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Prospect Hill Waste to Energy Facility

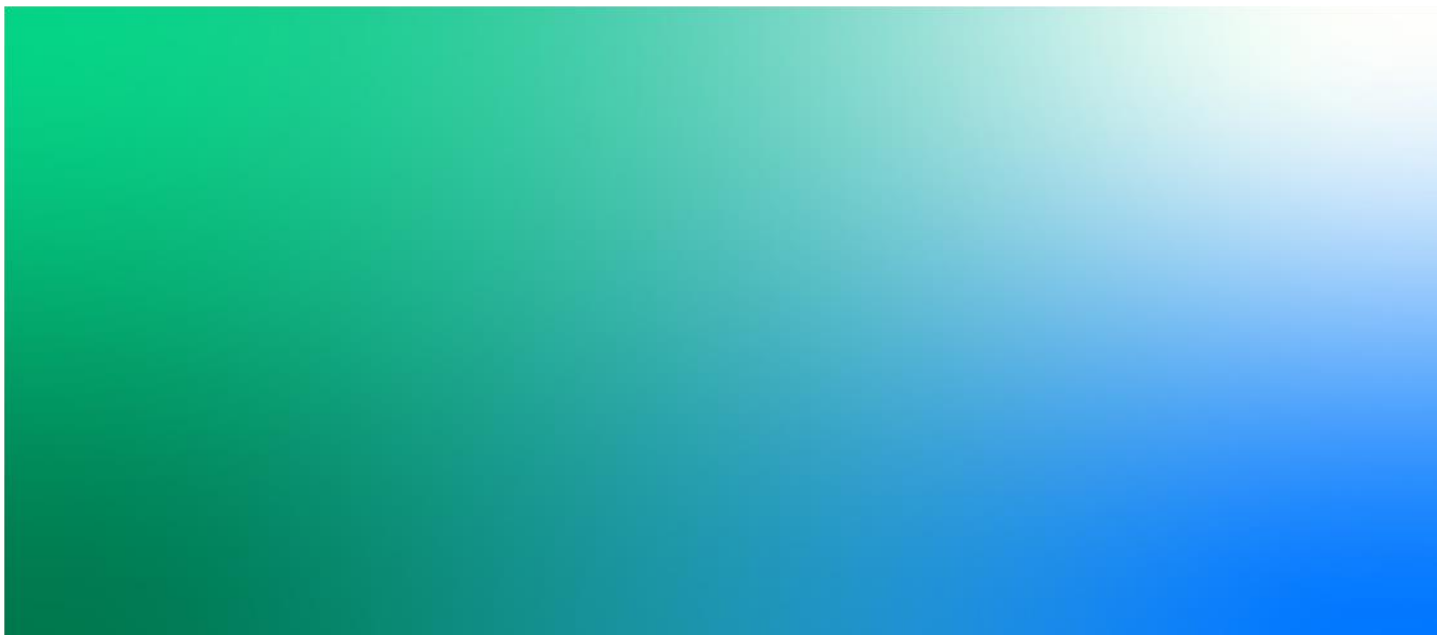
164-200 McManus Road Lara - Planning Permit Application Report

IS305100 PPA

Revision D

31 March 2021

Prospect Hill International Pty. Ltd



Prospect Hill Waste to Energy Facility

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Contents

Executive Summary	i
1. Introduction	1
1.1 Overview	1
1.2 Key Definitions	1
2. Background	2
2.1 Rationale for the Project	2
2.2 Site Context.....	3
2.3 Site Description.....	7
2.4 Surrounding Sites	7
2.5 Land Tenure	8
3. The Project	9
3.1 Land Use	9
3.2 Built Form	11
3.3 Car Parking	12
4. Greater Geelong Planning Scheme	13
4.1 Planning Policy Context	13
4.2 Definitions.....	13
4.3 Zones	14
4.4 Overlays	17
4.5 Particular Provisions	19
4.6 General Provisions	21
5. Planning Assessment	22
5.1 Zones	22
5.2 Overlays	24
5.3 Particular Provisions	27
5.4 General Provisions	28
5.5 Planning Policy Framework	28
5.6 Local Planning Policy Framework	29
5.7 Other Relevant Legislation.....	30
6. Conclusion	31

Appendix A. Certificate of Title and Associated Instruments

Appendix B. Works Approval Application

Appendix C. Design Plans

Appendix D. Planning Zones and Overlays Maps

Appendix E. Traffic Impact Assessment

Appendix F. Flora and Fauna Assessment

Appendix G. Noise Assessment

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Appendix H. Landscape and Visual Impact Assessment

Appendix I. Air Quality Impact Assessment

Appendix J. Contaminated Land Assessment

Appendix K. Cultural Heritage Due Diligence Assessment

Appendix L. Landscaping Plan

Appendix M. Human Health Impact Assessment

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Executive Summary

This Planning Permit Application Report (the Report) has been prepared by Jacobs Group (Australia) Pty Ltd (Jacobs) on behalf of Prospect Hill International Pty Ltd (the proponent) to support a planning permit application to Greater Geelong City Council for the use and development of a Waste-to-Energy (WtE) Facility at 164-200 McManus Road, Lara (the Project).

Planning approval is sought under the provisions of the Greater Geelong Planning Scheme:

- For the use of land for a Waste to Energy facility under the Industrial 2 Zone (IN2Z)
- To construct a building or to construct or carry out works under the IN2Z
- To construct a building or to construct or carry out works under the Design and Development Overlay – Schedule 18 (DDO18).

The Report demonstrates that the proposed use and development of the Project is appropriate for the following reasons:

- The Project is consistent with relevant clauses of the Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF)
- As an industrial land use, the Project adequately mitigates potential impacts on the environment and surrounding land uses, including residential land uses and other industrial land uses
- The physical design of Project has been formulated to respond to its surrounding physical context, including the implementation of visual screening through fencing and landscaping
- The Project will generate employment opportunities for the region during its construction and operation
- The Project will generate energy for the local community, including a shift away from non-renewable methods of energy generation.

A Works Approval has also been submitted to the Environment Protection Authority (EPA) under Section 19A of the *Environment Protection Act 1970*.

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1. Introduction

1.1 Overview

This Planning Permit Application Report (the Report) has been prepared by Jacobs Group (Australia) Pty Ltd (Jacobs) on behalf of Prospect Hill International Pty Ltd (the proponent) to support a planning permit application to Greater Geelong City Council (Council) for the use and development of a Waste-to-Energy (WtE) Facility at 164-200 McManus Road, Lara (the Project).

Planning approval is sought under the provisions of the Greater Geelong Planning Scheme:

- For the use of land for a Waste to Energy facility under the Industrial 2 Zone (IN2Z)
- To construct a building or to construct or carry out works under the IN2Z
- To construct a building or to construct or carry out works under the Design and Development Overlay – Schedule 18 (DDO18).

The Report describes the Project and provides an assessment of the Project against the relevant provisions of the Greater Geelong Planning Scheme. The Report is supported by the following attachments:

- **Appendix A.** Certificate of Title and Associated Instruments
- **Appendix B.** Works Approval Application
- **Appendix C.** Design Plans
- **Appendix D.** Planning Zones and Overlays Maps
- **Appendix E.** Traffic Impact Assessment
- **Appendix F.** Flora and Fauna Assessment
- **Appendix G.** Noise Assessment
- **Appendix H.** Landscape and Visual Impact Assessment
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A Works Approval is also being sought from the Environment Protection Authority (EPA) under the *Environment Protection Act 1970*. The application has been formally submitted to the EPA and is currently under consideration.

1.2 Key Definitions

1.2.1 Waste-to-Energy Facility / Energy-from-Waste Facility

The Report refers to the Project as a Waste-to-Energy Facility or WtE Facility to reflect the terminology provided under Clause 73.03 (Land Use Terms) of the Greater Geelong Planning Scheme.

Supporting documents may refer to the Project as an Energy-from-Waste Facility or EfW Facility. It should be noted that there is no material or statutory difference between these terms, and they may be used interchangeably.

2. Background

2.1 Rationale for the Project

Despite increases in recycling rates, waste management remains a major challenge in Victoria. More than 4 million tonnes of waste continues to be sent to Victorian landfills each year¹

There is current capacity to provide the expected 320,000 tonnes per annum (tpa) (+/- 10%) of municipal solid waste required to facilitate the operation of the Project. An estimated 60,000 tpa will be sourced from the Barwon South West Region, 220,000 tpa from the Melbourne metropolitan area and 40,000 tpa from other local government areas (LGAs) in the vicinity of the Project.

Additional rationale for the Project includes the future of landfills in Victoria which are expected to close in the near future. Currently, approximately 50% of waste is recycled and the projected population growth of Melbourne will see an additional ~600,000 tpa of waste generated by 2025.

Department of Environment, Land, Water and Planning (DELWP) has developed their policy '*Recycling Victoria: A New Economy*' (the Policy), which outlines Victoria's goals for waste management and the development of a circular economy within Victoria. The Policy identifies the role of WtE technologies in creating an integrated waste and resource recovery system, with WtE facilities able to divert waste from landfills to create energy. In transitioning to a circular economy, the generation of energy from waste is a preferred outcome in comparison to sending waste to landfill.

Under the Policy, DELWP supports WtE projects where they:

- Meet best-practice environment protection requirements, including air pollution controls
- Reduce the amount of waste sent to landfill and do not displace reuse or recycling
- Do not inhibit innovation in reuse or recycling of materials
- Meet best-practice energy efficiency standards
- Reduce greenhouse gas emissions compared to the waste and energy services they displace
- Have sustainable business models that create jobs and economic development
- Work well with local communities in which they operate.

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The Report and its supporting documents demonstrate that the Project meets the abovementioned requirements and provides a sustainable solution to Victoria's growing challenges in the waste management sector.

2.1.1 Project Benefits

The operation of the Project will provide a range of benefits for both the local community and for Victoria broadly, including:

- Conversion of waste that cannot be recovered through recycling, re-use, or waste avoidance into 30 Megawatts Electric (MWe). This would provide enough electricity to power up to 12,000 homes.
- Contribution to the local community by creating hundreds of jobs during the construction of the plant and approximately 30 permanent jobs for the operational phase of the Project.

¹ Sustainability Victoria (2019). *Victorian Recycling Industry Annual Report 2017-2018*, Accessible online at: <https://www.sustainability.vic.gov.au/-/media/SV/Publications/Government/Victorian-waste-data-portal/Victorian-Recycling-Industry-Annual-Report/Victorian-Recycling-Industry-Annual-Report-2017-18.pdf>.

- Contribution to energy security in Victoria by providing a new source of sustainable baseload power to the electricity grid.
- Environmental benefits associated with a reduction in the overall amount of waste sent to landfill.
- Reduction in greenhouse gas emissions that are typically released into the atmosphere from decomposing waste, resulting in a net reduction in greenhouse gas emissions.

Benefits of the Project are also identified in Figure 2.1.

