

# MINUTES

## ORDINARY MEETING OF COUNCIL

**Tuesday, 12 August 2014**

Held at the  
Council Conference and Reception Centre  
City Hall, Little Malop Street, Geelong  
commencing at 7.00p.m.

COUNCIL:

Cr. D. Lyons <i>Mayor</i>	(G21 Geelong Regional Alliance, Finance, Governance, Regional Cities)
Cr. T. Ansett ( <i>Windermere</i> )	(Heritage, Rural Communities)
Cr. L. Ellis ( <i>Coryule</i> )	(Coastal Communities, Infrastructure, Parks and Gardens)
Cr. J. Farrell ( <i>Beangala</i> )	(Community Safety, Youth, Women in Community Life)
Cr. K. Fisher ( <i>Corio</i> )	(Community Development, Aboriginal Affairs)
Cr. B. Harwood ( <i>Kardinia</i> )	(Enterprise Geelong, Primary Industries)
Cr. M. Heagney ( <i>Brownbill</i> )	(Central Geelong, Planning)
Cr. J. Irvine ( <i>Austin</i> )	(Sport and Recreation)
Cr. E. Kontelj ( <i>Cowie</i> )	(Aboriginal Affairs, Multicultural Affairs, Finance)
Cr. Dr. S. Kontelj ( <i>Kildare</i> )	(Finance)
Cr. R. Macdonald ( <i>Cheetham</i> )	(Major Projects, Knowledge Economy & Education)
Cr. R. Nelson ( <i>Deakin</i> )	(Major Events, Tourism)
Cr. A. Richards ( <i>Buckley</i> )	(Environment & Sustainability, Transport, Arts & Culture)

**SECTION A - PROCEDURAL MATTERS**

Acknowledgements ..... 1

Apologies ..... 1

Confirmation of Minutes ..... 1

Declarations of Conflicts of Interest..... 2

Question Time..... 2-4

Petitions ..... 4

**SECTION B – REPORTS**

1. Amendment C305 Exhibition – Connections Park and (Former) Rosewall  
Primary School Site, Corio ..... 5-17

2. Amendment C266 – Canterbury Road West, Lara – Consideration of  
Submissions and Partial Adoption ..... 18-42

3. Combined Amendment C261 and Planning Permit 1163/2013 – 130-150  
Forest Road South, Lara – Consideration to Exhibit..... 43-53

4. Amendment C303 – 3-5 Forest Road South, Lara – Adoption..... 54-60

5. Hendy Street Family and Children’s Centre..... 61-65

6. Fyans Park Kindergarten..... 66-69

7. Early Years Services Management – Grovedale Children and Community  
Centre ..... 70-77

8. Re-appointment of External Representatives on the Audit Advisory  
Committee..... 78-79

9. City Plan 2013-2017 Progress Report to June 2014..... 80-86

10. Geelong West Bowling Club – Removal of Covenant..... 87-92

11. Bill Payment Service Costs ..... 93-98

12. Light and Decorate Geelong..... 99-109

13. Sale of Land – 5 Coolidge Street, Corio ..... 110-113

14. Heavy Vehicle Restriction Central Geelong – Review of Trial..... 114-129

15. Surfcoast Highway, Grovedale – Proposed Footpath Construction  
SRC339 – Intention to Declare..... 130-141

16. Tender and Award of: 162 McManus Road, Road Construction of  
Broderick Road and Production Way, Lara..... 142-144

17. Consideration of Tender Submissions for Tender T1400050 – Provision  
of General Maintenance Services for Council Owned Facilities ..... 145-148

18. Contractual Matter (*Confidential*)..... 149

**SECTION C - ASSEMBLY OF COUNCILLORS**

**SECTION D - CONFIDENTIAL**

## **1. AMENDMENT C305 EXHIBITION - CONNECTIONS PARK AND (FORMER) ROSEWALL PRIMARY SCHOOL SITE, CORIO**

<b>Portfolio:</b>	<b>Planning - Cr Heagney</b>
<b>Source</b>	<b>Planning and Tourism - Strategic Implementation</b>
<b>General Manager:</b>	<b>Peter Bettess</b>
<b>Index Reference</b>	<b>Council Reports 2014</b>

### **Purpose**

This report seeks Council approval to exhibit a planning scheme amendment to rezone part of Connections Park Corio to the General Residential Zone.

