



Greater Avalon Employment Precinct

Amendment C477ggee

25 Avalon Road, Avalon

Submission made on behalf of [REDACTED]/related parties by
Transect Planning

Introduction

1. [REDACTED]/related parties do not object to the Amendment.
2. The purpose of this submission is to put forward a suggestion on how the site's commercial potential could be recognised in the planning scheme and to clarify some matters.

Background

3. [REDACTED]/related parties have an option to purchase 25 Avalon Road, Avalon, 11/11/2025.
4. [REDACTED]/related parties have experience in development in NSW and Queensland.
5. 25 Avalon Road, Avalon is approximately 31,581 square metres (3.15 hectares).
6. It is a rectangular shaped block located on the east side of Avalon Road.
7. The site is developed with a dwelling and out-buildings. It is largely cleared though there are mature trees on the southern and eastern boundaries. Some large canopy trees also exist near the Avalon Road frontage and around the dwelling and some out-buildings.
8. The site is located south east to the Princes Highway/Avalon Road interchange.

9. To the north the site adjoins open grazing land also in the Farming Zone.
10. The site is currently in the Farming Zone. No overlays apply to the site.
11. Amendment C477gee proposes to rezone the land to Industrial 1 and apply the Development Plan Overlay [Schedule 50], Design and Development Overlay [Schedule 53].
12. The land is included in the Greater Avalon Employment Precinct West Native Vegetation Precinct Plan.

Submission

13. [REDACTED] /related parties support Amendment C477gee to facilitate the Greater Avalon Employment Precinct (GAEP).
14. The subject site is uniquely placed to facilitate a major development. It is located approximately 35 metres from the Princes Highway/Avalon Road interchange and is the first site on the east side of Avalon Road with a full frontage to the road. (see Figures 1 and 3).



Figure 1: 25 Avalon Road: Source: VicMap

15. The GAEP Concept Plan shows that a key intersection is to be located on the south west corner of the subject site.

16. Given the site's unique location, including the site's location at a key intersection, a commercial use with 'gateway' potential serving the Western Employment Precinct may be appropriate for the site.



Figure 2: GAEP Concept Plan: Source: GAEP Background Report

17. A recognised 'gateway' site places an obligation on a development to provide a design of some visual interest.

18. Gateway sites are currently recognised in the Greater Geelong Planning Scheme, for example.

- Clause 37.07-s6-2.5 - Lara West Precinct Structure Plan
- Clause 43.02-s31-1.0 – Bellarine Highway Mixed Use Centre – Leopold
- Clause 37.08-s1-2.0 - Central Geelong Activity Centre

19. For instance, Clause 43.02-s31-1.0 states:

Encourage development to take advantage of its gateway location into Leopold and be of high architectural standard.



Figure 3: 25 Avalon Road, looking north-west to Princes Highway/Avalon interchange

20. To help reinforce the potential gateway attributes of the land, it is submitted that the land has potential for a Commercial 2 Zone.
21. While it is acknowledged that the Industrial 1 Zone permits a range of commercial uses, the Commercial 2 provides more flexibility in the nature of commercial uses permitted.
22. It is noted that a purpose of the Commercial 2 Zone is:

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
23. It is acknowledged that any future use subject to a permit would require consideration of other relevant state and local policies in the Greater Geelong Planning Scheme, including Clause 02.03-1 (Settlement) and Clause 17.02-2L (Out of centre development).
24. It is also acknowledged that any future development is subject to the requirements of DPO50 which includes an objective to provide an appropriate interface to sensitive uses outside of the development area.
25. Importantly the Commercial 2 Zone prohibits accommodation.
26. The site's distance from the Princes Highway/Avalon Road of approximately 35 metres should be sufficient to ensure no traffic conflict with the interchange and the

future access to the site. Any future application would require the submission of a traffic report.

27. Another option to recognise the potential 'gateway' potential of the land is to have a notation on the GAEP Concept Plan, similar to the potential fire services facility and the potential VICSES facility notations on the Concept Plan.
28. Such a designation could be further explored as part of the Development Plan that is to be prepared for the precinct.

Constraints

29. The Title shows part of the land is affected by Melbourne-Geelong Gas Pipeline. See Appendix 1. (E-2). E-1 is a water supply and drainage easement.
30. The Background Report noted there are two pipelines: T112 gas pipeline and T025 oil pipeline.
31. The required safety buffer zones under Australian Standard AS2885 for gas pipelines are:

T112 pipeline: 525 metres on each side of the pipeline
T024 pipeline: 297 metres on each side of the pipeline Greater Avalon Employment
32. The Background Report states the buffer zones create substantial areas on both sides of the pipelines where certain types of development need to be carefully considered or avoided. APA has provided guidance on which land uses they consider unsuitable within these safety zones, and this will need to be factored into the urban design and land use planning for GAEP.
33. The owner of the subject land requests that a copy of the guidance be urgently provided and that discussions occur with stakeholders on this significant potential constraint.
34. The Background Report also states further consultation with Viva Energy will be essential to understand the specific requirements and constraints associated with these oil pipeline assets and to ensure they are appropriately protected and managed.
35. The owner of the subject land agrees that it is essential to understand the specific requirements and constraints associated with these oil pipeline assets, especially in relation to 25 Avalon Road, which is directly affected by the pipelines.

Conclusions

36. [REDACTED] /related parties support Amendment C477ggee to facilitate the GAEP.

37. It is respectfully requested that the Advisory Committee consider the potential for the 'gateway' designation of the site and the potential of the Commercial 2 Zone at 25 Avalon Road,

38. Further, it is requested that further information be provided on the gas and oil pipelines and that consultation with stakeholders occurs as soon as possible to understand the implications of the buffer zones.

Appendix 1 – Pipeline Easement on Title

