

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 11 August 2015

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, Climate Change)
Cr. J. Farrell (<i>Beangala</i>)	(Community Safety, Youth, Women in Community Life, Finance)
Cr. K. Fisher (<i>Corio</i>)	(Community Development, Tourism)
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>)	(Veteran Affairs)
Cr. R. Macdonald (<i>Cheetham</i>)	(Major Projects, Knowledge Economy & Education)
Cr. R. Nelson (<i>Deakin</i>)	(Major Events)
Cr. A. Richards (<i>Buckley</i>)	(Environment & Sustainability, Transport, Arts & Culture, Climate Change)

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1. AMENDMENT C330 EXHIBITION: CONNECTIONS PARK BMX SITE, CORIO

Portfolio: Planning - Cr Heagney
Source: Planning and Tourism - Strategic Implementation
General Manager: Peter Bettess
Index Reference: Council Reports 2015 & Application: Amendment C330

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 proposing to rezone Connections Park East (BMX site), Corio, from the Public Park and Recreation Zone to the General Residential Zone. The rezoning itself will not change the way the park is currently being used.
- The amendment is the result of a 25 November 2014 Council resolution to prepare a report on the sale and rezoning of the site. A separate report will be prepared regarding the sale of Council-owned land.
- Funds have been allocated in the 2015/16 Council Budget to remove the existing BMX and skate infrastructure and level and compact the site suitable for public reserve usage.
- The reserve is poorly situated and continues to suffer from a lack of passive surveillance and safety concerns.
- Rezoning of the site to a residential zone will improve Council's ability to attract investment in a challenging urban renewal precinct that will also see the redevelopment of the adjacent former Rosewall Primary School land.
- While the site is not designated for rezoning in the Corio Norlane Structure Plan, the proposal is supported by Clause 21.18 *Corio Norlane* policy objectives to increase the local population, diversify housing types and support opportunities for renewal.
- The long-term strategy to redevelop the land for residential use complements other Council renewal projects in the area; including a new skate park at Stead Park, improvements to Flinders Peak Reserve, development of the Hendy Street Family and Children's Hub and the redevelopment of the Rosewall Neighbourhood House.
- It is recommended that the amendment be placed on public exhibition.

Cr Heagney moved, Cr Fisher seconded -

That Council resolves to:

- 1) support the preparation and exhibition of Amendment C330 to the Greater Geelong Planning Scheme to rezone part of the land at Connections Park, Corio (BMX site), from the Public Park and Recreation Zone to the General Residential Zone as shown in Appendix 3; and**
- 2) request the Minister for Planning to authorise the preparation and exhibition of Amendment C330.**

Carried.

Background

Amendment C305 was gazetted on 23 April 2015. That Amendment rezoned a strip of Connections Park directly north of the former Rosewall Primary School land from the Public Park and Recreation Zone (PPRZ) to the General Residential Zone. Council is currently negotiating with the Department of Education to exchange land to improve the development potential of the former school site and support the planned new Rosewall Neighbourhood Centre.

As part of the 25 November 2014 resolution to adopt Amendment C305, Council also resolved that: *“Officers prepare a report on the sale and rezoning of Connections Park East (BMX site)”*. This report partly responds to that resolution.

An aerial map of the area proposed to be rezoned is shown in Appendix 1.

The Amendment land is owned by Council and zoned PPRZ as shown in Appendix 2. The site has a total area of 1.3 hectares and contains infrastructure for BMX and skate riding, walking and cycling. It is proposed to rezone the land to the General Residential Zone Schedule 1 (Appendix 3).

A separate report will be prepared regarding the sale of Council-owned land. Work is currently underway by Council to remove the existing BMX and skate infrastructure and level and compact the site suitable for public reserve usage.

Discussion

The original 1970s concept for Connections Park Corio was based on Radburn design principles of creating a ‘common ground’ (i.e. municipal park) integrated with housing and community infrastructure including a primary school. Unfortunately the eventual subdivision design of Rosewall produced an inverse result of park back fences and poor connectivity.