### **Summary**

- This is a Council-initiated amendment supported by the Department of Education and Early Childhood Development.
- It is proposed to rezone part of Connections Park Corio from the Public Park and Recreation Zone to the General Residential Zone.
- The amendment will also apply a Design and Development Overlay to the former Rosewall Primary School site and to the land being rezoned.
- The rezoning will provide for the future reallocation of titles owned by the Greater Geelong Council and the Department of Education through a formally arranged land exchange and planning permit application process.
- The Department of Education land can then be offered for sale to the private market with improved residential development potential and the land acquired by Council can be used as part of the planned redevelopment of the Rosewall Neighbourhood Centre.
- The Design and Development Overlay will ensure public access is maintained to Connections Park.
- The amendment is supported by the Corio Norlane Structure Plan 2012 which includes the implementation of the Former Rosewall Primary School Concept Plan.
- The amendment is consistent with the Corio North Community Infrastructure Plan, noted at the 11 February 2014 Council Meeting to guide the delivery of community service infrastructure in Corio North.
- The amendment is an important first step in the redevelopment of the former school site and planned improvements to the Rosewall Neighbourhood Centre.
- It is recommended that the amendment be placed on public exhibition.

**Cr Heagney moved, Cr Ansett seconded -**

**That Council resolves to:**

- 1) Support the preparation and exhibition of Amendment C305 to the Greater Geelong Planning Scheme to:**
  - a. Rezone part of the land at Connections Park, Corio, from the Public Park and Recreation Zone to the General Residential Zone as shown in Appendix 4; and**
  - b. Apply the Design and Development Overlay to the land being rezoned and the land at 26-34 Sharland Road, Corio (former Rosewall Primary School Site) as shown in Appendix 6.**
- 2) Request the Minister for Planning to authorise the preparation and exhibition of Amendment C305.**

**Carried.**

### ***Background***

The former Rosewall Primary School site at 26-34 Sharland Road, Corio, ceased operating in 2009 and now stands idle. All buildings have been removed from the site. Closure of the school was part of the former State Government's *Corio Norlane Education Regeneration Project*.

The land is presently owned by the Department of Education and Early Childhood Development and is to be sold to the private market. The land has an area of 3 hectares and is located in the General Residential Zone. The site sits within an established residential area and adjoins Connections Park, an irregular open space reserve owned by the City of Greater Geelong (zoned Public Park and Recreation Zone - PPRZ).

The Rosewall Neighbourhood Centre is directly adjacent to the school site, and in fact, the eastern portion of the building is located on Department of Education land.

An aerial map of the immediate area is shown at **Appendix 1** and a current zoning map is at **Appendix 2**.

The Department of Education originally planned to sell the land in the 2011-12 financial year. However, because a portion of the Neighbourhood Centre building is located on the Department's land, there needs to be resolution of this matter before any sale can occur.

As part of the preparation of the Corio Norlane Structure Plan, Council officers in collaboration with other agencies, including the Department of Education, worked on a preferred reconfiguration of both the school site and Connections Park. Principle 2 of the Corio Norlane Structure Plan is to support opportunities for sustainable urban renewal and states:

*"The planned closure of a number of schools in Corio and Norlane has created an opportunity for new housing development in established neighbourhoods. Redevelopment of the former Rosewall Primary School site provides an opportunity to address the lack of permeability in the existing street layout, as well as improve the surveillance and security of the Connections Park open space area. Part of the former school site could be used to provide an expansion of the Rosewall Neighbourhood Centre and adjacent community garden. The Rosewall Concept Plan (see page 22) represents the preferred redevelopment option for this site and includes the reallocation of land between the CoGG and the Department of Education and Early Childhood Development."*

A key direction of the Structure Plan is then to: *“Support the redevelopment of the Rosewall Primary School site for future residential use integrated into a safe and accessible street and open space network (see Rosewall Concept Plan).”*

The Former Rosewall Primary School Concept Plan is shown at **Appendix 3**.