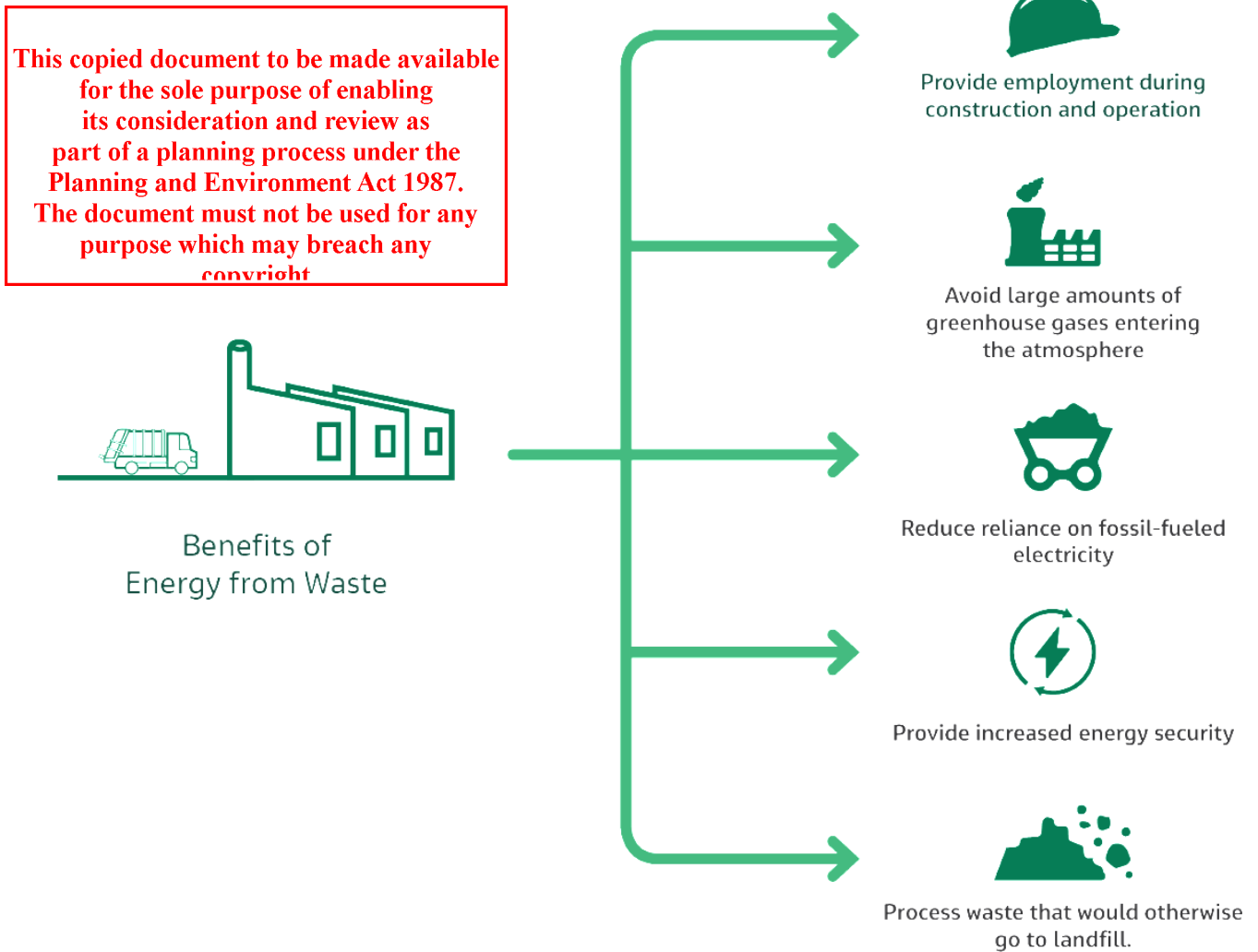


Figure 2.1: Benefits of Energy from Waste / Waste-to-Energy

2.2 Site Context

The subject site is located at 164-200 McManus Road, Lara (the site), approximately 58 km from Melbourne’s Central Business District (CBD). The location of the site is shown in Figure 2.2.

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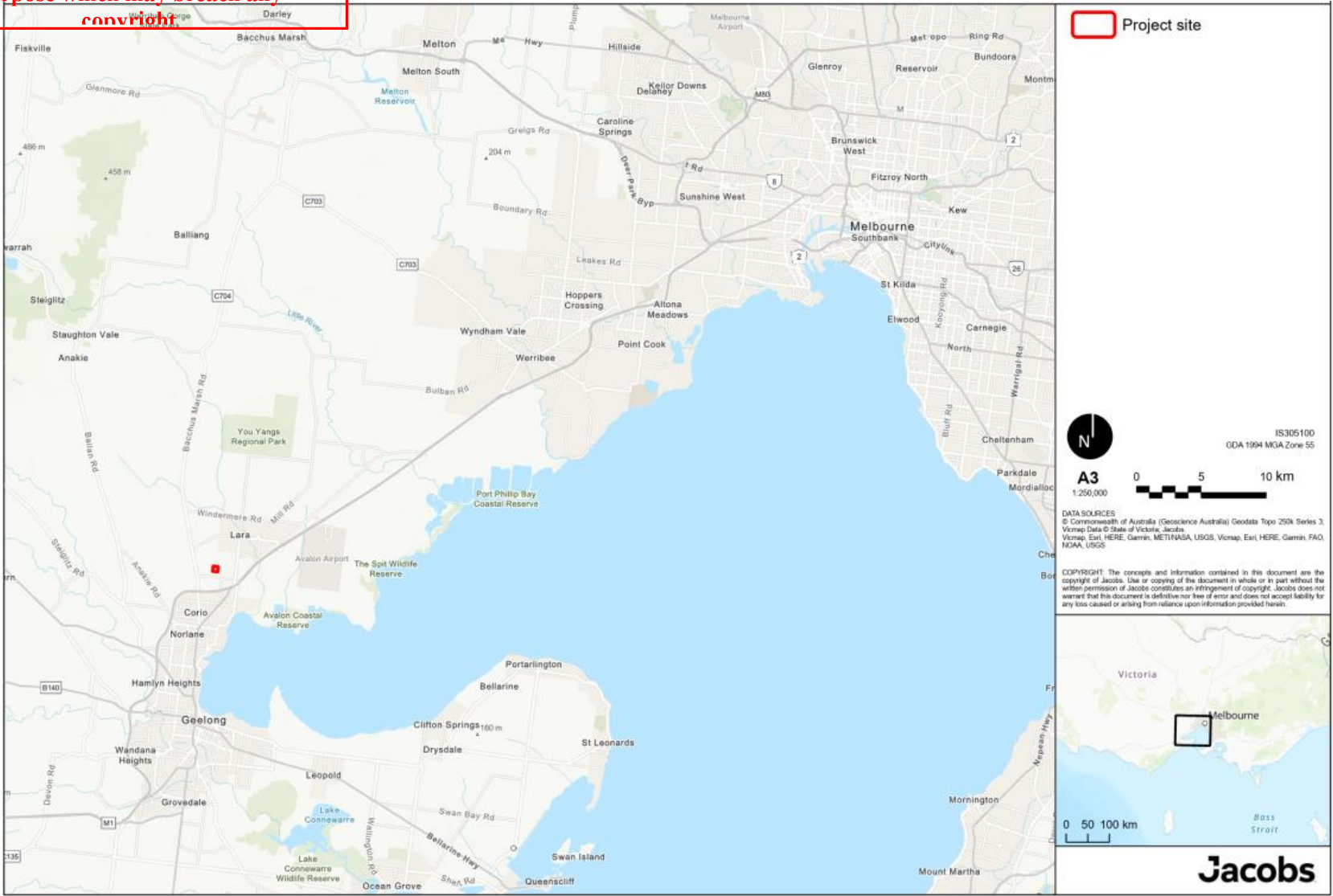


Figure 2.2: Subject Site Location (Melway Online, 2020)

The site is located within the local government area of Greater Geelong and is approximately 4 km south-west of Lara Town Centre / Lara Station and approximately 12 km north of the Geelong city centre. The site is approximately 1.6 km from the Geelong Ring Road / Princes Freeway and approximately 1.3 km from Bacchus Marsh Road.

The site is located within the Geelong Ring Road Employment Precinct (GREP). The GREP is Geelong's largest designated industrial development precinct and includes over 500 hectares (ha) of land zoned for heavy industrial purposes.

The site is bounded by two roads, including Production Way (currently incomplete) to the site's north and McManus Road to the site's west. McManus Road is currently an unsealed road.

PHI is required to complete the construction of Production Way as a condition of purchase for the property from Council. Vehicular access to the site would be provided via an entrance at the frontage of the site at Production Way (once completed). The completion of Production Way will be completed in consultation with Council and VicRoads.

An aerial image of the site is shown in Figure 2.3.

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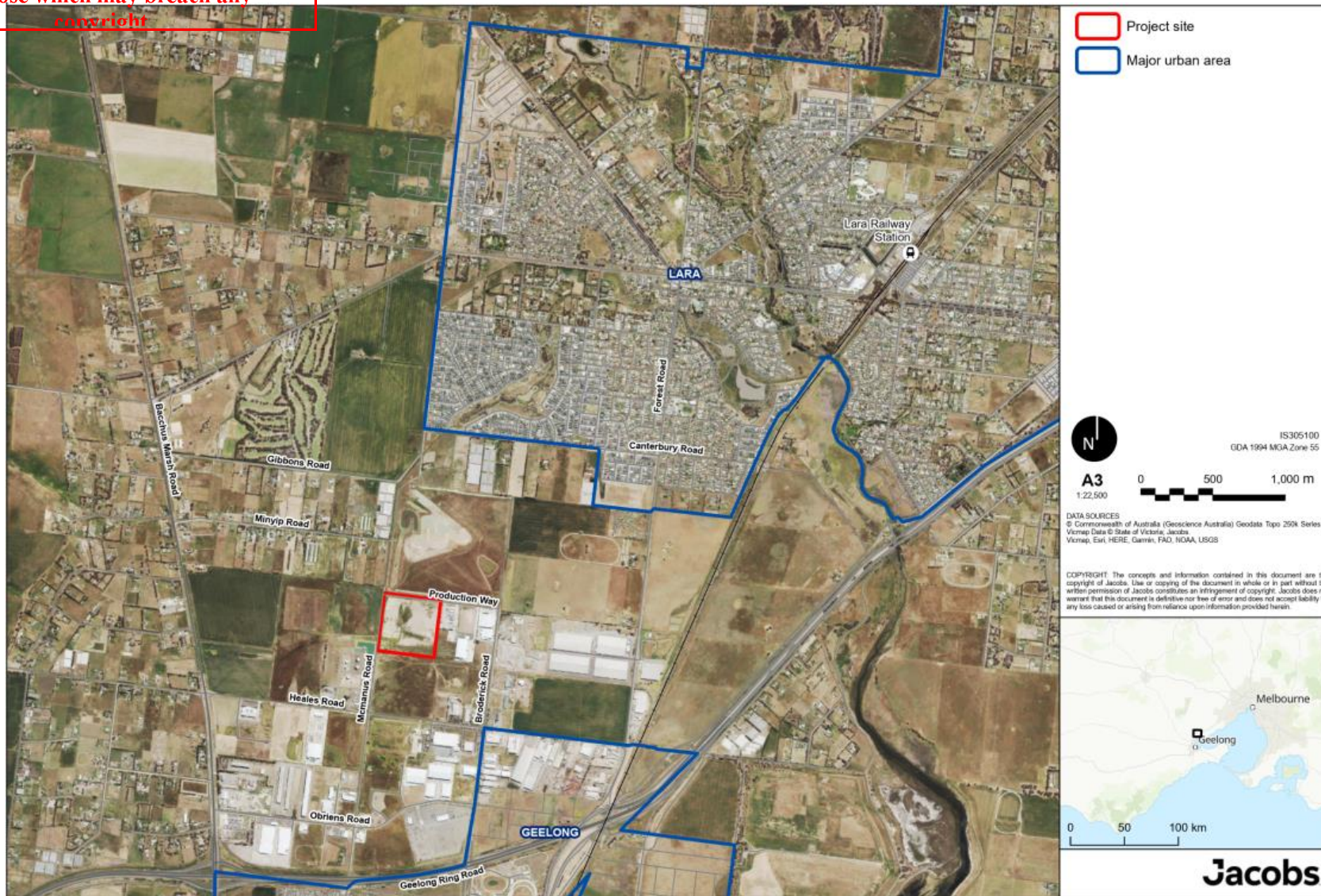


Figure 2.3: Aerial imagery of subject site (Jacobs, 2020)

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2.3 Site Description

The site is approximately 16 ha in size and is generally flat in topography. The site is currently vacant with bare earth and no visible above-ground structures (as shown in Figure 2.4).



Figure 2.4: Photo from the north-west corner of the site

The site has been significantly disturbed and modified through previous land use which appears to be the storage of bulk earth materials, with all topsoil and natural features apparently removed from the site as part of historical land management. The periphery of the site appears to be bunded, with a high density of weed species. A large proportion of the site appears to be cleared of all vegetation, with areas retaining vegetation appearing to be largely composed of grassy weeds.

2.4 Surrounding Sites

Parcels directly adjacent to the site are vacant, with the exception of the parcel to the immediate east of the site, which accommodates a transport container storage facility. This transport container storage facility includes a site office and loading area to the north of the site and outdoor storage area to the south of the site.

As the site sits within the GREP, the presence of a mixture of large-scale industrial land uses is prominent. There are also undeveloped sites, which will, in time be utilised for other industrial land uses. Existing industrial land uses include chemical manufacturing, storage and the management of hazardous materials. These land uses are identified in Table 2-1.

