

Draft Central Geelong Framework Plan and proposed planning controls

Helping Central Geelong to grow into an attractive, liveable and well-designed city centre

Updating Central Geelong's planning framework and planning controls

What is happening?

The Victorian Government is currently progressing the **Central Geelong Framework Plan 2021 (CGFP)**, which sets a vision and high-level guidance for land use and development in Central Geelong over the next 30 years.

The draft CGFP is in line with a key action of the State Government's *Revitalising Central Geelong Action Plan 2017*. The draft CGFP comprises a structure plan and an urban design framework that provides strategies and actions on the following matters:

- Land use and economy
- Built form and design
- Transport and movement
- Public realm and open space

A draft set of planning controls are also being prepared (under Amendment C431ggee to the Greater Geelong Planning Scheme) to implement the recommendations of the draft CGFP.

Planning controls are the standards new developments are assessed against. They set the heights, look, design and impacts that developers need to address when seeking planning permission.

Why is this important?

Central Geelong is growing and will be home to over 12,000 people by 2050. Updated planning controls will ensure this growth is well managed. They will direct density and height to appropriate areas while protecting the character of what makes Central Geelong unique by ensuring new buildings are well designed, respectful of heritage sites and protect invaluable green open spaces like the foreshore, Johnstone park as well as future open spaces.

**Consultation is open from
25 May – 7 July 2021**

Make your submission at: engage.vic.gov.au/CGFPAC

The changes will also provide certainty to the development industry so they can plan for and invest in projects in Central Geelong long-term. This will support Central Geelong and the region recover from the impacts of the pandemic by driving investment and supporting local jobs.

Visualisation of Geelong's potential skyline in 2050



Have your say

DELWP will make the draft *Central Geelong Planning Framework Plan* and draft planning controls (Amendment C431ggee to the Greater Geelong Planning Scheme) available to the public until 4:00pm Wednesday 7 July, 2021.

Submissions will be invited during this time. All submissions must be made online via the Victorian Government's engagement website at engage.vic.gov.au/CGFPAC. The submission process is independently managed by Planning Panels Victoria.

Submissions will be treated as public documents and will be published on the Victorian Government's engagement website.



Environment,
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What next?

The Minister for Planning will refer the draft CGFP and a draft planning controls to an independent Advisory Committee (the committee) for review.

The committee will hold a directions hearing, expected to commence the week of 26 July, where the necessary arrangements and timetable for the public hearing will be made.

The public hearing will likely commence in the week of 6 September and will be carried out over a few weeks.

The committee is required to provide a report with recommendations to the Minister for Planning within 40 business days from the completion of hearings.

Next steps

- **Public Consultation**

Open from 25 May to 7 July 2021.

- **Advisory Committee hearings**

Parties who have requested to speak to their submissions during the hearing will present their cases

- **Advisory Committee reporting**

The Committee will provide their report to the Minister for Planning within 40 days of hearings concluding

- **Minister's decision**

Upon receipt of the Committee report, the Minister for Planning will make a decision on the draft Central Geelong Framework Plan and draft Amendment C431ggee to the Greater Geelong Planning Scheme

- **Planning scheme amendment**

Once approved, Amendment C431ggee to the Greater Geelong Planning Scheme will be progressed

Want to know more?

To view the draft CGFP, proposed planning controls, and to have your say, visit the Engage Victoria website (engage.vic.gov.au).

For more information on the proposed changes, including a video outlining the proposed controls and modelling behind these decisions, visit the Revitalising Central Geelong website (revitalisingcentralgeelong.vic.gov.au)

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