

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 26 February 2013

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

COUNCIL:

Cr. K. Fagg
- Mayor

(G21 Geelong Regional Alliance, Governance Regional Cities,
Women in Community Life)

Cr. T. Ansett (*Windermere*)

(Heritage, Rural Communities)

Cr. L. Ellis (*Coryule*)

(Coastal Communities, Infrastructure, Parks and Gardens)

Cr. J. Farrell (*Beangala*)

(Community Safety, Education and Youth)

Cr. K. Fisher (*Corio*)

(Community Development)

Cr. B. Harwood (*Kardinia*)

(Enterprise Geelong)

Cr. M. Heagney (*Brownbill*)

(Arts and Culture, Central Geelong)

Cr. J. Irvine (*Austin*)

(Sport and Recreation)

Cr. E. Kontelj (*Cowie*)

(Aboriginal Affairs, Multicultural Affairs)

Cr. Dr. S. Kontelj (*Kildare*)

(Finance)

Cr. R. Macdonald (*Cheetham*)

(Major Projects, Planning, Knowledge Economy)

Cr. R. Nelson (*Deakin*)

(Major Events, Tourism)

Cr. A. Richards (*Buckley*)

(Environment & Sustainability, Transport, Primary Industries)

SECTION A - PROCEDURAL MATTERS

Acknowledgements	1
Apologies	1
Confirmation of Minutes	1
Declarations of Conflicts of Interest.....	2
Question Time.....	2
Petitions	3

SECTION B – REPORTS

1. Amendment C268 – Proposed Masters Store and Business Park, Bacchus Marsh Road, Corio – Consideration of Submissions	4-22
2. Amendment C286 – Rezoning and Planning Permit Application 1304/2012 for Covenant College, 65 & 105 Creamery Road, Bell Post Hill	23-39
3. Disability Advisory Committee Progress Report.....	40-42
4. City Plan Progress Report to December 2012	43-48
5. Central Geelong Parking Precinct Plan.....	49-55
6. Submission to metropolitan Planning Strategy Discussion Paper	56-63
7. Contractual Matter (<i>Confidential</i>).....	64

SECTION C – NOTICE OF MOTION	65-70
---	--------------

SECTION D – COMMON SEAL REGISTER.....	71-73
--	--------------

SECTION E – ASSEMBLY OF COUNCILLORS	74
--	-----------

CLOSE OF MEETING.....	75
------------------------------	-----------

**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 26 FEBRUARY 2013
COMMENCING AT 7.00 P.M.**

PRESENT: Cr K Fagg (Chair), Crs T Ansett, L Ellis, J Farrell, K Fisher,
B Harwood, M Heagney, J Irvine, E Kontelj, R Macdonald,
R Nelson, A Richards

Also present: S Griffin (Chief Executive Officer), J Wall (General Manager
Corporate Services), P Bettess (General Manager Economic
Development, Planning and Tourism), G Van Driel (General
Manager City Services), J McMahon (General Manager
Community Services), D Frost (General Manager Projects,
Recreation and Central Geelong), J Brown (Manager
Administration and Governance), R Bourke (Governance
Coordinator), D Chiller (Coordinator Communication and
Marketing)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

**The Mayor acknowledged that we are here today on the land of the
Wathaurong People and we pay our respects to Aboriginal elders past and
present.**

APOLOGIES: Cr S Kontelj

LEAVE OF ABSENCE:

**Cr Irvine moved, Cr Heagney seconded that request by Cr S Kontelj for
Leave of Absence from 22 February to 5 March 2013, is granted.**

Carried.

CONFIRMATION OF MINUTES:

Cr Richards moved, Cr Nelson seconded -

**That the Minutes of the Ordinary Meeting held on 12 February 2013 be
confirmed and signed.**

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Fagg (Mayor) declared an Indirect Interest by a Conflicting Duty in Agenda Item 1 – Amendment C268 – Proposed Masters Store and Business Park, Bacchus Marsh Road, Corio – Consideration of Submissions in that his company of which he is a Director has made a submission to Council.

QUESTION TIME:

Question Time is an opportunity for questions to be addressed to Council and while the minutes record the general content, they do not purport to be a transcript of what was said by individuals. Likewise Councillor or Officer verbal responses are in summary form only. Views expressed may not be the views of Council.

Council's practice is to provide a separate document on its website setting out questions and responses including any more detailed written responses which may be provided subsequent to the meeting.

Colin Wallace asked

- 1) In his written responses to my questions concerning the Ropeworks Planning Permit at recent Council Meetings, Peter Bettess has referred to the permit holder/owner as Fabcot Pty Ltd and would the Mayor and Councillors note that Fabcot Pty Ltd is Woolworths' own in-house Retail Property Development division?

The Mayor noted the comment.

- 2) In relation to the \$100,000 mentioned in Condition 7f of the Ropeworks Planning Permit, would the Mayor and Councillors note that Condition 7f states that Council will provide to the permit holder/owner, on a half-yearly basis, summaries of investigations/works undertaken and associated costs and that there are no qualifications to this clear and definite statement, which means in turn that Council was to have provided half-yearly summaries to Woolworths regardless of whether or not Woolworths wanted them, regardless of whether or not Woolworths required them, regardless of whether or not Woolworths was satisfied with how the money was being spent or satisfied with not receiving the summaries, and regardless of whether or not Council was supposedly accounting for the expenditure in some other way?

The Mayor noted the comment.

- 3) Since it has been established that Council has not provided any half-yearly summaries to the permit holder/owner from mid-2009 when the first one would have been due, was there a prior understanding between Council and Woolworths that Council would not provide Woolworths with the half-yearly summaries?

Peter Bettess responded, "not to my knowledge".

QUESTION TIME (CONT'D)

Mary Wallace asked according to Condition 7f of the Ropeworks Planning Permit, Council should have provided half-yearly summaries to the owner/permit holder, however Council did not provide half-yearly summaries to the owner/permit holder, but, if Council had provided these half-yearly summaries, would a submitter to the Ropeworks Panel be entitled to have access to them?

Peter Bettess responded, "yes".

PETITIONS: Nil.

Cr Fagg (Mayor) declared an Indirect Interest by a Conflicting Duty in Agenda Item 1 – Amendment C268 – Proposed Masters Store and Business Park, Bacchus Marsh Road, Corio – Consideration of Submissions in that his company of which he is a Director has made a submission to Council and left the room prior to discussion at 7.10pm.