Table 2-1: Large Scale Industrial Land Uses Surrounding the Site

Business	Address	Land Use Description
Elgas Geelong	180 Heales Road, Lara VIC 3212	Gas storage and supply facility
Viva Refinery	137-207 McManus Road, Lara VIC 3212	Fuel refinery and storage facility
DKSH Group (formerly Axieo)	110 Heales Road, Lara VIC 3212	Specialty chemicals manufacturing facility
ACCENSI	90-100 Production Way, Lara VIC 3212	Agricultural chemical manufacturing facility
Central Recyclers	300-400 Broderick Road, Lara VIC 3212	Waste recycling facility (currently undergoing a site clean-up required by the EPA)
Wengfu Australia	Shed D, 250 Forest Road, Lara VIC 3212	Agricultural chemical manufacturing facility
SNF Australia	298 Broderick Road, Lara VIC 3212	Chemical manufacturing facility
Impact Fertilisers	55 Heales Road, Corio VIC 3214	Agricultural chemical manufacturing facility
Viterra Operations	120 Heales Road, Lara VIC 3212	Currently vacant, proposed grain storage facility (Planning Permit No. PP-389-2020).

Beyond the industrial land uses are some low-density residential properties located approximately 100 metres (m) north-west of the site along Minyip Road, Lara. These low-density residential properties are located within the Rural Living Zone (RLZ). Other low density residential land uses exist approximately 1.4 km west of the site along Bacchus Marsh Road (RLZ) and approximately 1.2 km north of the site along Canterbury Road West, Lara (within the General Residential Zone (GRZ)).

2.5 Land Tenure

The site at 164-200 McManus Road, Lara is described as Lot D on Plan of Subdivision (PS) 710783E and is owned by PHI. The site is currently proposed to be subdivided into two separate parcels, including:

- **Lot 4 on PS742703:** This proposed parcel includes the land which will accommodate the construction and operation of the WtE facility.
- **Lot R1 on PS742703:** This proposed parcel includes the road reserve for Production Way. Works undertaken on this parcel will include roadworks to complete Production Way as a condition of purchase for the property from Council.

A copy of the Certificate of Title and associated instruments is included in Appendix A. The Project does not breach in any way any restrictive covenants or caveats that apply to the site.

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3. The Project

A concept design for the WtE facility has been prepared by Jacobs, which includes an overall plant layout, determination of key inputs, performance parameters and identification of the technologies and equipment that are proposed to be used. This information has been developed to inform the planning permit application and Works Approval processes.

3.1 Land Use

The Project consists of the thermal treatment of 400,000 tpa of Municipal Solid Waste (MSW) and Commercial and Industrial Waste (C&I), utilising a proven combustion grate technology with energy recovery in a steam boiler and turbine, and flue gas emission controls in accordance with the Best Available Techniques recommendations of the *Best Available Techniques Reference Document for Waste Incineration* (European Commission, 2019).

Additional details of the Project are included in the Works Approval Application included in Appendix B.

The proposed site layout of the Project is identified in Figure 3.1 and included in Appendix C.

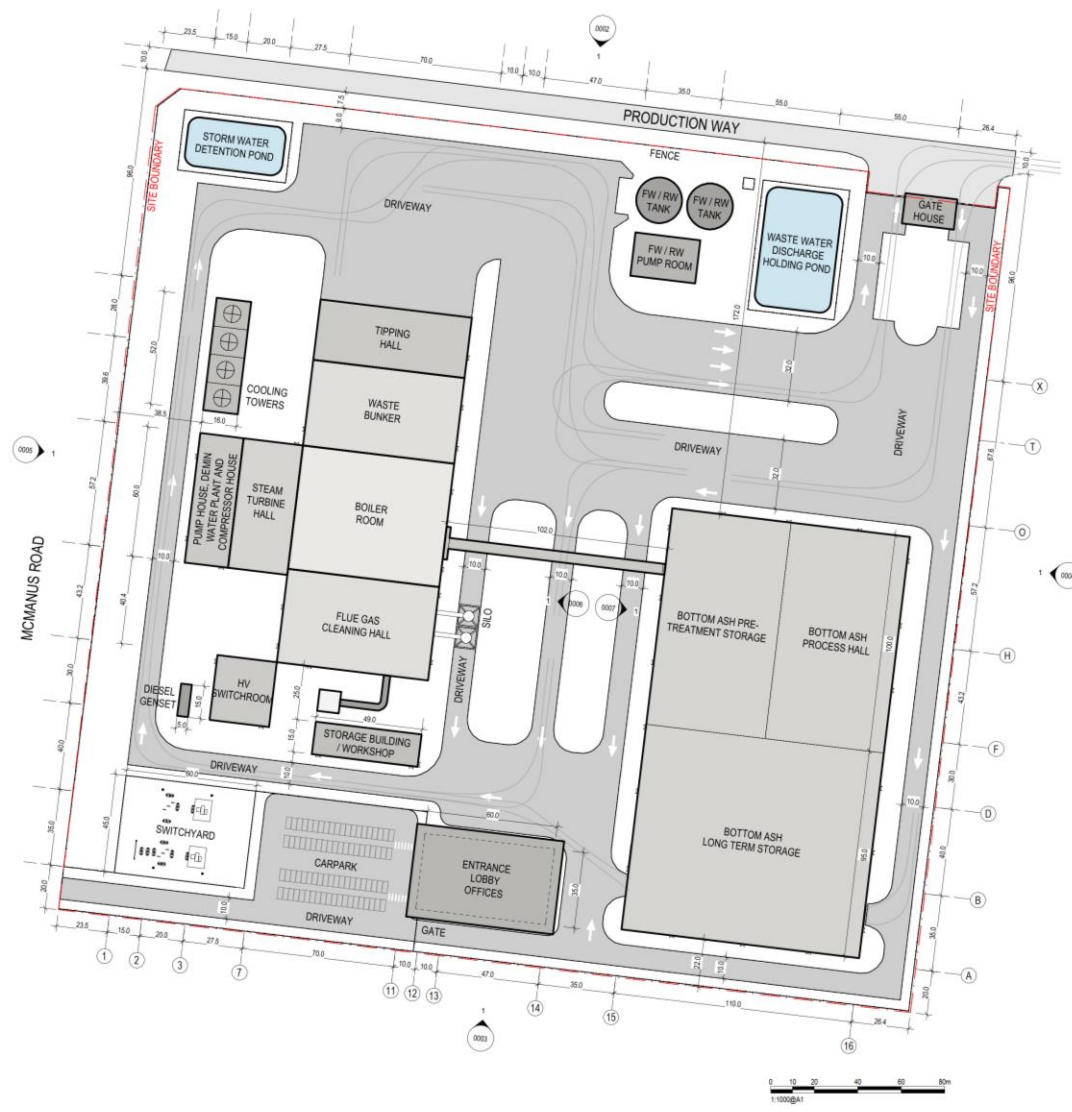


Figure 3.1: Proposed Site Layout (Jacobs, 2020)

Trucks would enter the site from the north-east entrance from Production Way while site personnel would enter from the south-west via a new vehicle access point from McManus Road. The site personnel will utilise a car parking area situated adjacent to the site office to minimise interaction light and heavy vehicles on the site which aims to improve safety for all users.

Trucks delivering to the site are to be weighed on entry to the site with a weighbridge located at the entry from Production Way. They will then travel to and from the Tipping Hall to unload the MSW and / or travelling to the Bottom Ash Storage and Air Pollution Control Residue Silos to pick up by-product / residue for removal from the site. There would also be truck deliveries of main consumables and chemicals required for plant operations.

The WtE facility is laid out with simple waste logistics and principal process flows in mind. Waste deliveries to the Tipping Hall tip directly into the adjacent waste bunker, where the waste is mixed by the grab cranes. The cranes also feed the waste into the boiler where the waste is incinerated and in turn generates heat to create steam to produce power via the steam turbine. The flue gas is then filtered in the flue gas treatment area and exits through the flue stack.

The site also contains the ancillary plant which includes:

- Cooling towers
- High voltage (HV) switch room and electricity grid connection switchyard
- Water treatment plant and pump house
- Fire water tanks and pumps
- Waste water and stormwater detention ponds.

Final sizing of equipment and plant areas will be confirmed during detailed design, however sizing is not expected to vary substantially from the sizing required.

The Project has also made spatial allowance for on-site bottom ash treatment and maturation/storage prior to the output being despatched offsite as an aggregate product and recovered ferrous and non-ferrous metals. This includes a bottom ash pre-treatment storage area which is typically sized to allow for approximately 10 days of pre-storage. The bottom ash from the boiler is transferred via an overhead conveyor into the bottom ash treatment facility.

This area will also include a bottom ash process hall for the treatment of the bottom ash including metals recovery and aggregate material sizing, as well as a long term maturation storage area. The long term storage area for this particular site was sized to allow for approximately 12 weeks' worth of maturation, a natural carbonation process of the aggregate product to lower the leachability of trace metals content to levels safe for use as construction aggregate.

3.1.1 Operations

The WtE facility will operate on a baseload basis 24 hours per day, 7 days a week, with the exception of maintenance outages. The WtE facility is anticipated to operate for approximately 7,884 hours per annum.

The operator's organisation structure is yet to be determined (as this forms part of the tender process to be undertaken), however it is envisaged that the Owner will appoint an operations and maintenance (O&M) contractor to operate the plant. This would require an O&M agreement to be in place which would establish the duties and responsibilities of an O&M contractor, including environmental, health and safety obligations. The O&M agreement may also provide a performance-based fee and conversely liquidated damages for failure to meet required performance targets.

The operation of the plant is expected to employ approximately 30-40 full-time staff throughout the life of the WtE facility. Staff would work in shifts to cover the 24-hour operation of the plant.

The approximate number of truck trips expected to the WtE facility are as follows:

- **MSW deliveries:** 430 trips per week
- **Consumable and chemical deliveries:** 9-10 deliveries per week
- **Ash and scrap metal removal:** 60 truck trips per week.

During annual, major, or unplanned shutdowns, site operations would differ. For example, such events would result in an increased number of maintenance contractors, different equipment used onsite, and a reduced number of MSW disposal trucks entering and exiting the site.

Indicative shutdown periods are as follows:

- **Annual Outage:** 21 days per boiler (one boiler will be shut down while the other is in operation)
- **Boiler Major Outage:** 42 days every four years
- **Turbine Overhaul:** 21 days every four years.

The monitoring of emissions on site will also be a key task for the O&M contractor. They will use the best available techniques (primarily European) for flue gas and emissions control. There will be a continuous emissions monitoring system (CEMS) capable of measuring pollutants, including: carbon monoxide, total dust, total organic carbon, hydrogen chloride, hydrogen fluoride, sulphur dioxide, oxides of nitrogen expressed as nitrogen dioxide (NO₂) and ammonia.

In addition, there would also be periodic testing requirements for dioxins and heavy metals which would be conducted by a National Association of Testing Authorities (NATA) accredited certifier.

In the first two years of plant operation, this periodic testing would be conducted approximately every 3-6 months. Beyond this two year period, testing would occur every 6-12 months, depending on test results.

3.1.2 Road Access

As discussed in section 3.1 of the Report, personnel access to the site will be provided via McManus Road and heavy vehicle access will be provided via Production Way. Main access roads to the site include Broderick Road and Bacchus Marsh Road, both of which provide access routes via the Princes Freeway and Geelong Ring Road.

Construction / operational access to the site will enter the site via the following routes:

- **Route 1A:** Metropolitan Melbourne via Princes Hwy Geelong CBD exit
- **Route 1B:** Metropolitan Melbourne via Princes Hwy Geelong Ring Road
- **Route 2:** Wider Geelong via Princes Highway/La Trobe Terrace
- **Route 3:** Lara via Forest Road
- **Route 4:** Ballarat via Midland Highway
- **Route 5:** Ballan via Geelong Ballan Road
- **Route 6:** Bacchus Marsh/Melton via Bacchus Marsh Road

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Potential traffic impacts associated with the WtE Facility have been assessed and are detailed in the Traffic Impact Assessment included in Appendix E.