### ***Discussion***

#### Proposed Rezoning

In order to implement the Rosewall Concept Plan Council planning officers have initiated this amendment. The amendment will rezone a strip of Council-owned PPRZ land wedged between the former primary school land and private properties (3 of which are owned by the Office of Housing) to the General Residential Zone.

A map showing the land proposed to be rezoned is at **Appendix 4**.

The land to be rezoned is part of Connections Park. A title search states the land description as: Reserve 1 on Plan of Subdivision 123692, Volume 09332 Folio 122 (see **Appendix 5**).

Residents to the north benefit as the existing PPRZ land to the rear of their properties will become the General Residential Zone. Ultimately, the future development of the land to be rezoned – most likely to form part of new housing – will provide significantly improved safety, security and amenity.

The amendment has support from Council departments, namely Recreation and Open Space, Community Development and Engineering Services. The Community Development department has advised that the rezoning is a high priority in order to facilitate a land transfer and redevelopment of the Rosewall Neighbourhood Centre.

#### Proposed development controls

In order to ensure that the future development of the Department of Education land incorporates fundamental design principles, the former school land and PPRZ land to be rezoned will be covered by a Design and Development Overlay. The overlay will include design objectives to maximise surveillance of open space and community facilities and maintain public open space connections.

The land to which the Design and Development Overlay will be applied is shown at **Appendix 6**.

The western edge of the PPRZ land to be rezoned to the General Residential Zone is impacted by the flood extent determined by the Kosciusko Avenue flood study. Amendment C265 will apply a Special Building Overlay to this land.

#### Proposed actions to follow Amendment C305

The western portion of the school land will remain in the General Residential Zone (GRZ) and is proposed to be acquired by Council. The land to be rezoned will be sold to the DEECD (subject to Council resolution).

**Appendix 7** shows a graphical representation of the proposed land reallocation and consolidation.

A future council-initiated planning permit would allow for the subdivision and consolidation of the various land parcels. The permit would also remove the 'reserve' status from the land sold. The permit and sale of land process would be aligned.

The rezoning will facilitate the future reallocation of land between Council and the Department of Education. The land exchange is supported by the Department and discussions are ongoing with Council's Property Advisor. The exchange will benefit the Department as the land rezoned for residential use will make their parcel more attractive to prospective developers.

Similarly, the land to be acquired by Council is needed to support the redevelopment of the Rosewall Neighbourhood Centre. Improvements to the Centre are recommended in the Corio North Community Infrastructure Plan – noted at the 25 February 2014 Council Meeting. Capital expenditure is budgeted for the Rosewall site in Council's Strategic Resource Plan for 2015-18.

Acquisition of the land will also allow for improved surveillance, access and functionality of Connections Park and the planned community facilities.

#### ***Environmental Implications***

There are no environmental impacts as a result of this amendment.

#### ***Financial Implications***

No impact to budget as part of this amendment. Ongoing land exchange negotiations may result in costs to Council to purchase the balance Department of Education land. For this, \$150,000 has been allocated in the 2014-15 Budget.

#### ***Policy/Legal/Statutory Implications***

The amendment is directly supported by Clause 22.18 *Corio Norlane* of the Greater Geelong Planning Scheme. This clause lists as further work: "*Support the redevelopment of the former Rosewall Primary School in accordance with the Rosewall Concept Plan including reconfiguration of adjacent public open space*".

The amendment will implement the 'Former Rosewall Primary School Concept Plan' contained in the Corio Norlane Structure Plan, July 2012.