The BMX site continues to suffer from a lack of passive surveillance. The prevalence of anti-social behaviour and safety concerns by local residents reinforces the systemic, long-term problems associated with the subdivision design.

With the recent rezoning of part of the park for residential use and proposed redevelopment of the former school site and neighbourhood centre, the area will begin to change. This change is supported by the Concept Plan in the Corio Norlane Structure Plan 2012. The proposed rezoning for residential use of the BMX site will further encourage and advance urban renewal opportunities.

A servicing report by St Quentin Consulting finds that service infrastructure is readily available and development cost estimates are reasonable.

There are a number of stormwater constraints in the immediate area. The existing piped drainage infrastructure has limited capacity. Flood mapping shows parts of the park act as detention storage and redevelopment has the potential to adversely impact on surrounding properties. Engineering consider that road construction provides the greatest flexibility in directing overland flows within the existing road network.

Given that Council will retain ownership and control of the land – even if rezoned – it is considered drainage issues can be appropriately addressed as part of any sale and planning permit process.

Rezoning the site of itself will not achieve renewal. What it will do is place the land in a residential zone where investment and sale can be pursued. It is acknowledged that this is a challenging development site and innovative solutions will be required to address access, feasibility and functionality constraints. As a major landowner in the area, the Department of Health and Human Services are supportive of the proposed amendment and will continue to work with Council to achieve renewal.

The long-term strategy to redevelop the land for residential use complements other renewal projects that will bring significant benefits for the local community. These include a new skate park at Stead Park, sporting improvements to Flinders Peak Reserve, development of the Hendy Street Family Hub and the redevelopment of the Rosewall Neighbourhood House.

There is also the matter of loss of designated public open space in the Planning Scheme. It is considered that there is sufficient alternative open space available to meet local needs.

The 2011 Corio Norlane Structure Plan Background Report identifies Corio East – which includes the subject site – as containing Flinders Peak Reserve, Shell Oval Reserve and Hendy Street Reserve. The Report also identifies a number of passive reserves in Corio East including Connections Park. The Corio Norlane Structure Plan July 2012 notes that the region is well served by areas of active open space but that some local open space is undersized, isolated and unsuitable for playground equipment.

It is considered that the retention of the western part of Connections Park at over 1.3 hectares, with established playground equipment and neighbouring the Rosewall Neighbourhood House, will adequately serve local open space needs. The loss of the BMX site as designated open space will not adversely impact on the community.

Environmental Implications

There are no environmental impacts as a result of the Amendment.

Financial Implications

No impact to budget.

Policy/Legal/Statutory Implications

The State Planning Policy Framework Clauses 11 (Settlement), 16 (Housing) and 19 (Infrastructure) support the redevelopment of underutilised urban land consistent with the purpose of this Amendment.

The Municipal Strategic Statement includes local policy Clause 21.18 *Corio Norlane*. The policy outlines key issues facing Corio and Norlane including a stagnant residential population, low housing densities, ageing housing stock and a lack of quality, usable public reserves.

Relevant objectives at Clause 21.18-2 are to:

- *Increase the resident population, diversify housing types and support opportunities for urban renewal.*
- *Increase social and cultural connection through integrated community precinct planning.*
- *Provide active and passive open space to meet the needs of residents and visitors.*

It is considered that Amendment C330 is consistent with the objectives of Clause 21.18. This includes the Corio Norlane Structure Plan 2012 which is a reference document in the Greater Geelong Planning Scheme.

Alignment to City Plan

The Amendment supports the 'Community Wellbeing' and 'Sustainable Built and Natural Environment' strategic directions of City Plan. The rezoning supports opportunities for urban renewal.

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 Connections Park, the former Rosewall Primary School site and the Rosewall Neighbourhood House.

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 Connections Park as part of the Corio Norlane Structure Plan process.