3.2 Built Form

The proposed design of the Project comprises of the following physical components:

- 80 m high emissions stack
- 50 m high x 58 m wide x 70 m long boiler room building

- 41.6 m high x 39.6 m wide x 58 m long waste bunker
- 41.6 m high x 43.2 m wide x 70 m long flue gas cleaning hall
- 18 m high tipping hall
- 36 m high air pollution control residue silo
- 23 m high steam turbine hall
- Ash transfer conveyor (from boiler room to bottom ash pre-treatment storage area)
- 12 m high cooling towers (x4)
- 12 m high workshop
- Site office and administration building
- Weigh bridge
- Staff and visitor parking
- Dedicated onsite water tanks for firefighting purposes
- Fencing
- Perimeter landscaping
- Aviation obstacle lighting (the Project is in close proximity to Avalon Airport).

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These location of these physical components in relation to the site are shown in Appendix C.

3.3 Car Parking

The Project includes ample car parking for both operational staff and visitors. This will include the provision of 80 car parking spaces located at the south-west of the site, with access provided by McManus Road.

Car parking requirements under the Greater Geelong Planning Scheme are discussed in section 4.5.1 of the Report and shown in Figure 3.1.

4. Greater Geelong Planning Scheme

The site is located within the City of Greater Geelong and is subject to the requirements of the Greater Geelong Planning Scheme (the Planning Scheme).

4.1 Planning Policy Context

4.1.1 Planning Policy Framework

The following Clauses of the Planning Policy Framework (PPF) are considered relevant to the Project:

- Clause 11.03-2S Growth Areas
- Clause 13.06-1S Air Quality Management
- Clause 13.07-1S Land Use Compatibility
- Clause 15.01-2S Building Design
- Clause 17.03-1S Industrial Land Supply
- Clause 17.03-2S Sustainable Industry
- Clause 18.02-4S Car Parking
- Clause 19.01-1S Energy Supply.

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An assessment of the Project against the relevant clauses of the Planning Policy Framework is included in section 5.5 of the Report.

4.1.2 Local Planning Policy Framework

The following Clauses of the Local Planning Policy Framework (LPPF) are considered relevant to the Project:

- Clause 21.02 City of Greater Geelong Sustainable Growth Framework
- Clause 21.04 Municipal Framework Plan
- Clause 21.07-2 Industry
- Clause 21.13 Lara.

An assessment of the Project against the relevant clauses of the Greater Geelong Local Planning Policy Framework is included in section 5.6 of the Report.

4.2 Definitions

4.2.1 Waste-to-Energy Facility

The Project is defined as a 'waste-to-energy facility' under Clause 73.03 (Land Use Terms) of the Planning Scheme. A 'waste-to-energy facility' is defined as:

"Land used for the combustion, treatment or bio-reaction of waste to produce energy for use off site. It includes the activities to collect, temporarily store, process, or transfer waste materials for energy production."

A 'waste-to-energy facility' is also included under the broader definition of an 'energy generation facility' under Clause 73.03 (Land Use Terms), which is defined as:

"Land used to generate energy for use off site other than geothermal energy extraction. It includes any building or other structure or thing used in or in connection with the generation of energy."

4.3 Zones

4.3.1 Clause 33.02 Industrial 2 Zone

The site is located in the Industrial 2 Zone (IN2Z) as shown in XX.

Clause 33.02 (Industrial 2 Zone) of the Planning Scheme identifies that the purpose of the IN2Z is:

"To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for manufacturing industry, the storage and distribution of goods and associated facilities in a manner which does not affect the safety and amenity of local communities.

To promote manufacturing industries and storage facilities that require a substantial threshold distance within the core of the zone.

To keep the core of the zone free of uses which are suitable for location elsewhere so as to be available for manufacturing industries and storage facilities that require a substantial threshold distance as the need for these arises."

A waste-to-energy facility is a Section 2 land use under Clause 32.02-1 (Table of Uses) and as such a planning permit is required for the use of a waste-to-energy facility within the IN2Z.

Clause 33.02-4 (Buildings and Works) identifies that a planning permit is required to construct a building or construct or carry out works within the IN2Z.

A planning permit application for the use and development of a waste-to-energy facility under the IN2Z is exempt from the notice requirements of Section 52(1)(a), (b) and (c), 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.

This exemption does not apply to land within 50 m from and (not a road) which is a residential zone. The closest parcel of land within a residential zone is approximately 50 m away and as such, this exemption applies to the Project.

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4.3.2 Clause 35.07 Farming Zone

The incomplete road reserve for Production Way is located in the Farming Zone (FZ) as shown in XX.

Clause 35.07 (Farming Zone) of the Planning Scheme identifies that the purpose of the FZ is:

"To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone."

Works proposed within the FZ would include roadworks required to facilitate the completion of Production Way.

Clause 62.01 (Uses Not Requiring a Permit) states that:

Any requirement in this scheme relating to the use of land, other than a requirement in the Public Conservation and Resource Zone, does not apply to:

"The use of land for a Road except within the Urban Floodway Zone and a Public Conservation and Resource Zone."

Clause 62.02-2 (Buildings and Works Not Requiring a Permit Unless Specifically Required by the Planning Scheme) states that:

"Any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone does not apply to:

- *Roadworks"*

Pursuant to Clause 62.01 (Uses Not Requiring a Permit) and Clause 62.02-2 (Buildings and Works Not Requiring a Permit Unless Specifically Required by the Planning Scheme) of the Planning Scheme, a planning permit is not required for the use and development of land for the purposes of a road within the FZ.

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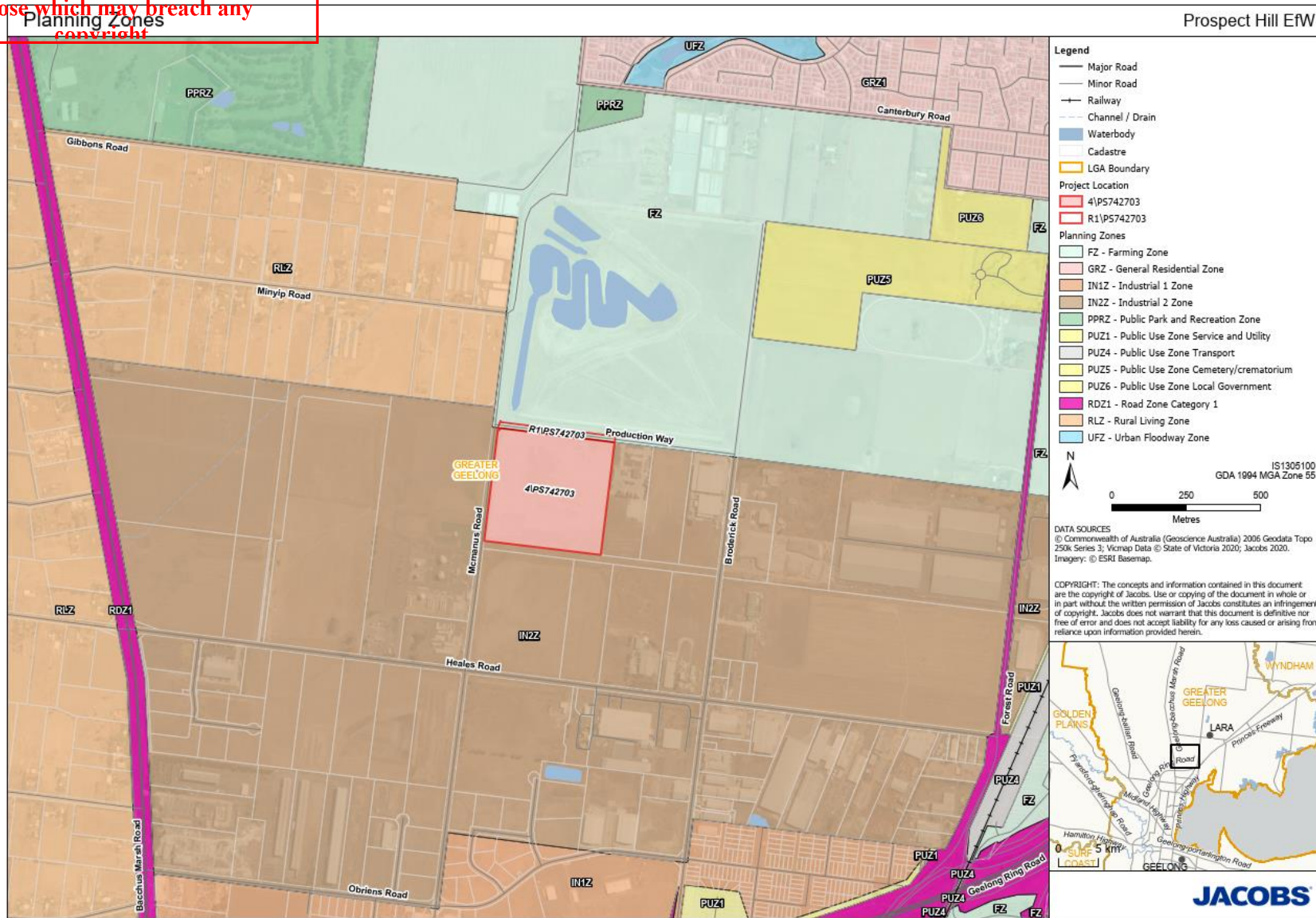


Figure 4.1: Planning Zone Map (Jacobs, 2020)

4.4 Overlays

4.4.1 Clause 43.02 Design and Development Overlay – Schedule 18

The Design and Development Overlay – Schedule 18 (DDO18) applies to the site as shown in **Error! Reference source not found.**

The purpose of the DDO18 is:

"To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development."

The design objectives of the DDO18 are:

"To facilitate the development of the Geelong Ring Road Employment Precinct as a high amenity industrial area suited to the needs of advanced manufacturing and production support industries.

To provide a high level of amenity for workers on and visitors to the estate.

To ensure development provides an attractive frontage to the Geelong Ring Road.

To ensure development provides a high level of visual amenity when viewed from major transport routes and surrounding non-industrial land uses.

To promote best practise sustainable design including storm water quality and reuse measures."

Clause 43.02-2 (Buildings and Works) identifies that a planning permit is required to construct a building or construct or carry out works.

A planning permit application to construct a building or construct or carry out works under the DDO18 is not 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*.

An assessment of the Project against the relevant provisions of the DDO18 is included in Table 5-2.

4.4.1.1 Geelong Ring Road Employment Precinct Urban Design Guidelines, July 2010

The 'Geelong Ring Road Employment Precinct Urban Design Guidelines, July 2010' (the Urban Design Guidelines) is a Reference Document under the DDO18 and applies to the GREP. The Urban Design Guidelines outline Council's urban design expectations for all lots within the GREP.

All planning permit applications for buildings and works within the DDO18 are assessed against the Urban Design Guidelines, in conjunction with the provisions of the Planning Scheme.

An assessment of the Project against the Urban Design Guidelines and the relevant provisions of the DDO18 is included in Table 5-2.