The amendment is consistent with the Corio North Community Services Infrastructure Plan prepared by the City of Greater Geelong. The Plan provides a practical vision for Council to plan, design and deliver community services infrastructure at Sharland Road, Rosewall. The Plan identifies additional land required – land currently owned by the DEECD – to achieve this vision.

#### ***Alignment to City Plan***

The Amendment supports the 'Community Wellbeing' and 'Sustainable Built and Natural Environment' strategic directions of City Plan. The rezoning and built form controls will facilitate the development of the former school land and adjacent open space and community facilities.

#### ***Officer Direct or Indirect Interest***

No Council officer involved in the report has any direct or indirect interest, in accordance with Section 80(c) of the Local Government Act.

***Risk Assessment***

There are no notable risks associated with implementing the recommendation contained in this report.

***Social Considerations***

The amendment is an important step in the long term redevelopment of the former Rosewall Primary School site and planned improvements to the Rosewall Neighbourhood House. These changes will have significant positive benefits for the local community.

***Human Rights Charter***

The amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

***Consultation and Communication***

There was extensive community consultation about the former Rosewall Primary School land as part of the Corio Norlane Structure Plan process.

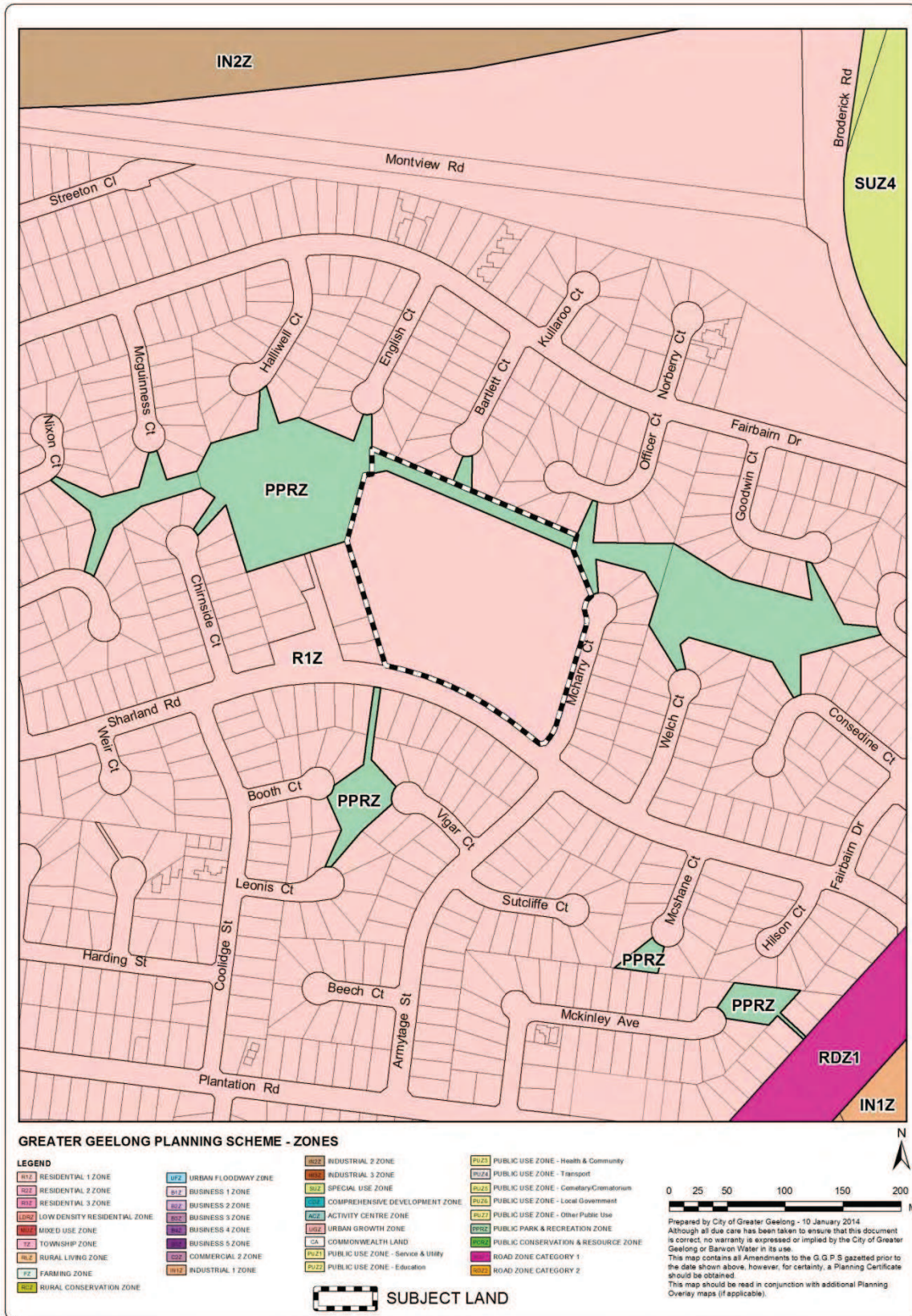
Landowners and occupiers directly abutting the land proposed to be rezoned from the Public Park and Recreation Zone to the General Residential Zone will be informed in writing about this amendment.