Cr Harwood assumed the Chair at 7.10p.m.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning and Tourism – Strategic Implementation
General Manager:	Peter Bettess
Index Reference:	Project: C268 - Reports Council & Other
	Subject: Council Reports 2013

Summary

- On 14 August 2012 Council resolved to support the preparation and exhibition of Amendment C268 to the Greater Geelong Planning Scheme to rezone land for a Master Home Improvement Store at Corio. The amendment was accompanied by a planning permit application for a Masters Store and four restricted retail stores.
- The Masters site fronts on to Bacchus Marsh Rd and is the western half of a property owned by L. Bisinella Developments. The eastern half of this property is to remain in the Residential 1 zone.
- Reachy Pty Ltd owns land at 240 Bacchus Marsh Road directly south of the Masters site. The western half of the Reachy land is a preferred location for an office/commercial park under the Corio Norlane Structure Plan which recommends rezoning to Business 3.
- On 22 October 2012, Council officers (using their delegated powers) resolved to include the Reachy land in Amendment C268 for rezoning to the Business 3 zone with a Development Plan Overlay.
- Council has previously supported rezoning of the western half of the Reachy land to a business zone on three occasions including as part of Amendment C166 which went through the full amendment process but was abandoned by the Minister for Planning in 2009 due to the Corio Norlane Urban Renewal project.
- The Corio Norlane Structure Plan July 2012 identifies the Reachy and Masters sites for rezoning from Residential 1 zone to Business 3 and Business 4 respectively. This is due to the sites not being suitable for residential uses as they are located within the 500 metre odour emissions buffer from the MC Herd Abattoir.
- The site is well positioned to accommodate commercial development that would benefit from exposure to Bacchus Marsh Road and proximity to the Geelong Ring Road Employment Precinct, as well as providing a buffer to residential land to the east. The proposal will utilise land that is not being used to its potential at a key entrance to Geelong and provide much needed new development and jobs for Corio.
- The Minister for Planning authorised the preparation and exhibition of Amendment C268 on 25 October 2012.
- The Amendment and Permit were exhibited for a 4 week period closing on 24 December 2012.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

- A total of 16 submissions were received. 8 submissions in support or offering no objection and 8 submissions objecting to the proposal.
- The key issues raised in objecting submissions include: strategic planning merit, economic impacts and consistency with the Greater Geelong Retail Strategy, impacts on MC Herd Abattoir, traffic, car parking, flooding, building design and a proposed Section 173 Agreement for a new signalised intersection.
- In accordance with the Planning and Environment Act 1987, Council must now either: change the Amendment in the manner requested by the objecting submissions; refer submissions to an Independent Panel appointed by the Minister for Planning; or abandon the Amendment or part of the Amendment.
- This report addresses the issues raised in the submissions and recommends they be referred to an Independent Panel appointed by the Minister for Planning.

Cr Macdonald moved, Cr Ansett seconded -

Having considered all submissions to Amendment C268 to the Greater Geelong Planning Scheme, Council resolves to:

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;**
- 2) Refer all submissions that have not been resolved to the Panel;**
- 3) Submit to the Panel its response to the submissions generally as outlined in this report.**

Carried.

Report

Background

Amendment C268 has been prepared by the Greater Geelong City Council which is the planning authority for this amendment. This amendment is partially Council initiated and partially at the request of Urbis on behalf of Masters Home Improvement Australia Pty Ltd.

The amendment applies to two sites: the western portion of land at the south-eastern corner of the intersection of Geelong Ring Road and Bacchus Marsh Road (the Masters or “northern site”) and the western portion of 240 Bacchus Marsh Road, Corio (the Reachy or “southern site”).

Appendix 1-1 shows the subject land and existing zoning. Appendix 1-2 is an aerial photo showing the two parcels of vacant land and the surrounding land uses such as MC Herd Abattoir.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

The Corio Norlane Structure Plan July 2012 identifies the Reachy and Masters sites for rezoning from Residential 1 zone to Business 3 and Business 4 respectively. This is due to the sites not being suitable for residential uses as they are located within the 500 metre odour emissions buffer from the MC Herd Abattoir.

The 'Abattoir and Surrounds Concept Plan' from page 21 of the Structure Plan (Appendix 1-3) shows the preferred locations for new road connections and the limit of the abattoir emissions buffer. The plan also recognises that in the event of the relocation of the abattoir, the abattoir site is ideally suited for future urban uses.

The purpose of the proposal is to establish a highly accessible hardware and bulky goods centre in Corio that can meet the demands of the local community. The southern site is earmarked for a possible business park.

The amendment proposes to:

- Rezone the northern site from Residential 1 to the Business 4 Zone;
- Rezone the southern site from Residential 1 to the Business 3 Zone;
- Introduce and apply a Development Plan Overlay (DPO26) to the southern site;
- Delete the Environmental Significance Overlay (ESO4) from the northern site;
- Amend the City of Greater Geelong Retail Activity Centre Hierarchy contained in Clause 21.07-8 to include the site as a Homemaker Centre.

Appendices 1-4, 1-5 and 1-6 show the proposed zoning and overlays.

Concurrent with the planning scheme amendment, a planning permit application lodged by Masters is being considered for the northern site.

The planning permit application (337/2012) proposes:

- Use of the land for Landscape Gardening Supplies and Food and Drink Premises;
- Buildings and works associated with the Woolworths Masters store and the four restricted retail premises (inclusive of car parking and business identification signage);
- Advertising signage for major promotional signage, signage with a total area exceeding 8 sqm, and internally illuminated signage with a total area greater than 1.5m;
- The creation of a new access onto a Category 1 road;
- A dispensation in the number of staff showers provided for bicycle end-of-trip facilities;
- The use land in a Public Acquisition Overlay for Section 1 and 2 uses in the Business 4 Zone;
- Buildings and works in a Public Acquisition Overlay;

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

The proposed development plans indicate:

- A Woolworths Masters store with 13,701 square metres of gross floor area.
- Four restricted retail premises totalling 4,770 square metres of leasable floor area. The tenancies range from 1,120 to 1,400 square metres in size.
- A total of 487 car spaces (381 associated with Masters and 106 associated with the individual restricted retail tenancies).

A Section 173 Agreement has been prepared to accompany the amendment. The Agreement relates to a new signalised intersection on Bacchus Marsh Road to provide joint access to the Masters and Reachy land and maintain access to the MC Herd abattoir.