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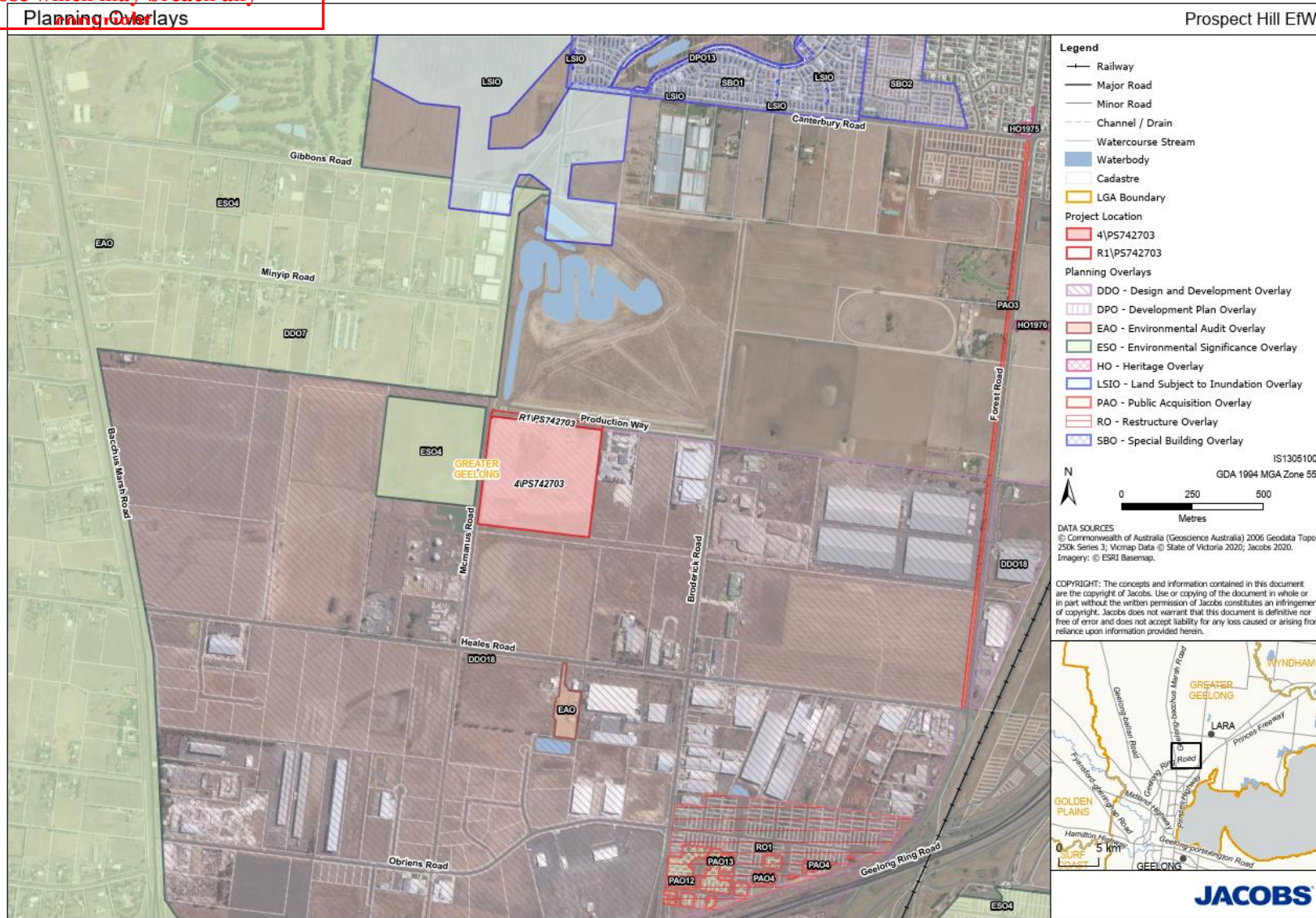


Figure 4.2: Planning Overlays Map (Jacobs, 2020)

4.5 Particular Provisions

4.5.1 Clause 52.06 Car Parking

Clause 52.06 (Car Parking) identifies that the purpose of the provision is:

"To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use."

Clause 52.06-6 (Number of Car Parking Spaces Required for Other Uses) identifies that:

"Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority."

Car parking requirements associated with a 'waste-to-energy facility' are not specified in Table 1 of Clause 52.06 (Car Parking). As such, no specific car parking requirements apply to the land use, however car parking spaces must be provided to the satisfaction of the responsible authority.

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4.5.2 Clause 52.10 Uses with Adverse Amenity Potential

Clause 52.10 (Uses with Adverse Amenity Potential) identifies that the purpose of the provision is:

"To identify those types of uses and activities, which if not appropriately designed and located, may cause offence or unacceptable risk to the neighbourhood."

Clause 53.10-1 (Threshold Distance) identifies a minimum distance that must be maintained between any part of the proposed land use and any of the following land uses:

- *"Land (not a road) in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone; or land used for a hospital, an education centre or a corrective institution; or*
- *land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution."*

If no threshold distance is specified for a proposed land use, the planning permit application must be referred to the EPA under Section 55 of the *Planning and Environment Act 1987*.

As no threshold distance is specified for the 'combustion, treatment or bio-reaction of waste to produce energy', the planning permit application must be referred to the EPA for assessment.

This is discussed in section 4.6.1 of the Report.

4.5.3 Clause 52.16 Native Vegetation Precinct Plan

Clause 52.16 (Native Vegetation Precinct Plan) identifies that the purpose of the provision is:

To provide for the protection, management and removal of native vegetation through the use of a native vegetation precinct plan incorporated into this scheme.

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

The site is located within the 'Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013' (the NVPP), pursuant to the Schedule to Clause 52.16 (Native Vegetation Precinct Plan).

The site is cleared of native vegetation and does not impact native vegetation to be protected under the NVPP. As such, a planning permit is not required to remove, destroy or lop native vegetation not in accordance with the NVPP under Clause 52.16 (Native Vegetation Precinct Plan).

4.5.4 Clause 52.17 Native Vegetation

Clause 52.17 (Native Vegetation) identifies that the purpose of the provision is:

"To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)"

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The site does not have any native vegetation and a planning permit is not required to remove, destroy or lop native vegetation under Clause 52.17 (Native Vegetation).

A Flora and Fauna Assessment for the Project is included in Appendix F.

4.5.5 Clause 52.34 Bicycle Facilities

Clause 52.34 (Bicycle Facilities) identifies that the purpose of the provision is:

To encourage cycling as a mode of transport.

To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.

Clause 52.34-5 (Required Bicycle Facilities) identifies the number of bicycle facilities required for a specific land use. Bicycle facility requirements associated with a waste-to-energy facility or energy generation facility are not specified in Clause 52.34-5 (Required Bicycle Facilities). As such, the provision of bicycle facilities is not required for the Project.

4.5.6 Clause 53.18 Stormwater Management in Urban Development

Clause 53.18 (Stormwater Management in Urban Development) identifies that the purpose of the provision is:

“To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.”

Under Clause 53.18 (Stormwater Management in Urban Development), an application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clause 53.18-5 and Clause 53.18-6
- Should meet all of the standards of Clause 53.18-5 and 53.18-6.

An assessment of the Project against the relevant objectives and standards under Clause 53.18 (Stormwater Management in Urban Development) is included in section 5.3.1.

4.6 General Provisions

4.6.1 Clause 66 Referral and Notice Provisions

Clause 66 (Referral and Notice Provisions) sets out the kinds of applications which must be referred under Section 55 of the *Planning and Environment Act 1987*.

Referral and notice provisions under Clause 66 (Referral and Notice Provisions) relevant to the Project are identified in Table 4-1.

Table 4-1: Referral Requirements under Clause 66 (Referral and Notice Provisions)

Relevant Clause	Referral Authority	Type of Referral Authority
Clause 66.02-1 Works Approval or Licence	The EPA is the determining referral authority for a use or development requiring a Works Approval in accordance with Section 19A of the <i>Environment Protection Act 1970</i> .	Determining Referral Authority
Clause 66.02-7 Industry or Warehouse	The EPA is the determining referral authority for a purpose listed in the Table to Clause 53.10 (Uses with Adverse Amenity Potential) shown with a Note 1. <i>“Combustion, treatment or bio-reaction of waste to produce energy”</i> is a purpose listed in the Table to Clause 53.10 with a Note 1.	Determining Referral Authority

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5. Planning Assessment

5.1 Zones

5.1.1 Industrial 2 Zone

As identified in section 4.3.1 of the Report, a planning permit is required for the use and development of a waste-to-energy facility under the IN2Z.

An assessment of the Project against the application requirements and decision guidelines set out under Clause 33.02-2 (Use of land) is provided in Table 5-1.

Table 5-1: Planning assessment against the provisions of the IN2Z

Provision	Assessment
Clause 33.02-2 (Use) Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	The Project is consistent with the relevant planning policies and strategies. An assessment of the Project against the PPF and LPPF is included in section 5.5 and section 5.6 respectively.
The suitability of the industry or warehouse being located in the core of the zone, where the land is more than 1500 metres from land (not a road) which is in an Activity Centre Zone, Capital City Zone, Commercial 1 Zone, Docklands Zone, residential zone or Rural Living Zone, land used for a hospital, an education centre or a corrective institution or land in a Public Acquisition Overlay to be acquired for a hospital, an education centre or a corrective institution and the industry or warehouse is a purpose which is listed in the table to Clause 53.10 as requiring a threshold distance of less than 1500 metres, or is not listed in the table.	<p>N/A</p> <p>The Project location will not compromise the prioritised use of the core of the IN2Z for uses with high adverse amenity potential.</p> <div style="border: 2px solid red; padding: 10px; text-align: center; color: red; font-weight: bold;"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div>
The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.	<p>The potential effects of the Project on surrounding residential areas have been assessed under a suite of environmental impact assessments, including:</p> <ul style="list-style-type: none"> ▪ Noise Assessment (see Appendix G) ▪ Landscape and Visual Impact Assessment (see Appendix H) ▪ Air Quality Impact Assessment (see Appendix I) ▪ Human Health Impact Assessment (Appendix M) <p>These effects have also been assessed under a Works Approval Application for the Project (see Appendix B).</p> <p>These assessments have identified mitigation and management measures to reduce potential impacts to surrounding residents.</p>
The effect that nearby industries may have on the proposed use.	Surrounding industries contain self-contained industrial uses associated with manufacturing and storage. These land uses are unlikely to have any effect on the construction and / or operation of the Project at the site.
The drainage of the land.	<p>The drainage of the WtE facility includes separated clean and dirty site drains systems, including an oily water separator system.</p> <p>Clean stormwater run-off is directed to a stormwater detention pond in the northwest corner of the site. The stormwater will then discharge into the City of Greater Geelong's existing stormwater system.</p>
The availability of and connection to services.	Natural Gas Connection:

Provision	Assessment
Clause 33.02-2 (Use) Decision Guidelines	
	<p>AusNet distribution main connected to AusNet high pressure pipeline (~400 kPa) along McManus Road.</p> <p>Potable Water Connection: A Barwon Water DN150 potable water main exists along Production Way. This main would be required to be upgraded to a DN225 main with a connection to their DN300 main along Heales Road to facilitate the water needs of the Project.</p> <p>Stormwater Connection: Stormwater will be stored in the site's stormwater detention pond prior to being discharged into the Geelong City Council's stormwater drainage system via a 900 mm culvert located near the corner of Production Way and McManus Road</p> <p>Wastewater and Sewage Connection: The Project would connect to an existing Barwon Water DN150 sewer main along Production Way</p> <p>Electrical Connection: Three options are currently under consideration for electrical connection for the Project, including a 66 kV connection to the 66 kV Bus at Geelong Terminal Station, a 66 kV connection to an existing Powercor 66 kV powerline or a 220 kV connection to the Geelong Terminal Station or a new switching station.</p> <p>The preferred option, a 66 kV connection to the Geelong Terminal Station would require approximately 8 km of new 66 kV powerline via established road and transmission paths. Whilst an option has not been confirmed, the availability of and connection to electrical services has been considered in the development of the Project.</p>
The effect of traffic to be generated on roads.	A Traffic Impact Assessment (see Appendix E) has been undertaken for the Project. The findings of the Traffic Impact Assessment identify that the existing road network has sufficient capacity to accommodate the existing and future traffic demand during the estimated peak construction phase (2024) and operational phase (2026 onwards) of the Project.
The interim use of those parts of the land not required for the proposed use	The Project will utilise the entire site.
Clause 33.02-4 (Buildings and Works) Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework.	The WtE facility is consistent with the relevant planning policies and strategies. An assessment of the Project against the PPF and LPPF is included in section 5.5
The suitability of the proposed buildings or works for the types of industries and warehouses shown in the table to Clause 53.10.	The buildings and works for the Project have been selected based on their suitability for the 'combustion, treatment or bio-reaction of waste to produce energy.'
Any natural or cultural values on or near the land.	<p>The Flora and Fauna Assessment (see Appendix F) has identified that the Project would not result in any impacts to threatened species of flora and fauna listed under Commonwealth or State legislation and would not require the removal of native vegetation. There is also a low likelihood of migratory species visiting the site.</p> <p>The Cultural Heritage Due Diligence Assessment (see Appendix K) identified no registered Aboriginal cultural heritage places on the site and significant ground disturbance indicates that the site is unlikely to contain any Aboriginal cultural heritage. No registered historic heritage places are located within, adjacent or intersecting with the site.</p>
Streetscape character	<p>The Project is located within the GREP and is surrounded by other large-scale industrial land uses. These include large sheds and manufacturing facilities. These surrounding land uses are summarised in Table 2-1.</p> <p>The design of the WtE is well-aligned with the scale and character of surrounding land uses.</p>

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Provision	Assessment
Clause 33.02-2 (Use) Decision Guidelines	
Built form	The built form of the WtE facility has been developed to be sympathetic to its surroundings through large setbacks and visually appealing materials and finishes as shown in Appendix C. The building has also been designed in consideration of the Urban Design Guidelines as discussed in Table 5-2.
Landscape treatment	Landscaping for the Project has been prepared in alignment with the Urban Design Guidelines, including the use of indigenous vegetation that provides visual screening of the building. This is shown in Appendix L and discussed in Table 5-2.
Interface with non-industrial areas	Landscaping of the site's frontage along Production Way ensures that rural residential properties to the site's north-west are provided with visual screening from the WtE facility, as shown in Appendix L.
Parking and site access	Heavy vehicle access is provided at the north-east of the site via Production Way, while light vehicle access is provided at the south-west of the site via McManus Road. This includes visitor and personnel car parking with direct access to the site office / lobby. This also ensures that heavy vehicles and light vehicles are separated to avoid potential collisions.
Loading and service areas.	The flow of heavy vehicles around the site will be guided by clear road markings to maintain the efficient flow of traffic and loading and unloading of vehicles.
Outdoor Storage	The storage of incoming and outgoing waste will be managed indoors in dedicated storage areas. Outdoor storage will include stormwater detention ponds and wastewater discharge holding ponds which are located in areas away from the main WtE facility.
Lighting	Outdoor lighting is required to facilitate the continuous operation of the WtE facility, however it will be focused on the facility itself and will be screened from surrounding land uses by vegetation and landscaping.
Stormwater discharge	Stormwater will be stored in the site's stormwater detention pond prior to being discharged into the Geelong City Council's stormwater drainage system via a 900 mm culvert located near the corner of Production Way and McManus Road. This is discussed further in Appendix B.