Amendment C305 will be exhibited in accordance with the requirements of the *Planning and Environment Act 1987*.

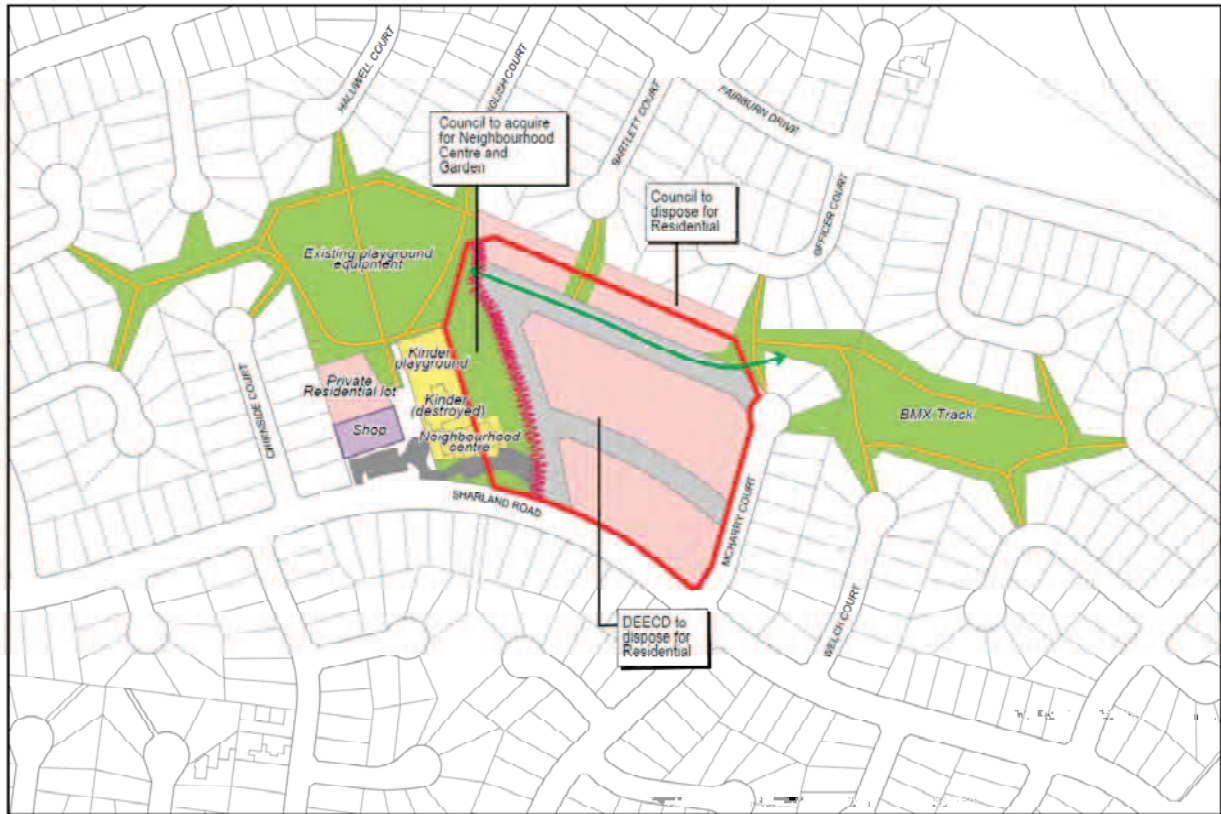
**Appendix 1 - Aerial map of immediate area**