On 14 August 2012 Council resolved to support the preparation and exhibition of Amendment C268

On 22 October 2012, Council officers (using their delegated powers) resolved to include the Reachy land in Amendment C268 for rezoning to the Business 3 zone with a Development Plan Overlay. Council has previously supported rezoning of the western half of the Reachy land to a business zone on three occasions including as part of Amendment C166 which went through the full amendment process but was abandoned by the Minister for Planning in 2009.

The Minister for Planning authorised the preparation and exhibition of Amendment C268 on 25 October 2012.

Amendment C268 was exhibited between 22 November 2012 and 24 December 2012.

Letters were sent to individuals and authorities affected on Thursday 15th November 2012. Public notices appeared in the Geelong Independent on Friday 16th November 2012 and the Geelong Advertiser on Saturday 17th November 2012.

The formal notice of the preparation of the Amendment appeared in the Victorian Government Gazette on Thursday 22nd November 2012.

Discussion

As a result of the exhibition process a total of 16 submissions were received. 8 submissions in support or offering no objection and 8 submissions objecting to the proposal.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

The key issues raised in submissions are:

1. Strategic Planning
2. Economic impacts and consistency with the Retail Strategy
3. Impacts on MC Herd Abattoir
4. Traffic and car parking
5. Stormwater and flooding
6. Building design and site issues
7. Section 173 Agreement

Appendix 1-7 provides a summary of each of the submissions received and a detailed response to the issues raised.

The next section of this report summarises the key issues raised in the submissions and provides an officer response. In the event these submissions are referred to an Independent Panel, these responses and those in Appendix 7 will form the basis for Council's presentation to the Panel.

1. Strategic Planning Merit

Supporting submissions from TGM (for Bisinella Developments) and Urbis (for Masters) state the amendment and permit are based on sound strategic planning grounds in accordance with state and local policy and the Corio Norlane Structure Plan 2012.

Objecting submissions, particularly from HWL Ebsworth Lawyers (for The Faggs Geelong Pty Ltd) and some individual submitters consider the proposal to be opportunistic and not in accordance with strategic planning policies. The objectors also state that no reliance should be placed on the Corio Norlane Structure Plan as it has not been independently reviewed or incorporated into the Planning Scheme.

Response

The rezoning is considered strategically sound by Council officers and by an independent review by Urban Enterprise.

The site is well positioned to accommodate commercial development that would benefit from exposure to Bacchus Marsh Road and proximity to the Geelong Ring Road Employment Precinct, as well as providing a buffer to residential land to the east. The proposal will utilise land that is not being used to its potential at a key entrance to Geelong and provide much needed new development and jobs for Corio.

The site is not identified in the Retail Strategy but the strategy does allow for out of centre proposals (see further discussion below). These issues will be further tested through the independent Panel process.

The rezoning of this area to facilitate the Masters proposal and future business park is considered to have a net community benefit which is a key test against planning policy.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

A commercial rezoning is consistent with the Corio Norlane Structure Plan which is in the process of being incorporated into the Planning Scheme. The Structure Plan was prepared after an extensive process of community consultation and included a public comment phase. The Structure Plan was adopted by Council on 24 July 2012 and at the same meeting Council resolved to seek a Ministerial planning scheme amendment (C281) to implement the plan. This amendment is currently being considered by DPCD and the Minister.

2. Consistency with the Greater Geelong Retail Strategy and economic impacts

The Faggs Geelong Pty Ltd submission and submissions from residents in Corio and as far away as Grovedale are concerned at the economic impacts of the proposal and submit that it does not comply with the Retail Strategy as there are already well established homemaker centres and stores in the community. The submitters say it is an “out of centre” proposal and there is not justification to create a new centre at this location.

The submitters are concerned at economic impacts on the Corio Shopping Centre, Corio Gateway Homemaker Centre and other smaller businesses and centres.

The submitters raise detailed issues about how the Masters Store should be defined saying that it is not bulky goods and is 20,000 square metres of retail floor space that is the same as 15 shops under the one roof. The Faggs Geelong Pty Ltd submission says unlike Bunnings or Mitre 10, Masters is more of a general homeware and whitegoods store. Its states the marketing strategy is targeted at women as opposed to DIY repairs and that it could be described as a giant Big W.

Response

The Retail Strategy 2006 is referenced at Clause 21.07 of the Planning Scheme. This clause includes the City of Greater Geelong Retail Activity Centre Hierarchy to articulate the role and function fulfilled by centres of different sizes. A key objective of this clause is to ensure that all major retail developments, and out of centre developments, provide a clear net community benefit. In the case of out of centre developments, applications must demonstrate that there will be no adverse impacts on the operation of the retail activity centres hierarchy.

The proposed Masters store complex is an “out of centre” development meaning it is not located in an existing activity centre or homemaker precinct shown in Clause 21.07 of the scheme. Clause 22.03 requires such applications to demonstrate why the out of centre location is necessary. This is to be achieved through a “sequential test” which demonstrates why the proposal:

- Cannot be accommodated in an existing activity centre, or failing that,
- Cannot be accommodated on an edge of centre location (which has a functional relationship with an activity centre) or, failing that,
- Cannot be accommodated in the nominated homemaker precincts.

A sequential test has been undertaken to explore whether suitable land for a Masters store exists within the existing homemaker precincts or activity centres. It is apparent there is a lack of suitable land for a 13,500 metres homemaker store in existing activity centres or homemakers precincts in the northern suburbs of Geelong.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

The amendment proposes to recognise the Bacchus Marsh Rd, Corio site as a new homemaker precinct. This will be reflected as a new homemaker centre in the Retail Activity Centre Hierarchy Map and Table at Clause 21.07-8 of the Greater Geelong Planning Scheme.

The Economic Impact Assessment prepared by Deep End Services for Masters and an independent assessment by consultant's Urban Enterprise indicate the proposal can proceed without major impact on existing centres.

The assessment estimates a – 7 % impact on the Corio Shopping Centre. Most of this would be on big box retailers such as Kmart. This impact is modest and does not undermine the Structure Plan's objectives for expansion of the shopping centre. The impact on the Corio Homemaker Precinct is estimated at – 5% mainly on bulky good stores such as Harvey Norman. This impact is also considered modest.

In relation to how the Masters Store should be defined it is noted that "bulky goods" is a colloquial term, the technical planning scheme term is "restricted retail". According to the Masters Economic Impact Assessment, restricted retail would occupy 26% of the store floor space as shown in the table below from p.2 of the DeepEnd report.