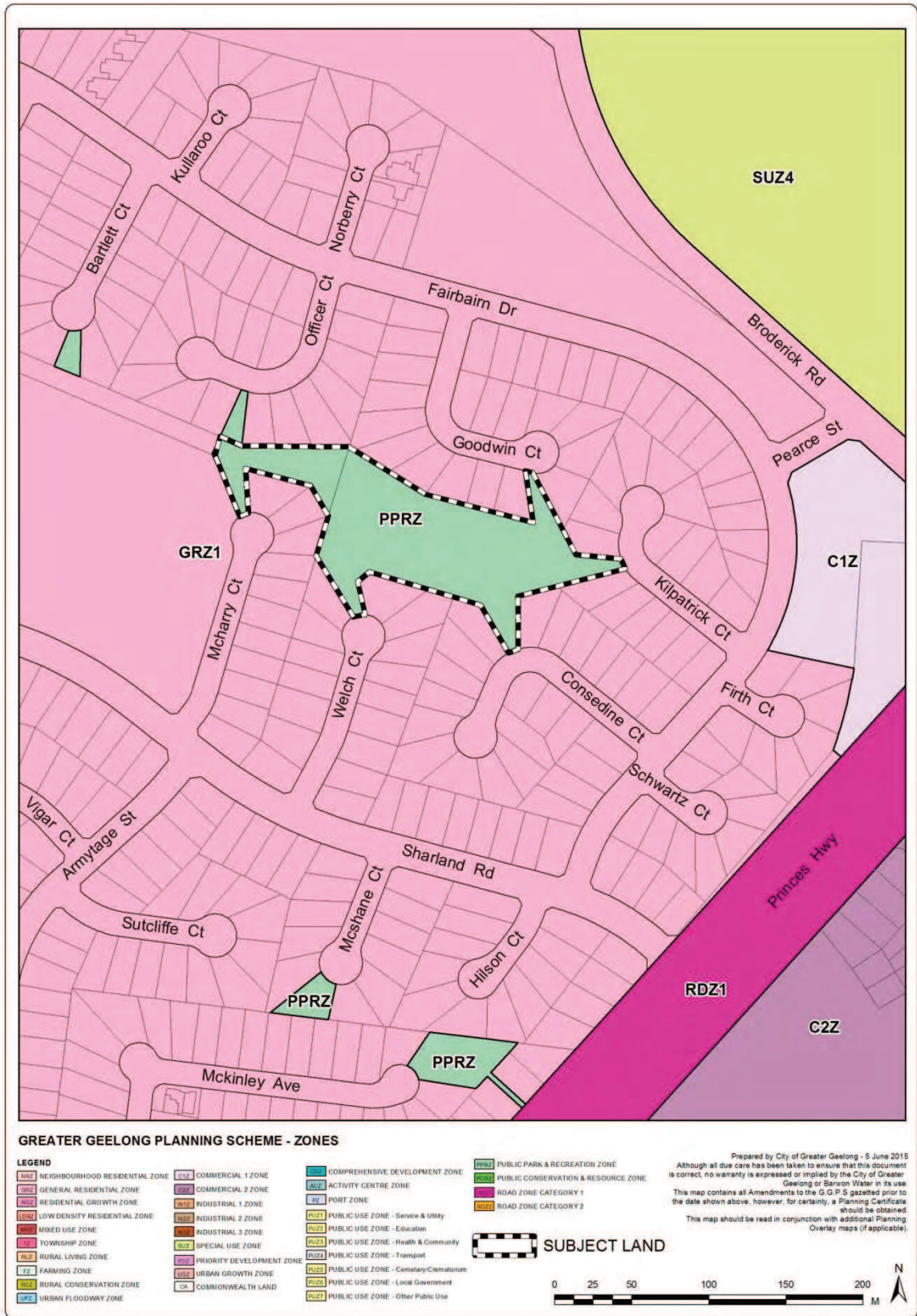
Amendment C330 will be exhibited in accordance with the requirements of the *Planning and Environment Act 1987*, including direct notification to all surrounding owners and occupiers.

The Department of Health and Human Services and the Department of Education, as major adjoining landowners, have already been consulted about the project and will be formally notified at the exhibition stage.