**Appendix 2 - Current zoning map**



**Appendix 3 - Former Rosewall Primary School Concept Plan**



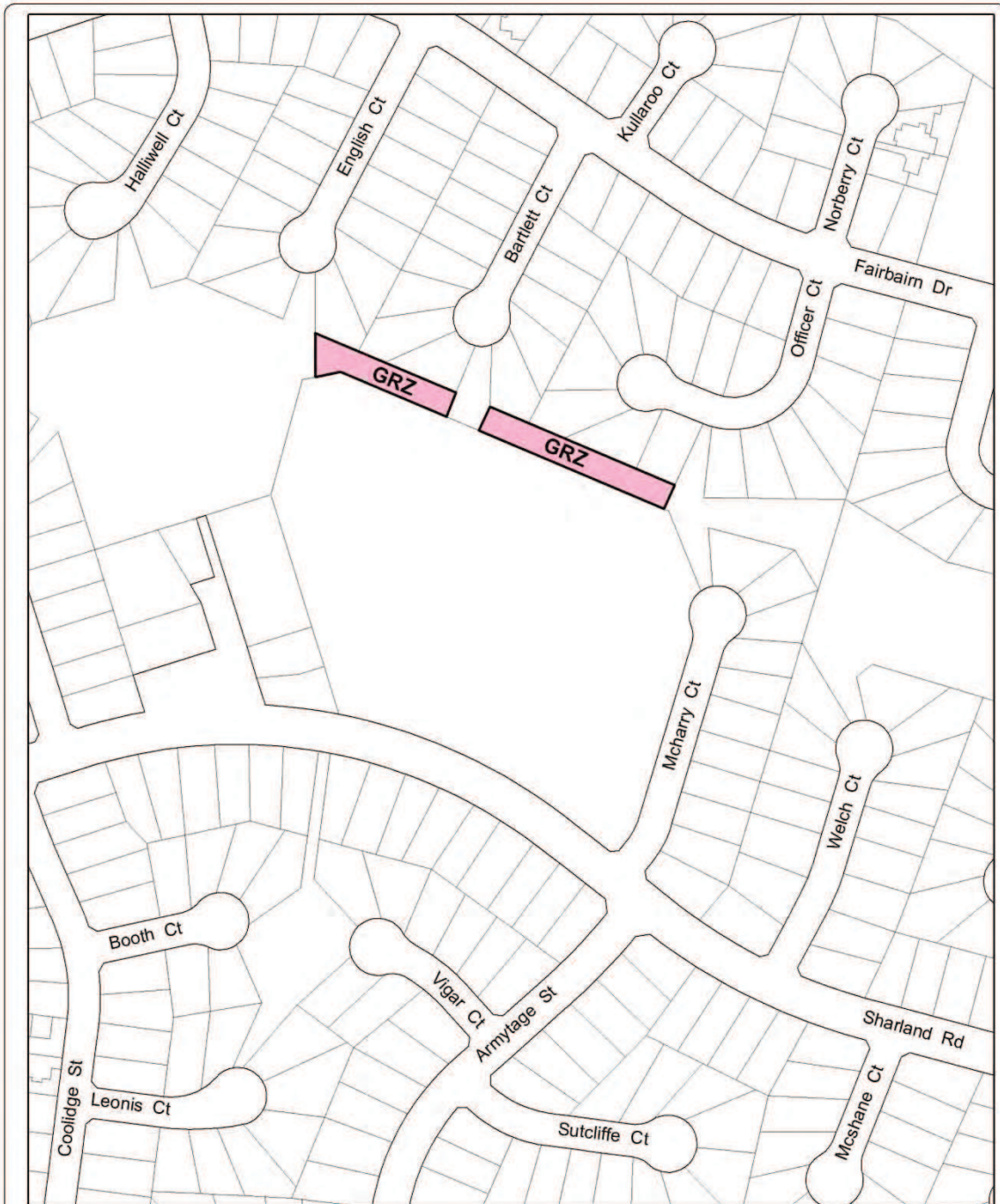
City of Greater Geelong Final - July 2012 0 50 100 150 200 M