VPP land use	GFA (sqm)	GFA (%)
Trade Supplies	6,532	48%
Landscape Gardening Supplies	3,469	25%
Restricted Retail	3,540	26%
Food & Drink Premises	160	1%
Total	13,701	100%

The statement that Masters is more of a general homeware and whitegoods store and that it could be described as a giant Big W is questionable. Masters clearly provides hardware, trade supplies, garden and landscaping products similar to Bunnings and Mitre 10 but with an extra component of whitegoods. A Masters Store is not like a Big W which has a large clothing component. The table above clearly shows that a total of 73% of the floor space is for trade supplies and landscape gardening supplies.

3. Impacts on MC Herd Abattoir

A submission was received from lawyers for the MC Herd Pty Ltd abattoir submitting that it is a substantial employer, has a substantial investment and has no proposals to relocate. MC Herd is concerned the proposal does not jeopardize the existing operations and continued use of its land for an abattoir. The submission opposes the rezoning and permit unless issues surrounding access, security and land use conflict are addressed. The Faggs Geelong Pty Ltd submission also raises similar concerns and says the land use is inappropriate in the 500 metres buffer from the abattoir.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

Response

Council agrees that the MC Herd abattoir is a significant employer and supports its continued operation. The Corio Norlane Structure Plan recognises the importance of the abattoir and includes a direction to: *“Support the continued operation of the MC Herd Abattoir, Shell Refinery, Port of Geelong and Ford Motor Company as regionally significant employers”*.

The ‘Abattoir and Surrounds Concept Plan’ from page 21 of the Structure Plan (Appendix 1-3) shows the preferred locations for new road connections and the limit of the abattoir emissions buffer. The plan also recognises that in the event of the relocation of the abattoir, the abattoir site is ideally suited for future urban uses.

In relation to traffic and access, a Transport Impact Assessment by GTA Consultants was submitted with the application. It includes a concept layout of the new signalised intersection. It states: “the concept layout has considered existing vehicle movements to the MC Herd site, with the design ensuring that vehicles of a size up to and including 19m long semi-trailers can access the site” (p.11). The cost of the new intersection is proposed to be borne by Masters and Reachy (owners of land to the south) via a Section 173 Agreement.

In relation to security MC Herd is concerned that the high volume of people attending the Masters site and land to the south could pose a security threat to the operation. The abattoir has a secure fence and controlled access. It is considered unlikely that people accessing the Masters Store or the proposed business park would pose a security threat to the abattoir.

The issues surrounding land use conflict include the risk that expectations of visitors may place unnecessary pressure on MC Herd to deal with an issue that it would otherwise not be required to deal with. Council officers consider it is unlikely that visitors to the Masters store or future business park would raise issues that the abattoir would need to deal with. Rezoning the land from a zone that allows sensitive uses (Residential 1) to less sensitive uses (Business 3 and 4) helps to minimise future land use conflict.

Commercial land uses as proposed will help provide a buffer to the existing and future residential areas further east.

Council officers are confident that a homemaker centre and business park is an appropriate land use within the 500 m buffer. The EPA has no objection to the proposal and supported a previous amendment (C166) to rezone the southern site (Reachy land) to Business 3 zone.

4. Traffic and car parking

The Faggs Geelong Pty Ltd submission and two other local submitters raised concerns at traffic impacts. They submit that the area will be subject to increased traffic pressure affecting access for local residents and general amenity, concerns at truck numbers, truck deliveries, road design and vehicle movements on local road network not analysed. Objections have also been made to the number of car spaces provided (487 spaces) for the northern site.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

VicRoads made a submission referring to the new vehicular access to both sites from Bacchus Marsh Road via new signalised intersection at the existing Bacchus Marsh Rd/MC Herd access road intersection. Vic Roads is satisfied and generally supportive of the proposed shared access arrangements and would not object to Amendment C268.

Response

Council officers are satisfied the Traffic Impact Assessment by GTA consultants submitted with the application adequately justifies the number of car spaces provided, impacts on road networks and proposed truck movements.

Vic Roads support is noted.

5. Stormwater and flooding

The Faggs Geelong Pty Ltd submission and a similar submission from a resident of Manifold Heights (some 10 km from the site) both raise technical challenges to the proponent's flood and stormwater studies. The adequacy of the modelling is questioned in light of climate changes and current revisions to the ARI standards. The submissions refer to Melbourne Water typically requiring 300-600mm protection above current 1:100 ARI level. They submit that due to increasing climate pressures and changes to the environment, the impact of flooding will be far greater and more detrimental than anticipated.

The Corangamite Catchment Management Authority (CCMA) made a late submission that does not object to the rezoning or permit but raises matters to be considered. The CCMA notes that there is a considerable portion of the subject area along the northern section of Bacchus Marsh Road subject to flooding from the Kosciusko Avenue drainage catchment. CCMA requests a flood hazard analysis and refers to possible increased flooding downstream. The submission also comments on Water Sensitive Urban Design.

Response

The rezoning and permit application for the northern site (Masters) is accompanied by a storm water management plan and flood impact study. The lead consultants for Masters, Urbis, advise that further flood modelling has been undertaken by the proponent subsequent to exhibition of the proposal. They believe the proposed stormwater management plan that has been developed does not impose any additional demands on Council's existing retarding basins nor pose any flood risk to nearby residential properties. The proponent will be meeting with Council's engineers in the coming weeks to resolve Council's in-principle support for the proposed drainage solution.

The Development Plan Overlay being applied by Amendment C268 requires further stormwater and flooding work to be undertaken for the southern site (Reachy land) prior to any development.

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

6. Building design and site issues

Submitters have raised concerns at the design of the Masters building and the associated restricted retail tenancies. Issues raised include the lack of landscaping along the eastern side, inadequate setbacks of buildings and loading areas, inadequate overall landscaping, continuous bulk and scale of the eastern wall (9-11 metres along a length of 250 metres) and the relationship between the existing vegetation and the proposed development.

Response

The eastern side of the building will have a substantial wall and acoustic fence for its length. Officers have held discussions with Bisinella Developments which owns vacant residential land east of the Masters Store. They have agreed to plant a row of trees on the vacant land for screening. Council officers are generally satisfied with the landscape plans submitted. The site is cleared exotic grassland so it is hard to understand the point the submitters is making about the existing vegetation.

7. Section 173 Agreement

Submissions were made on behalf of both Masters and Reachy in relation to a proposed Agreement under Section 173 of the *Planning and Environment Act 1987* to facilitate the construction of a single, signalised intersection to provide access to future commercial development at both 270 and 240 Bacchus Marsh Road, Corio (southern and northern sites).

