheme

Loading bay

- 100. The proposal will provide a drop off zone on the ground floor. The submitted traffic report suggests that:

Given the size and use of the commercial tenancies, it is expected that the majority of deliveries will occur via small vans and utility vehicles, which can utilise the on-site drop-off area in the ground floor car park to deliver goods as required. Furthermore, an existing on-street loading area is provided along Board Place along the eastern boundary of the site, which can accommodate any loading vehicles that exceed the height restrictions within the ground floor car parking area.
- 101. The above proposition is supported. Given the overall size and capacity of each tenancy and the proposed loading/stopping area within the ground floor accessible from Board Place shown below is considered acceptable. Any loading that is required from larger vehicles can occur from the street, included existing loading areas on Board Place.

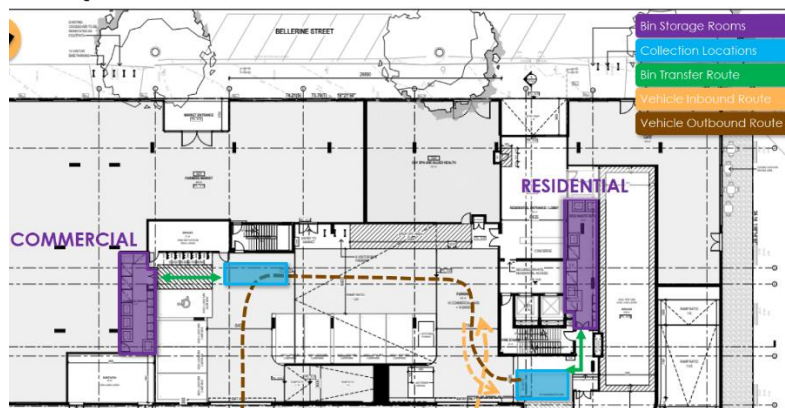


Figure 25: Designated loading/stopping bays

Waste

102. A Waste Management Plan has been prepared for the application by One Mile Grid and dated 17 November 2023 which provides that waste bins will be collected by a private contractor. The overall circulation areas for waste collection trucks are considered acceptable.

Cultural Heritage Sensitivity

103. The site is not located in an area of potential cultural heritage sensitivity.

Conclusion

104. Subject to conditions recommended in this report, the proposal will contribute to the provision of a high-quality retirement living and will add vibrancy to the precinct with retail and office uses on the ground floor. The development is generally consistent with the relevant planning policies of the Greater Geelong Planning Scheme, in particular, the Precinct Objectives for the Retail Core Precinct in that the development:
- Prioritises the use and development of land as the primary location for shops, food and drink premises and nightclubs at street level and within the podium level.
 - Encourages office, accommodation, and other complementary uses splayed behind active frontages and/or above the podium.
 - Maintains an attractive high amenity streetscape environment by providing wide, sunlit footpaths, landscaping, traffic calming, and accessible public transport.
 - Will support, maintain and enhance the unique character of small format retail and hospitality offerings in little streets and laneways (Little Malop Street and Board Place).
 - Protects key views to Corio Bay when viewed from the public realm down Bellarine Streets by setting back development to ensure clear views to the water and the sky.
 - Provides a new pedestrian mid-block links and encourages laneway breakthroughs to enhance the pedestrian experience, mobility and accessibility of the precinct with other precincts.
105. The proposal is generally supported by the various formal and informal referral agencies, except the City of Greater Geelong, who object to the proposal.
106. As such, it is recommended that a Notice of Decision to issue a permit issue for Planning Application No. PA2302862 for the buildings and works associated with the construction of a multi storey building, use as a medical centre and retail premises (other than Adult sex product shop) and reduction in car parking requirements under clause 52.06, at 23-35 Bellerine Street, Geelong, issue subject to conditions.

Recommendation



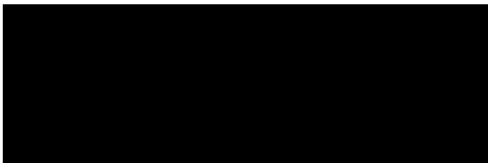
- It is recommended that a Notice of Decision to issue a permit issue, subject to conditions.
- It is recommended that the applicant be notified of the above in writing.

Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
- Completed the **Statutory Planning Services declaration of Conflict/Interest form.**
- Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name:



Title:

Signed:



Phone:

Dated:

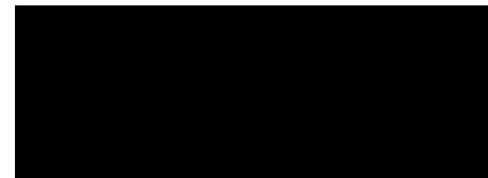
25 September 2024

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- No Conflict**
- Conflict and have therefore undertaken the following actions:
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Name:



Title:

Signed:



Phone:

Dated:

4 October 2024