**LEGEND**

- |  |                            |                         |                                     |
|--|----------------------------|-------------------------|-------------------------------------|
|  | Former Primary School land | <b>Proposed Actions</b> |                                     |
|  | Existing Pathways          |                         | New pedestrian and cycle link       |
|  | Public open space          |                         | New Residential land                |
|  | Shop                       |                         | New Streets (indicative only)       |
|  | Community Uses             |                         | Improved surveillance of open space |
|  | Carpark                    |                         |                                     |

**FORMER ROSEWALL PRIMARY SCHOOL CONCEPT PLAN**  
 CORIO NORLANE STRUCTURE PLAN

**Appendix 4 - Proposed rezoning map**



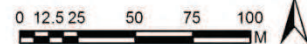
Part of Planning Scheme Map 26

**LEGEND**

**GRZ** GENERAL RESIDENTIAL ZONE

**AMENDMENT C305**

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Appendix 5 - Connections Park, Corio, Land Title

VIC LTO ALTS Title Search

Page 1 of 2

Legalco Online Information System

Information provided through Legalco Management Pty Ltd an approved LPI/NSW Information Broker.

VIC LTO ALTS Title Search

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

VOLUME 09332 FOLIO 172

Security no : 124037482613H

Produced: 18/04/2011 02:02 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 123632.  
PARENT TITLE Volume 08953 Folio 518  
Created by instrument H348881 19/12/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CORIO  
H348881 19/12/1978

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP123632 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 11 MCHARRY COURT CORIO VIC 3214

DOCUMENT END[!]>

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**LP123692**  
**EDITION 2**  
 APPROVED 16/8/78

HOUSING COMMISSION VICTORIA  
**CORIO 'E' ESTATE**

PLAN OF SUBDIVISION OF PART OF CROWN PORTIONS 75, 77, 78 & 79  PARISH OF MORANGHURK COUNTY OF GRANT	APPROPRIATIONS Brown - Way & Drainage Blue - Drainage & Sewerage	OTHER NOTES Lots 1 & 75B have existing lots have been modified from this plan
	LAYOUT AND DIMENSIONS	