Urbis (for Masters) have raised some relatively minor points with the draft agreement.

Reachy Pty Ltd has submitted that (while it supports the rezoning) it does not agree with the proposed Section 173 Agreement in its current form. Reachy is agreeable to making a proportional contribution to the traffic signalisation for the new road at the northern boundary of the Reachy land subject to the road being a public road with access to the Reachy land. It is agreeable to providing land for the road if that is required for the efficient access to the Masters and Reachy land. It is not agreeable to any monetary contribution to the construction of the said road or the intersection works on Bacchus Marsh Road.

Response

Council officers support an Agreement that provides a fair and equitable sharing of costs for the new intersection. The exhibited agreement generally split the costs 60% (Masters) and 40% (Reachy) based on the size of the land parcels being approximately 6 ha and 4 ha.

The objections raised by Reachy are acknowledged, however the exhibited agreement is still supported in principle by Council officers. Discussions will continue and it is hoped the independent Panel may help resolve the terms of the agreement.

The Agreement is intended to be signed by three parties as part of the rezoning process – Masters, Reachy and Council. Council's obligations under the Agreement are detailed later in this report.

**1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK,
BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS
(CONT'D)**

Environmental Implications

The Amendment will not impact negatively on the environment. Whilst the site is located in the Environmental Significance Overlay – Schedule 4, there is no native vegetation present and hence this overlay is proposed for removal.

The site is currently vacant, and the proposed built form will improve the visual amenity of the site and immediate area.

Financial Implications

The proponent is responsible for the costs associated with the Panel hearing. Construction of any infrastructure such as the road intersection and drainage works will be borne by the developers.

Policy/Legal/Statutory Implications

The amendment is broadly consistent with the State Planning Policy Framework. In particular:

- Clause 14 - achieves settlement objectives by ensuring a sufficient supply for commercial land uses
- Clause 17 - improves employment and economic activities in a location that is readily accessible to the community in accordance with.

The amendment is broadly consistent with the Local Planning Policy Framework, including:

- Clause 21.04 – Municipal Framework Plan - depicts the subject site as being located in the existing urban area.
- Clause 21.06 – Settlement and Housing - identifies an environmental, economic and social imperative to reduce urban sprawl and improve accessibility to urban services, principally by consolidating urban development around places of activity and public transport infrastructure.
- Clause 21.07 – Economic Development and Employment – includes the City of Greater Geelong Retail Activity Centre Hierarchy to articulate the role and function fulfilled by centres of different sizes.
- Clause 22.03 – Assessment Criteria for Retail Planning Applications - this policy applies where a planning scheme amendment or planning permit application proposes new or expanded provision of retail floor space within the municipality.

In terms of legal implications for Council, the Section 173 Agreement for the new road intersection and access road (to be funded by Masters and Reachy) has the following obligations for Council:

1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK, BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS (CONT'D)

“The Responsible Authority covenants that it will:

- a) proceed to exhibition with the rezoning of the Northern Land to Business 4 Zone (or equivalent) or support any Ministerial process for such rezoning;*
- b) proceed to exhibition with the rezoning of part of the Southern Land to Business 3 Zone (or equivalent) or support any Ministerial process for such rezoning; and*
- c) not seek to include any requirement in the above Planning Scheme Amendments for any additional contribution by the Northern or Southern Owners to the costs of the road and traffic infrastructure covered by this Agreement, on the basis that these costs are addressed by this Agreement; and*
- d) To the extent necessary to give effect this Agreement, change the status of the Plantation Reserve to a Road Reserve to allow access to the Northern Property; and*
- e) Facilitate the provision of access through the new intersection and road reserve to the Southern Property when it has received confirmation that the Southern Owner has met its obligations under clause 2.*
- f) Take responsibility for the ongoing maintenance of the new road as part of the local municipal road network after the completion of the 12 months maintenance period, or upon the vesting of the road in it, whichever the later. “*

Officer Direct or Indirect Interest

In accordance with Section 80 (c) of the Local Government Act, Peter Bettess, General Manager, Economic Development, Planning and Tourism declares an indirect financial interest in that he owns Woolworths and Wesfarmers shares.

Risk Assessment

Pursuant to Ministerial Direction No. 15, gazetted on 25 October 2012, timeframes have been imposed on all planning authorities amending planning schemes across Victoria. Under section 12(2) of the *Planning and Environment Act*, a planning authority must have regard to the Minister's directions.

Failure to comply with the timeframes in the Direction may prompt the Minister to exercise his existing powers under section 185A of the *Act*. This section allows the Minister to direct a planning authority to take any steps in the amendment process within a specific time.

There is a risk if this report is deferred Council may fail to meet its statutory timeframes for the amendment.

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

**1. AMENDMENT C268 PROPOSED MASTERS STORE AND BUSINESS PARK,
BACCHUS MARSH RD, CORIO – CONSIDERATION OF SUBMISSIONS
(CONT'D)**

Social Considerations

The amendment will bring about a range of social benefits as it will facilitate the provision of a new trade supplies and bulky goods retail offering, with improved accessibility and increased retail competition for the community. The amendment is also expected to bring about a range of ongoing local employment opportunities.