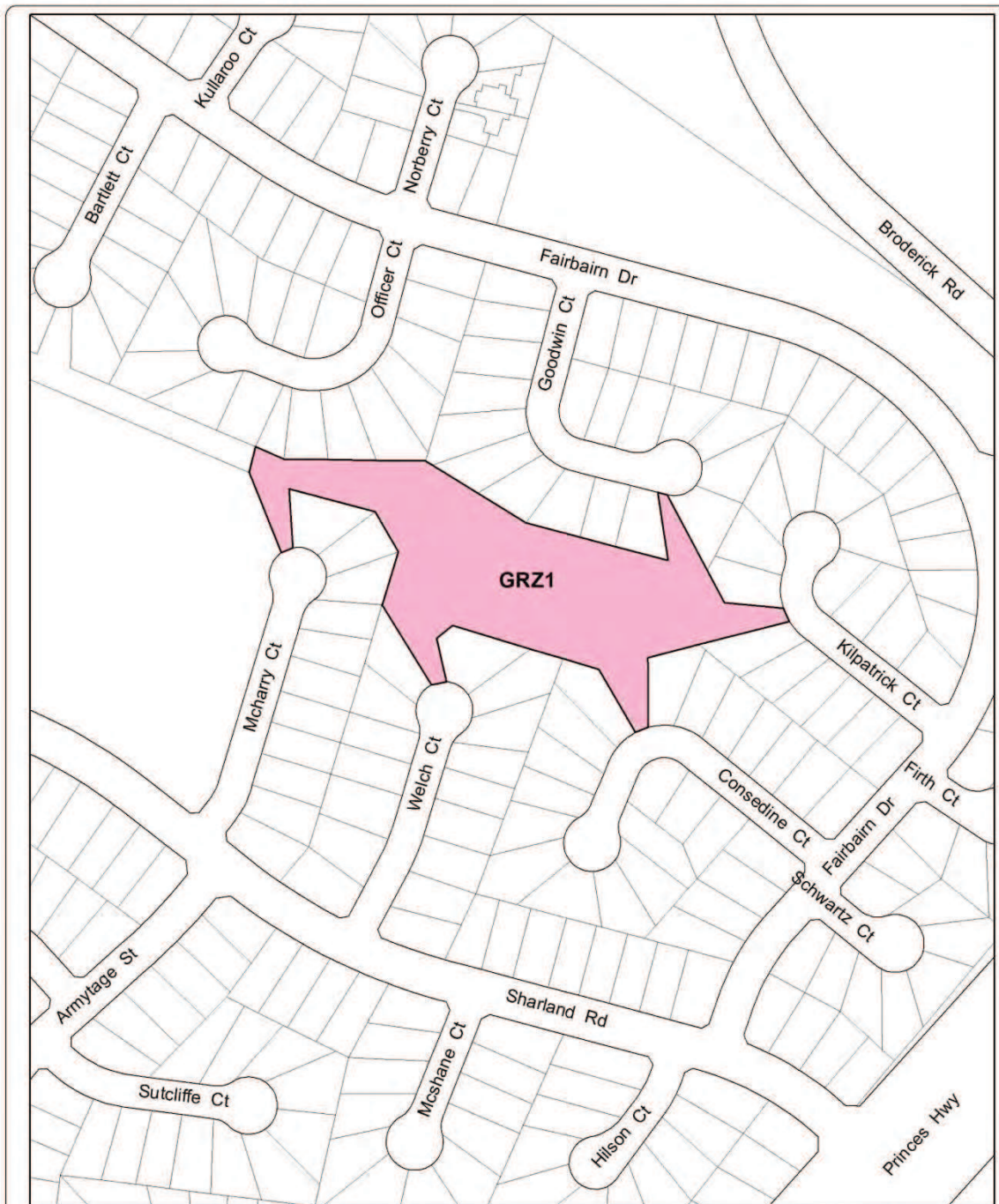
Appendix 1 - Aerial map of subject land and immediate area



Appendix 2 - Current zoning map



Appendix 3 - Proposed rezoning map



Part of Planning Scheme Map 26

LEGEND

GRZ1 GENERAL RESIDENTIAL ZONE - Schedule 1

AMENDMENT C330

Prepared by City of Greater Geelong - 27 February 2015
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.