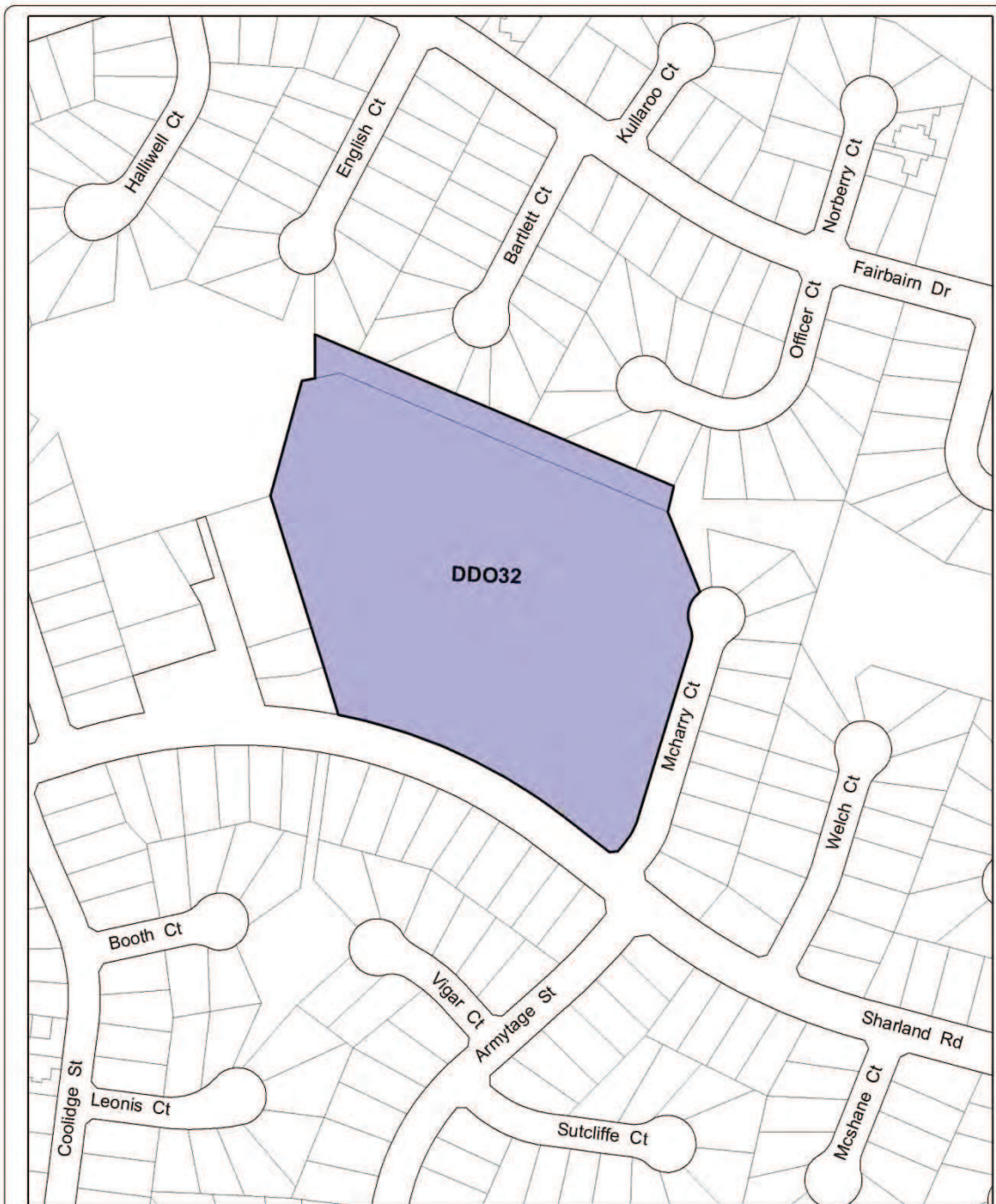
**CHART No. 6**  
 VOL 8953 FOL 518

**COLOUR CONVERSION**  
 S-1 = BLUE  
 S-2 = BROWN



LIST OF MODIFICATIONS			APPROVAL DATE 16/8/78		
LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDM No.
	CHANGE OF ROAD NAME	Corl 80/34078		68	2

**Appendix 6 - Proposed Design and Development Overlay Schedule 32 map**



Part of Planning Scheme Map 26DDO

**LEGEND**

**DDO32** DESIGN & DEVELOPMENT OVERLAY - Schedule 32

**AMENDMENT C305**

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0 12.5 25 50 75 100 M



**Appendix 7 - Land reallocation map**