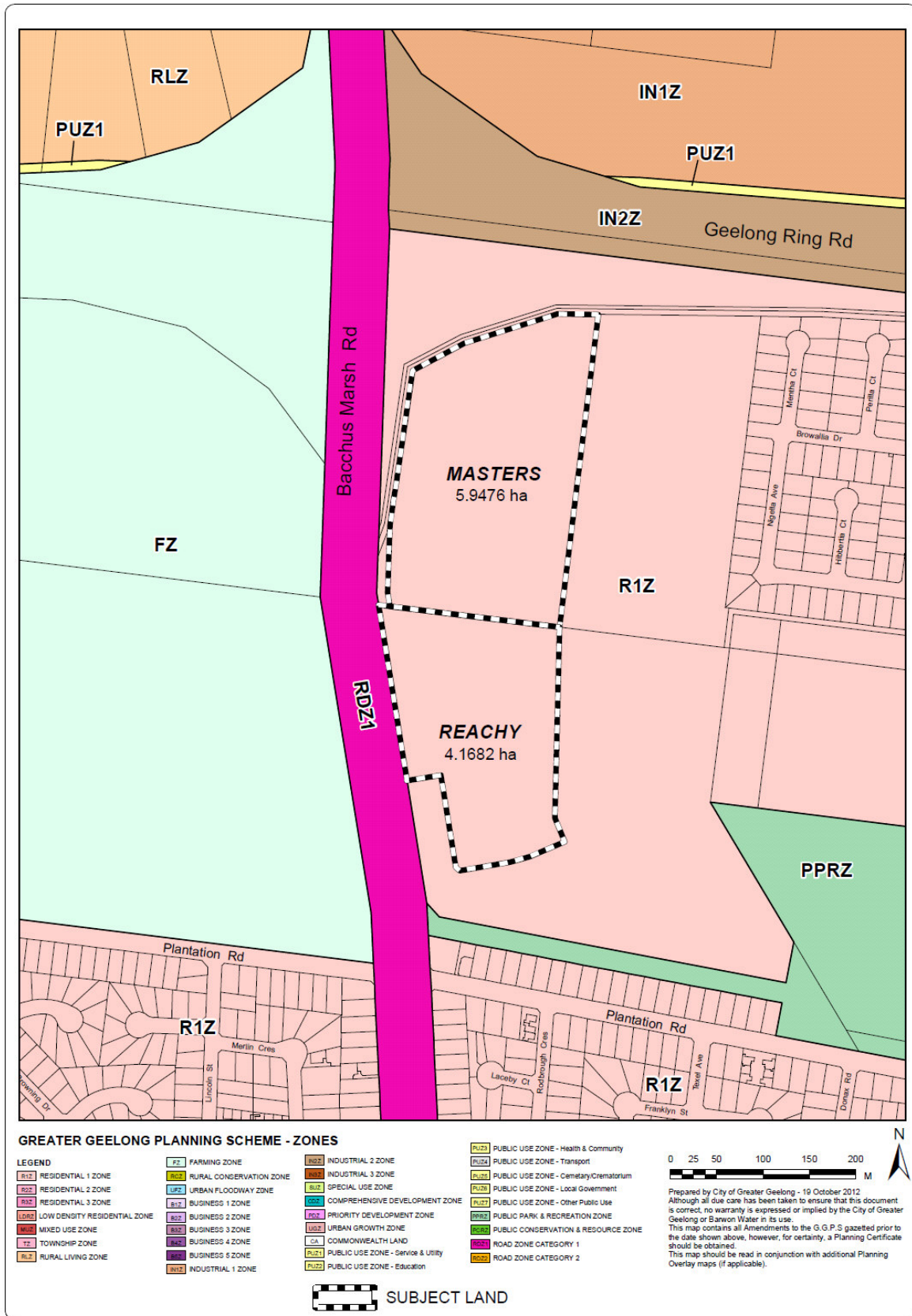
Communication

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions Hearing: Week commencing 18 March 2013.
- Panel Hearing: Week commencing 15 April 2013.

Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Panel hearing.

Appendix 1-1 – Existing zoning



Appendix 1-2 – Aerial Photo



Appendix 1-3 - Abattoir & Surrounds Concept Plan (from Corio Norlane Structure Plan)



City of Greater Geelong Final Version - July 2012

LEGEND

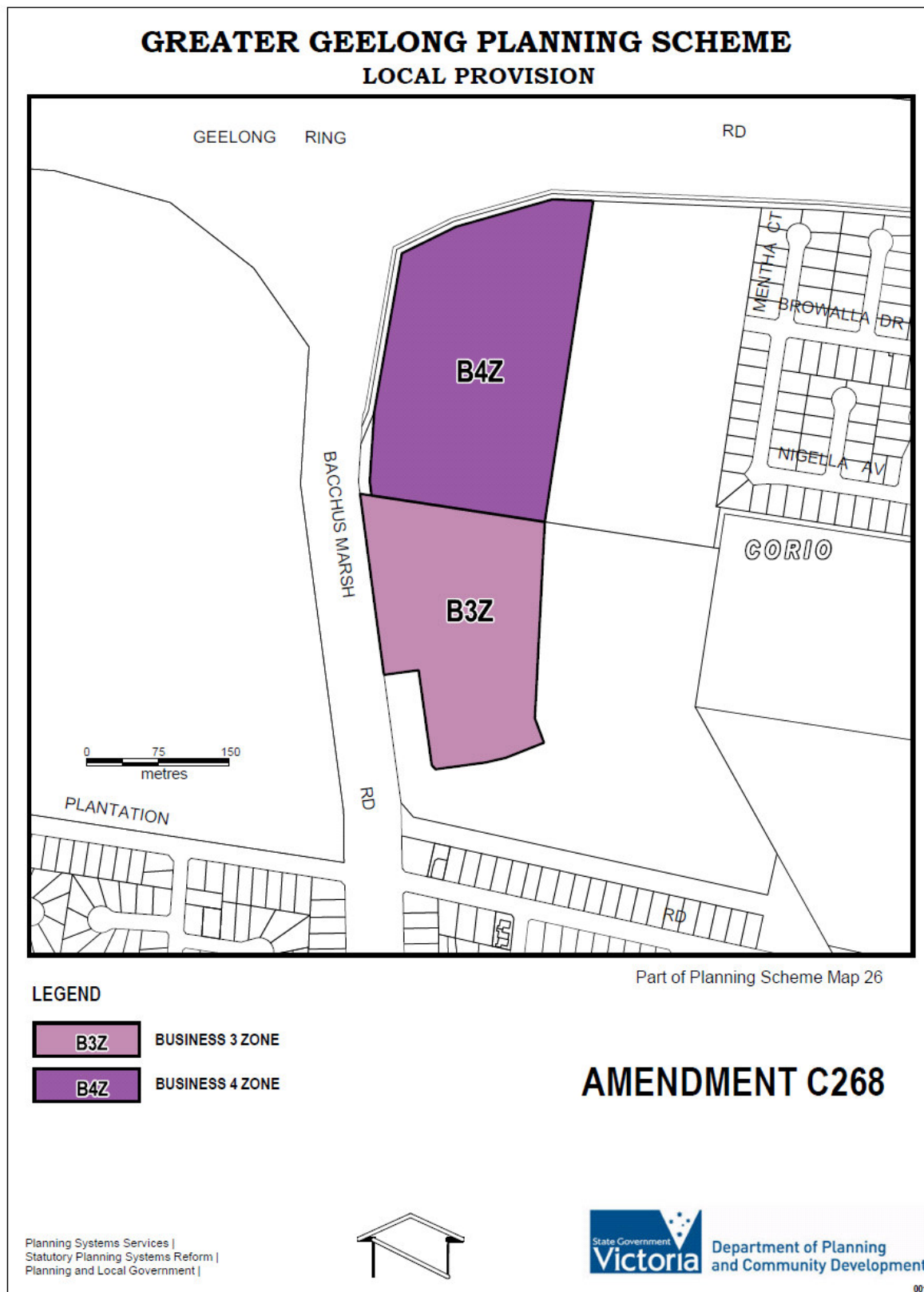
- Study Area boundary
- Major road network
- Public open space
- Major employment sites
- Residential zoned land
- Redundant school sites
- Geelong Ring Road shared path network