5.2 Overlays

As identified in section 4.4.1 of the Report, a planning permit is required to construct a building or construct or carry out works under the DDO18.

An assessment of the Project against the application requirements and decision guidelines set out under Clause 43.02 (Design and Development Overlay) is provided in Table 5-2. This should be read in conjunction with Appendix C and Appendix L which provide visual representation of the design of the physical building and its landscaping.

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Table 5-2: Planning assessment against the provisions of the DDO18

Provision	Assessment
Decision Guidelines	
The Municipal Planning Strategy and the Planning Policy Framework	The Project is consistent with the relevant planning policies and strategies. An assessment of the Project against the PPF and LPPF is included in section 5.5.
The design objectives of the relevant schedule to this overlay.	The Project is consistent with the design objectives outlined under the DDO18 as identified in this table.

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Provision	Assessment
The provisions of any relevant policies and urban design guidelines	The Project is consistent with relevant policies as discussed in section 5.5 and the provisions of the Urban Design Guidelines.
Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The Project is located within the GREP which includes a wide range of large-scale industrial buildings including sheds and manufacturing facilities. As such, the Project is consistent with the character of the area and streetscape of the area.
Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.	N/A No identified heritage places surround the site.
Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	No vegetation is proposed to be removed for the Project. Proposed landscaping for the site will be consistent with the Landscape Design Standards set out under the Urban Design Guidelines. This includes the use of native and indigenous species to screen site activities. Proposed landscaping is included in Appendix L.
The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking	Staff and visitor car parking is included at the south-west of the site to provide safe and efficient access to the site lobby and office areas. These facilities are also separated from heavy vehicle access for safety purposes.
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	N/A The Project does not propose any subdivision.
Requirements (Site Layout)	
On all lots directly adjacent to the Geelong Ring Road, the positioning and orientation of public entrances to buildings to front the Ring Road.	N/A The site is not directly adjacent to Geelong Ring Road.
On all lots that are not directly adjacent to the Geelong Ring Road, the positioning and orientation of public entrances to buildings to front the street.	The public entrance to the site lobby and offices front McManus Road.
The provision of footpaths from the street to main building entrance(s).	Due to the location of the site and the nature of the GREP, it is considered unlikely that anyone would access the industrial site on foot. A footpath currently exists on the southern side of Production Way where the road has been completed. This footpath is likely to be continued when Production Way is completed.
The separation of pedestrian and vehicle circulation.	Any pedestrian access would be from the car park to the site lobby and offices. This area is separated from heavy vehicle circulation via fences and gates. The circulation of light vehicles and heavy vehicles has also been separated for safety purposes.
The location of loading and unloading areas, truck parking and outdoor goods or waste storage (including tanks) at the rear of or within buildings and the use of landscaping to screen them from street frontages.	Landscaping is used to screen truck activities and outdoor storage areas from Production Way and McManus Road. Loading and unloading areas are also located towards the centre of the site to ensure sufficient distance from street frontages.
The separation of loading and truck parking areas from car parking areas.	Truck loading, unloading and parking areas are separated from light vehicle parking areas. Light vehicle parking is located at the south-east of the site with access to the site lobby and offices. This area is separated from the rest of the site by fencing and gates.
Adequate on-site provision for queuing trucks.	Sufficient area for the queuing of trucks is provided on-site, south of the weighbridge area. This will minimise the need for trucks to queue along Production Way during peak periods.

Provision	Assessment
Wherever possible, the visibility of all parking spaces from the interior of the building(s), especially entrances.	The site lobby and office area is located directly east of the car park and McManus Road entrance, providing direct visibility of car parking spaces from the visitor entrance.
The location of ancillary buildings behind main building(s). The integration of ancillary buildings with or their compatibility in design with the main building(s).	The main WtE facility and its ancillary buildings and functions have been sited to maintain the efficient flow of the WtE process, including the loading and unloading of trucks and general flow of heavy vehicles throughout the site.
Landscaping and Building Design	
High standards of design quality and building appearance in all locations, particularly on all lots that are directly adjacent to the Geelong Ring Road.	The Project incorporates an innovative and high-quality design into the appearance of the building, including modern and engaging materials and finishes.
The location of office or showroom components on the side(s) of the building facing a street or open space area, or the incorporation of windows or articulation of the facade to avoid blank facades facing the public realm.	The site lobby and office area faces the car park, which includes a direct entrance from McManus Road. The façade of this section of the site will include large window areas and site articulation, avoiding the implementation of blank walls.
A unified architectural treatment for the office and industrial parts of buildings, or designs that make an architectural feature of the office component and a neutral backdrop of the industrial component.	The site lobby and office area is subject to unified architectural treatment to ensure a consistent design across all physical elements of the Project.
Massing and articulation, window and door treatments, materials and colours to create attractive public facades which avoid unrelieved and/or blank facades facing street frontages.	The large building size is required to accommodate the storage, treatment and combustion of waste materials. The mass and bulk of the building will be treated with the incorporation of materials, colours and finishes that reduce its visual impact. This includes the avoidance of blank facades facing street frontages.
The use of low-maintenance external materials.	The materials and finishes for the Project will not require ongoing maintenance and have been chosen based on their suitability to the site's proposed land use.
The avoidance of highly reflective roof and wall materials	The Project will not include highly reflective roof and wall materials.
The avoidance of exposed plain concrete block walls.	The Project will not include plain concrete block walls.
The integration of service equipment within the design of the building or its screening from view.	Service equipment has been integrated into the site and is not visible from surrounding streets.
Energy efficient building design and orientation	The WtE facility will recover energy throughout its function. This is discussed in detail in Appendix B.
The use of hardy indigenous plantings with sufficient allowance for water delivery and quality ground conditions for healthy growth.	Landscaping of the site utilises indigenous vegetation based on their ability to thrive with low maintenance (see Appendix L).
The use of trees in car park areas to reduce the heat island effect of large areas of pavement and to provide shade for vehicles.	The Project incorporates several trees into its design, including around the perimeter of the site and in large paved areas, including the heavy vehicle loading area (see Appendix L).
<p>The external design and landscaping of individual sites should ensure it meets the required setbacks for Precinct 1, including:</p> <ul style="list-style-type: none"> Building setback (including front landscaping buffer): 24 m Front landscaping buffer: 9 m Landscaping buffer to any side street: 5 m High buffering adjacent to any farming Zone 1 1987. Landscaping buffer adjacent to any utility corridor: 5 m Landscaping buffer to apply adjacent to land identified for road acquisition or as a road on a plan of subdivision: 5 m 	The Project meets the setback requirements under the Urban Design Guidelines.
The use of landscaping to screen and soften open air car parks, soften buildings (particularly their interface with parking areas), shade buildings, define entrances and buffer adjoining sites.	Landscaping has been implemented to screen and soften the buildings and buffer adjoining sites, as shown in Appendix L

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Provision	Assessment
Drainage basins must not be located within any landscape buffer.	Drainage basins and detention and holding ponds do not form part of the landscaping buffer of the site.
If more than 10 car spaces are provided in any one area, the use of landscaped island beds to break up the hard surface area and improve visual amenity.	Landscaping beds surround the site car park and a landscaped island bed is implemented in the heavy vehicle loading area to break up the hard surface area.
Common themes in driveway and car park materials	The design of the site implements common themes across the entire site, including driveway and car park materials.
The provision of appropriate lighting to ensure safety and legibility	The site implements appropriate lighting to facilitate the safe continuous operation of the WtE facility, including at the staff / visitor car park and truck loading and unloading areas.
The development of a distinctive, unifying design for all outdoor and street furniture.	The Project does not propose the construction of any outdoor and street furniture.
The creation of distinctive entries from the street to the site.	The Project includes identifiable and legible entries for trucks, staff and visitors.
Front and Side (fronting a street) Fences	
Fencing should be constructed of materials that integrate with and complement the building and surrounding area and be of a muted colour.	The material chosen for fencing of the site includes materials and finishes that are consistent with the design of the rest of the building, including muted colours.
Wherever possible, fencing should be softened and screened by vegetation planting.	The perimeter of the site is screened with vegetation to soften the visual impact of the Project.
Uncoated galvanised steel and wire fencing should be avoided.	The Project does not include the use of uncoated galvanised steel and wire fencing.
Galvanised steel and wire fencing should be coated with polyurethane	The Project does not include the use of galvanised steel and wire fencing.
Fencing should provide a reasonable degree of visual transparency	Fencing proposes to adequately screen the Project from visual impacts, however, ensures that entries are legible to trucks, staff and visitors to the site.
Stormwater Quality and Re-Use	
Wherever possible, the incorporation of best practice storm water quality and reuse measures.	Stormwater will be stored in a stormwater detention pond prior to drainage into the existing local stormwater drainage system. Stormwater will also be reused where possible for the operation of the WtE facility.
Wherever possible, the incorporation of the harvesting of rainwater from roofs and its reuse including for washing vehicles, flushing toilets, irrigating landscape and other appropriate uses.	Rainwater and stormwater will be reused where possible, using the Project's stormwater detention pond and rainwater tank to partly provide the water required for the operation of the WtE facility.
Wherever possible, the incorporation of the recycling of grey water.	Grey water will be reused where possible, using the Project's stormwater detention pond and rainwater tank to partly provide the water required for the operation of the WtE facility.

5.3 Particular Provisions
5.3.1 Clause 53.18 (Stormwater Management in Urban Development)

An assessment of the Project against the relevant standards and objectives of Clause 53.18 is included in Table 5-3.

Table 5-3: Assessment of the Project against Clause 53.18 (Stormwater Management in Urban Development)

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Provision	Assessment
Clause 53.18-5 (Stormwater Management Objectives for Buildings and Works)	

Provision	Assessment
<p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> Meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater – Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas. Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces 	<p>The stormwater management system for the Project will meet relevant best practice performance objectives and will minimise the potential impact of chemical pollutants and other toxicants.</p> <p>This is considered in further detail under the Works Approval Application for the Project (included in Appendix B).</p>
<p>Clause 53.18-6 (Site Management Objectives)</p>	
<p>An application should describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> Erosion and sediment. Stormwater. Litter, concrete and other construction wastes. Chemical contamination. 	<p>The management of relevant potential impacts set out under Clause 53.18-6 will be addressed in accordance with an approved Construction Environmental Management Plan (CEMP) for the Project.</p> <p>The CEMP for the Project will be prepared prior to the commencement of construction and will be approved by the responsible authority.</p>

5.4 General Provisions

5.4.1 Clause 66 Referral and Notice Provisions

As discussed in section 4.6.1, this planning permit application must be referred to the EPA, pursuant to the provisions of Clause 66 (Referral and Notice Provisions) for the following reasons:

- The EPA is the determining referral authority for a use or development requiring a Works Approval in accordance with Section 19A of the *Environment Protection Act 1970*.
- The EPA is the determining referral authority for a purpose listed in the Table to Clause 53.10 (Uses with Adverse Amenity Potential) shown with a Note 1.
 - “Combustion, treatment or bio-reaction of waste to produce energy” is a purpose listed in the Table to Clause 53.10 with a Note 1.