PROPOSED ACTIONS

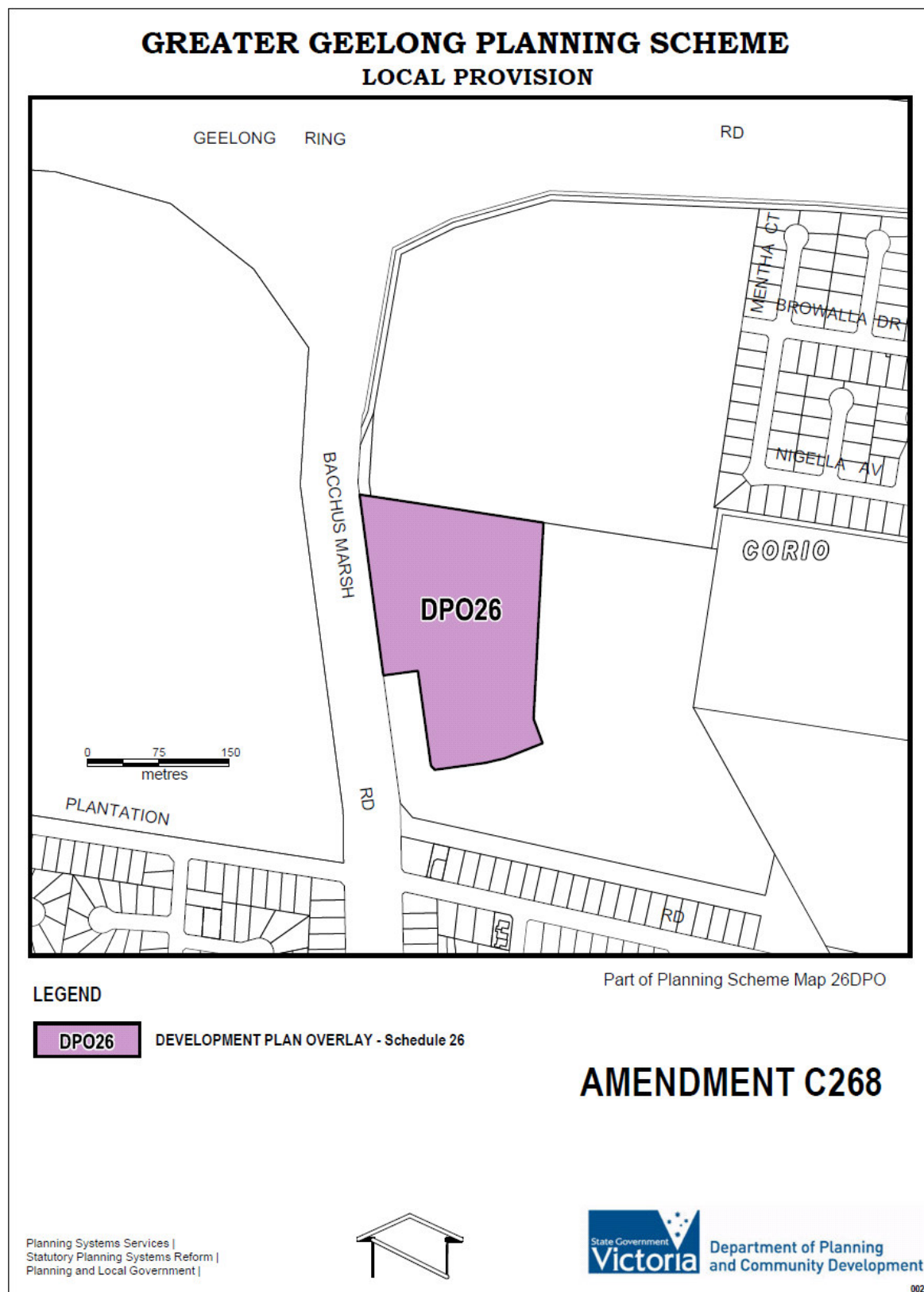
- Land to be rezoned
- Implement masterplans for active open space
- ↔ Create new road connections
- New restricted retail/ homemaker precinct
- New business park precinct
- Ensure appropriate interface between commercial and residential