Referral of the application will occur in accordance with Section 55 of the *Planning and Environment Act 1987*.

5.5 Planning Policy Framework

The purpose of the Planning Policy Framework (PPF) is to ensure that the objectives of Section 4 of the *Planning and Environment Act 1987* are met through land use and development planning policies. This includes the consideration of environmental, social and economic factors and their contribution to the achievement of net community benefit.

An assessment of the Project against relevant clauses under the PPF is included in Table 5-4.

Table 5-4: Planning Policy Framework Assessment

Provision	Assessment
<p>Clause 11.03-25 Growth Areas</p>	<p>The Project will contribute to the generation of local, industrial employment opportunities in and around the growing area of Lara. This will include jobs associated with the construction of the WtE facility, as well as approximately 30 permanent jobs required for the ongoing operational phase of the WtE facility.</p>

Provision	Assessment
Clause 13.06-1S Air Quality Management	The Project has been strategically located in a large-scale industrial area that ensures the suitable separation of its industrial nature from high concentrations of sensitive land uses. This ensures that potential impacts of air emissions on surrounding land uses are minimised.
Clause 13.07-1S Land Use Compatibility	The Project is located within the GREP which accommodates large scale industrial land uses. As such, the Project is compatible with surrounding land uses by ensuring that any adverse off-site impacts are minimised.
Clause 15.01-2S Building Design	The Project has been designed to ensure that it contributes to its strategic context of being located within an industrial precinct (the GREP). Visual screening, landscaping and innovative design also ensures that visual impacts on nearby residential land uses are mitigated. Site access has also been designed to ensure the safe and efficient access of both heavy and light vehicles that will be accessing the site on a regular basis.
Clause 17.03-2S Sustainable Industry	The Project ensures that adequate buffers exist between the site and surrounding sensitive land uses, including residential areas. The Project is also well-located within its surrounding land use context which is an industrial area.
Clause 18.02-4S Car Parking	The Project includes the provision of sufficient on-site / off-street car parking for visitors, permanent and temporary staff that are required to access the site. This includes adequate space for truck queuing to ensure that heavy vehicles do not take up room on surrounding roads whilst queuing for access to the site. Carparking safety is also ensured through sufficient lighting and separation from heavy vehicle access and activities.
Clause 19.01-1S Energy Supply	The Project will contribute to the transition to a low-carbon economy by moving away from non-renewable methods of energy generation. The Project also facilitates local energy generation of up to 30 Megawatts Electric (MWe). This would provide enough electricity to power up to 12,000 homes per year.

5.6 Local Planning Policy Framework

The purpose of the Local Planning Policy Framework (LPPF) is to provide localised planning objectives for the use and development of land. The LPPF comprises the Municipal Strategic Statement and local planning policies.

An assessment of the Project against relevant clauses under the LPPF is included in Table 5-4.

Table 5-5: Local Planning Policy Framework Assessment

Provision	Assessment
Clause 21.02 City of Greater Geelong Sustainable Growth Framework	The Project is consistent with the key principles set out under Council's Sustainable Growth Framework by providing jobs within the local community and supporting the growth of new industries. The Project will also assist in reducing greenhouse gas emissions by providing an alternative to other high emitting methods of energy generation.
Clause 21.04 Municipal Framework Plan	The Project is consistent with Council's Municipal Framework through its location of industry within the 'Heales Road Industrial Precinct' (now known as the GREP). This ensures that the location of land uses is consistent with local policy.
Clause 21.07-2 Industry	The Project is located within the GREP, ensuring that industrial developments are directed to appropriate locations and well-connected with major transport routes and infrastructure assets. The location of the Project also ensures the minimisation of any potential conflicts with surrounding land uses.

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Provision	Assessment
	The Project is also designed to facilitate a high level of amenity for both workers and visitors, and is connected to required services including drainage, water, sewerage and transport.
Clause 21.13 Lara	The Project ensures that the development of industrial land uses within Lara is limited to land currently zones for industrial purposes (IN2Z). The Project also provides local employment opportunities for residents of Lara throughout its construction and operation.

5.7 Other Relevant Legislation

5.7.1 Environment Protection Act 1970

The development of the Project requires a Works Approval which is approved by the EPA under Section 19A of the *Environment Protection Act 1970*. The Proponent has submitted a Works Approval Application to the EPA and is currently awaiting approval.

A copy of the Works Approval Application for the Project is included in Appendix B.

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6. Conclusion

Pursuant to the provisions of the Planning Scheme, a planning permit is required for the Project:

- For the use of land for a Waste to Energy facility under the Industrial 2 Zone (IN2Z)
- To construct a building or to construct or carry out works under the IN2Z
- To construct a building or to construct or carry out works under the Design and Development Overlay – Schedule 18 (DDO18).

The Report demonstrates that the proposed use and development of the Project is appropriate for the following reasons:

- The Project is consistent with relevant clauses of the PPF and LPPF
- As an industrial land use, the Project adequately mitigates potential impacts on the environment and surrounding land uses, including residential land uses and other industrial land uses
- The physical design of Project has been formulated to respond to its surrounding physical context, including the implementation of visual screening through fencing and landscaping
- The Project will generate employment opportunities for the region during its construction and operation
- The Project will generate energy for the local community, including a shift away from non-renewable methods of energy generation.

A Works Approval has also been submitted to the EPA under Section 19A of the *Environment Protection Act 1970*.

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Appendix A. Certificate of Title and Associated Instruments

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11814 FOLIO 999

Security no : 124086059263C
Produced 15/10/2020 10:38 AM

LAND DESCRIPTION

Lot D on Plan of Subdivision 710783E.
PARENT TITLE Volume 11689 Folio 582
Created by instrument PS710783E 25/08/2016

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PROSPECT HILL INTERNATIONAL PTY LTD of 107 PROSPECT HILL ROAD CAMBERWELL VIC 3124
AS628491X 18/10/2019

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AT421625X 13/07/2020

DIAGRAM LOCATION

SEE PS710783E FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS


NUMBER	AGREEMENT	STATUS	DATE
AT421625X (E)	AGREEMENT	Registered	13/07/2020

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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Signed by Council: City of Greater Geelong, Council Ref: 11170, Original Certification: 05/06/2014, Recertification: 20/11/2015, S.O.C.: 06/07/2016

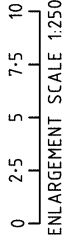
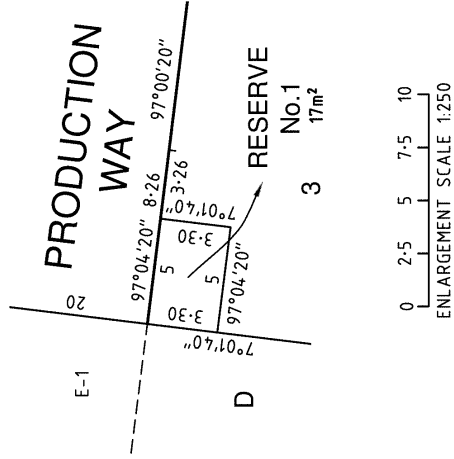
PLAN OF SUBDIVISION		STAGE No. <hr/>	LRS USE ONLY EDITION 1	PLAN NUMBER PS 710783E
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: MORANGHURK</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT:</p> <p>CROWN PORTION: 110, (PART) AND 111 (PART)</p> <p>TITLE REFERENCES: VOL. FOL.</p> <p>LAST PLAN REFERENCE/S: PS 710782G LOT C</p> <p>POSTAL ADDRESS: 164 - 200 McMANUS ROAD (At time of subdivision) LARA, VICTORIA 3212</p> <p>MGA Co-ordinates E 269 760 (of approx centre of N 5 786 000 land in plan) ZONE 55</p>		<p style="text-align: center;">COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>COUNCIL NAME: GREATER GEELONG CITY COUNCIL REF:</p> <ol style="list-style-type: none"> 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage</p> <p>Council Delegate Council Seal Date</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988.</p> <p>Council Delegate Council Seal Date</p>		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1		GREATER GEELONG CITY COUNCIL		
RESERVE No.1		POWERCOR AUSTRALIA LIMITED		
NOTATIONS				
		STAGING This is not a staged subdivision. Planning permit No. 1554/2012/A		
<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold;"> This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright </div>		DEPTH LIMITATION DOES NOT APPLY THIS IS A SPEAR PLAN.		
		TOTAL AREA OF ROAD R1: 2633m ² LOTS 1 AND 2 HAVE BEEN OMITTED FROM THIS PLAN. SEE SHEET 3 FOR RESTRICTION AFFECTING LOT 3		
		<u>OTHER PURPOSES OF THE PLAN</u>		
		1. REMOVAL OF THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES EASEMENT SHOWN AS E-2 ON PS 710782G AS AFFECTS ROAD R1 ON THIS PLAN.		
		<u>GROUND FOR REMOVAL OF EASEMENT</u> BY AGREEMENT OF ALL INTERESTED PARTIES UPON REGISTRATION OF THIS PLAN.		
ELCHO INDUSTRIAL ESTATE - 03 5.269ha		SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.		
EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				LRS USE ONLY
				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	PS710776B	BARWON REGION WATER CORPORATION
				RECEIVED <input checked="" type="checkbox"/>
				LRS USE ONLY
				PLAN REGISTERED TIME 6.48 PM DATE 25/08/2016
				RHills Assistant Registrar of Titles
				SHEET 1 OF 3 SHEETS
 Melbourne Survey T 9869 0813 F 9869 0901		LICENSED SURVEYOR (PRINT)..... LUKE JAMES POWER SIGNATURE DIGITALLY SIGNED DATE REF 30040945S.03HEAL VERSION J		DATE COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

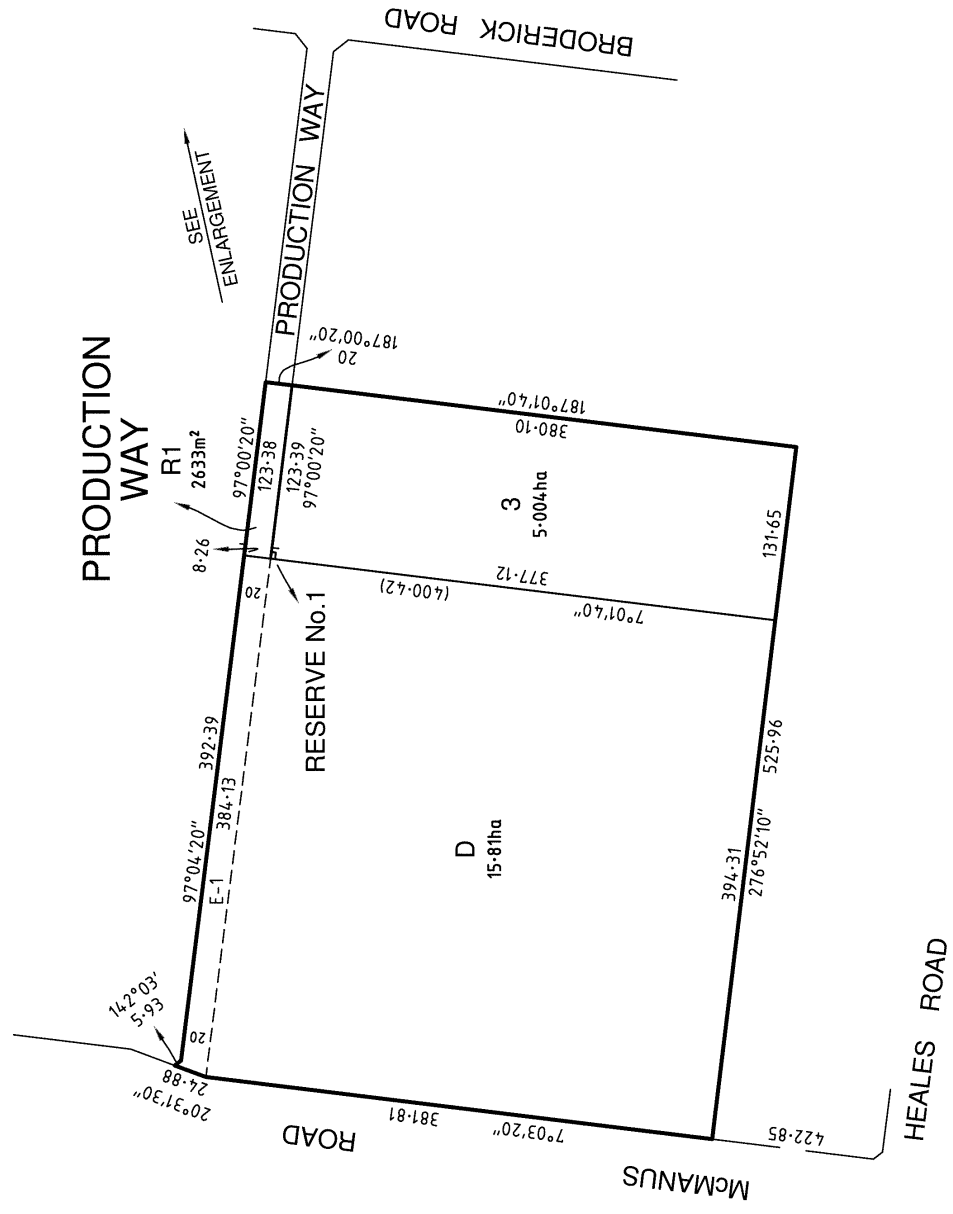
STAGE No. _____

PLAN NUMBER

PS 710783E



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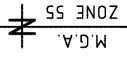


HEALES ROAD

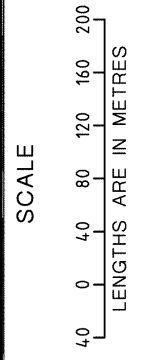
McMANUS ROAD

BRODERICK ROAD

30040945S.03HEAL Ver 1.dwg



Melbourne Survey T 9869 0813 F 9869 0901



SCALE 1:4 000
SHEET SIZE A3

LICENSED SURVEYOR (PRINT)
 SIGNATURE DATE
 REF **30040945S.03HEAL** VERSION **J**

SHEET 2
 DATE
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 710783E

CREATION OF RESTRICTION No. 1

The following restriction is to be created upon Registration of this plan:

Land to benefit: All lots on this plan

Land to be burdened: Lot 3 on this plan

Description of Restriction:

The connection of sewerage to lot 3 shall not be other than by a private pumped system unless otherwise approved by Barwon Region Water Corporation.

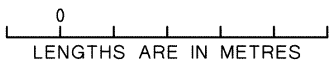
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Melbourne Survey T 9869 0813 F 9869 0901

30040945S.03HEAL Ver J.dwg

SCALE



ORIGINAL

SCALE SHEET SIZE
A3

LICENSED SURVEYOR (PRINT).....

SIGNATURE DATE

REF **30040945S.03HEAL** VERSION **J**

SHEET 3

DATE
COUNCIL DELEGATE SIGNATURE

Plan of Subdivision PS710783E
Certifying a New Version of an Existing
Plan (Form 11)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S037338T
Plan Number: PS710783E
Responsible Authority Name: City of Greater Geelong
Responsible Authority Reference Number 1: 11170
Surveyor's Plan Version: 30040945s.03HEAL Version J

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Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 05/06/2014
Date of previous recertifications under Section 11(7): 25/07/2014
Date of previous recertifications under Section 11(7): 13/04/2015

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Hugh Griffiths
Organisation: City of Greater Geelong
Date: 20/11/2015



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AT421625X
Date and Time Lodged	13/07/2020 10:15:34 AM		

Lodger Details

Lodger Code	18776H
Name	HARWOOD ANDREWS LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	SCS:21903234

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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Estate and/or Interest

FEE SIMPLE

Land Title Reference

11814/999

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173

Planning & Environment Act - section 173

Applicant(s)

Name	GREATER GEELONG CITY COUNCIL
Address	
Street Number	30
Street Name	GHERINGHAP
Street Type	STREET
Locality	GEELONG
State	VIC
Postcode	3220

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Additional Details

Refer Image Instrument



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GREATER GEELONG CITY COUNCIL
Signer Name	SOPHIE CLARA STICKLAND
Signer Organisation	THE LANTERN LEGAL GROUP PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JULY 2020

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Document Identification	AT421625X
Number of Pages (excluding this cover sheet)	6
Document Assembled	

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Agreement under s173 of the Planning & Environment Act 1987

This Agreement is made the _____ day of _____, 20__.

Parties:

Greater Geelong City Council ABN 18 374 210 672 of 30 Gheringhap Street, Geelong 3220 (**Council**)

And

Prospect Hill International Pty Ltd (A.C.N. 617 544 224) of 107 Prospect Hill Road, Camberwell VIC 3124 (**Owner**)

Background

1. The Council is the Responsible Authority under the Greater Geelong Planning Scheme (**Planning Scheme**) for the purposes of administering its provisions.
2. The Owners is the registered or is entitled to be registered as the proprietor of the Land.
3. The Land is part of the Geelong Ring Road Employment Precinct, a land development undertaken by Council to facilitate business and economic growth in the Geelong region.
4. The parties have entered into this agreement:
 - (a) To ensure the Land is developed in a timely manner consistent with the objectives of the "Geelong Ring Road Employment Precinct Framework Plan"; and
 - (b) To achieve and advance the objectives of the Planning Scheme.
5. The Council and Owner agree that without limiting or restricting the respective powers to enter into this Agreement, and in so far as they can be so treated this Agreement is made pursuant to section 173 of the Act.

Agreed Terms

1. Definitions

- (a) In this Agreement the words and expressions set out in this clause have the following meanings unless the context admits otherwise:

Act means the *Planning and Environment Act 1987* (Vic);

Agreement means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement;

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Business Day means a day other than a Saturday or a Sunday on which banks are open for business in Melbourne;

Council means Greater Geelong City Council as the Responsible Authority for the Planning Scheme and any subsequent person or body which is the Responsible Authority for the Planning Scheme;

Date of this Agreement means the date which appears on the first substantive page of this Agreement above the details of the parties to this Agreement;

Development Works means completion of the following works on the Land:

1. Execution of construction contract documentation, tender and contractor appointment; and
2. Site works for the development of the Land;
3. Construction of the building foundations for the improvements to be constructed on the Land.

Land means the land described in Certificate of Title Volume 11814 Folio 999;

Owner means the person or persons registered or entitled to be registered from time to time by the Registrar of Titles as proprietors of an estate in fee simple of the Land, lot or any part of it and includes a mortgagee in possession;

Planning Scheme means the Greater Geelong Planning Scheme and any other planning scheme which applies to the subject Land.

2. Interpretation

In this Agreement unless the context permits otherwise:

- (a) The singular includes the plural and vice versa;
- (b) A reference to a gender includes a reference to each other gender;
- (c) A reference to a person includes a reference to a firm, corporation or other corporate body and that person's successors;
- (d) A reference to the Land in this Agreement will include a reference to any lot created by the subdivision of the Land or any part of it;
- (e) If a party consists of more than one person this Agreement binds them jointly and each of them severally;
- (f) A word or expression used in this Agreement has its ordinary meaning unless that word or expression is defined in this Agreement. If a word or expression is not defined in this Agreement and is defined in the Act it has the meaning as defined in the Act;

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(g) Any reference to an Act, Regulation or the Planning Scheme includes any acts, regulations or amendments amending, consolidating or replacing the Act, Regulations or Planning Scheme;

(h) The introductory clauses to this Agreement are and will be deemed to form part of this Agreement.

3. Section 173 Agreement

- (a) This Agreement is made under section 173 of the Act. In entering into it the parties intend to achieve or advance the objectives of planning in Victoria or the objectives of the Planning Scheme.
- (b) Council and the Owner intend that the burden of the covenants and obligations imposed on the Owner in this Agreement are intended to run with the Land and apply to the Owner and their successors in title to the Land.

4. Commencement of Agreement

Unless otherwise provided for in this Agreement, this Agreement commences from the Date of this Agreement.

5. Ending of Agreement

- (a) This Agreement may be ended in accordance with the Act.
- (b) If this Agreement ends under clause 5(a), Council must do all things to notify the Registrar of Titles to cancel the recording of this Agreement in the Register in accordance with section 183 of the Act.
- (c) The Owner must pay Council's reasonable costs in complying with clause 5(b).

6. Reasons for Agreement

The Owner acknowledges and agrees that Council would not have sold the Land to the Owner but for the agreement of the Owner to perform the Owner's covenants in accordance with the terms of this Agreement.

7. Purposes of Agreement

- (a) The purposes of the Agreement are to:
 - (i) prescribe the form of the development and use of the Land by the Owner; and
 - (ii) specify the timeframes within which the development must be substantially commenced.
- (b) The purposes of the Agreement as specified in clause 10(a) apply despite what is permitted in respect of development and use of the Land under

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the Planning Scheme or any change in policy under the Planning Scheme and continue to apply despite the issue of any planning permit in respect of the Land contrary to the covenants of the Owner as specified in this Agreement.

8. Owner's Warranties & Covenants

- (a) The Owners warrants and covenants with Council that;
 - (i) It is or is entitled to be the registered proprietor of the Land;
 - (ii) Save as shown on the Certificate of Title to the Land, there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the Land or any part thereof and not disclosed by the usual searches.
 - (iii) No part of the Land is subject to any right obtained by adverse possession or subject to any easements, rights or encumbrances referred to in section 42 of the *Transfer of Land Act 1958* (Vic).

9. Specific Obligations of the Owner

The Owner covenants for itself and its successors-in-title to any part of the Land and notwithstanding any matter or thing contained in this Agreement that would otherwise be permitted under the Planning Scheme, to have completed the Development Works within two (2) years of the Date of this Agreement.

10. Further Obligations of the Owner

The Owner must:

- (a) Bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns;
- (b) Do all things necessary to give effect to this Agreement; and
- (c) Make application to the Registrar of Titles and do all things to record this Agreement in the register on the Certificates of Title to the Land in accordance with section 181 of the Act and pay all costs of preparation and execution of this Agreement and recording of the Agreement on the Certificates of Title to the Land.

11. Successors in Title

Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title for the Land, successors in title are required to:

- (a) Give effect to and do all acts and sign all documents which require those successors to give effect to this Agreement; and
- (b) Execute a Deed agreeing to be bound by the terms of this Agreement.

12. Notices

- (a) A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served;
 - (i) By delivering it personally to that party;
 - (ii) By sending it by pre-paid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
 - (iii) By sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or pre-paid post.
- (b) A notice or other communication is deemed served:
 - (i) If delivered, on the next following Business Day;
 - (ii) If posted, on the expiration of two Business Days after the date of posting; or
 - (iii) If sent by facsimile, on the next following Business Day unless the receiving party has requested transmission before the end of that Business Day.

13. No Waiver

Any time or other indulgence granted by Council to the Owner or any variation of the terms and conditions of this Agreement or any judgement or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of Council in relation to the terms of this Agreement.

14. Severability

If a Court, arbitrator, tribunal or other competent authority determined that any part of this Agreement is unenforceable, illegal or void then that offending part must be severed from the Agreement and the other provisions of this Agreement will remain operative.

15. No Fettering of Council's Powers

It is acknowledged and agreed that this Agreement does not fetter or restrict the power or discretion of Council to make any decision or impose any requirements or consideration in connection with the grant of any planning approval or certification of any plans of subdivision applicable to the Land or relating to any use or subdivision of the Land.

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Executed as a Deed

SIGNED SEALED AND DELIVERED on behalf of the GREATER GEELONG CITY COUNCIL by Gareth Smith, Director Planning & Development, pursuant to an instrument of delegation authorised by Council resolution, in the presence of



Gareth Smith



Signature of Witness

Leanne Higgs

Full Name of Witness

SIGNED SEALED AND DELIVERED on behalf of the PROSPECT HILL INTERNATIONAL PTY LTD (A.C.N. 617 544 224) in accordance with Section 127(1) of the Corporations Act by being signed by the persons authorised to sign for the company, in the presence of



Jian Qi



Signature of Witness

Cindy Yuan

Full Name of Witness

AT 21625X

Appendix B. Works Approval Application

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