ABATTOIR AND SURROUNDS CONCEPT PLAN CORIO NORLANE STRUCTURE PLAN

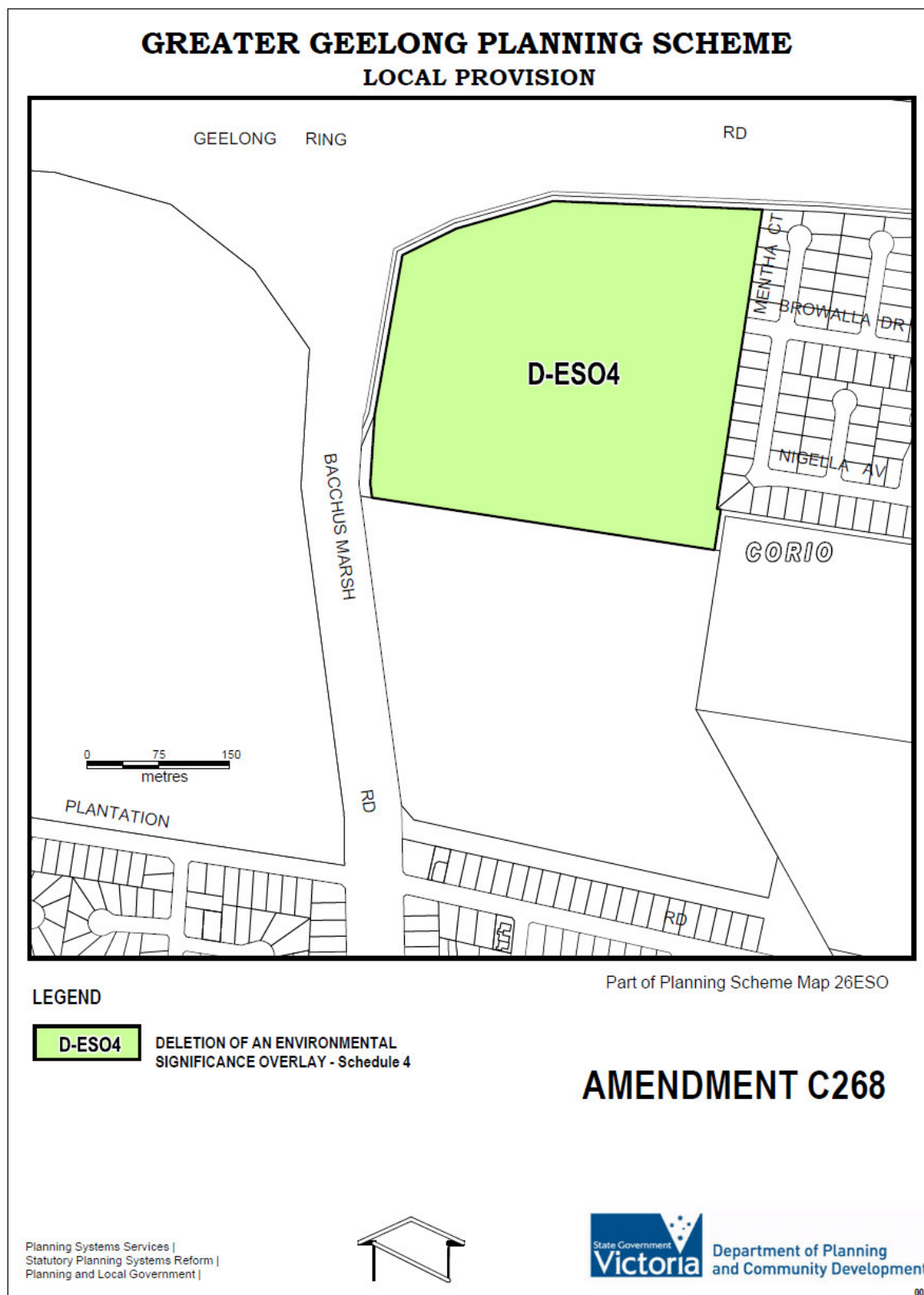
Appendix 1-4 – Proposed Zoning



Appendix 1-5 – Proposed Development Plan Overlay



Appendix 1-6 – Proposed deletion of ESO4



Appendix 1-7 – Detailed Summary of Submissions and Response

No	Name	Address	Type	Summary of Submission	Response
1	Environment Protection Authority	Cnr Lt Malop and Fenwick Streets GEELONG VIC 3220	No objection	No concerns with the proposed amendment or planning permit. Recommends consideration be given to a number of permit conditions regarding construction management, noise etc in accordance with various EPA guidelines.	Consideration will be given to including the EPA suggestions as planning permit conditions.
2	TGM Group Pty Ltd (for L Bisinella Developments Pty Ltd)	PO Box 1137 GEELONG VIC 3220	Support	Submission on behalf of landowner of northern property proposed for Master Store. Considers the amendment and permit are based on sound strategic planning grounds in accordance with state and local policy and the Corio Norlane Structure Plan 2012. Supports removal of Environmental Significance Overlay 4 (ESO4).	The support for the amendment is noted. No response required.
3	Country Fire Authority - District 7 HQ (Geelong)	PO Box 586 NORTH GEELONG VIC 3215	No Objection	No objection.	No response required.
4	Best Hooper Solicitors (for MC Herd Pty Ltd)	563 Little Lonsdale Street MELBOURNE VIC 3000	Objection	Submission on behalf of MC Herd Pty Ltd abattoir. Advises that MC Herd is a substantial employer, has a substantial investment and has no proposals to relocate. Concerned the proposal does not jeopardize the existing operations and continued use of its land for an abattoir. Opposes the rezoning and permit unless three issues are addressed: <u>1. Traffic and access</u>	Council's Corio Norlane Structure Plan 2012 (CNSP) recognises the importance of the abattoir and includes a direction to: <i>"Support the continued operation of the MC Herd Abattoir, Shell Refinery, Port of Geelong and Ford Motor Company as regionally significant employers"</i> p.16. <u>1. Traffic and access</u>

			Concerned about potential traffic conflict between access to abattoir and Masters Store. Not satisfied that potential implications have been dealt with e.g. heavy trucks carrying livestock. Any modifications to access should be at Masters' cost. <u>2. Security for its operations</u> High volume of people attending the Masters site and land to the south could pose a security threat to the operation. The abattoir is an export licence facility and security is important to ensure no breach of licence conditions. Any additional security measures should not be at its cost. <u>3. Land Use Conflict</u> Even though visitors to the Masters development will be transitory they will be exposed to the abattoir's operations. The risk is that expectations of visitors may place unnecessary pressure on MC Herd to deal with an issue that it would otherwise not be required to deal with. Not satisfied that sufficient recognition has been given to the potential for such land use conflict and how it might be addressed.	A Transport Impact Assessment by GTA Consultants was submitted with the application. It includes a concept layout of the new signalised intersection. It states: <i>"the concept layout has considered existing vehicle movements to the MC Herd site, with the design ensuring that vehicles of a size up to and including 19m long semi-trailers can access the site"</i> (p.11). The cost of the new intersection is proposed to be borne by Masters and Reachy (owners of land to the south) via a Section 173 Agreement. <u>2. Security for its operations</u> It is unclear how this issue can be addressed. The MC Herd abattoir has a secure fence and controlled access. It is considered unlikely that people accessing the Masters Store or the proposed business park would pose a security threat to the abattoir. <u>3. Land Use Conflict</u> It is unlikely that visitors to the Masters store or future business park would raise issues that the abattoir would need to deal with. Rezoning the land from a zone that allows sensitive uses (Residential 1) to less sensitive uses (Business 3 and 4) helps to minimise future land use conflict. The CNSP includes a direction to: <i>"Carefully manage land use around regionally significant employers to protect their ongoing operations, particularly around the MC Herd Abattoir and in North Shore"</i>. The Structure Plan includes a Concept Plan that helps manage these issues.
--	--	--	--	---

5	Urbis (for Masters Home Improvement Australia)	Level 12 120 Collins Street MELBOURNE VIC 3000	Support	Submission on behalf of the proponent, Masters Home Improvement. Confirms support subject to minor changes to the draft S173 Agreement and permit. <u>S173 Agreement</u> The submission includes seven specific changes to clauses in the draft Section 173 Agreement. <u>Planning permit</u> The submission suggests three changes to conditions in draft planning permit 337/2012.	The support is noted. <u>S173 Agreement</u> The changes proposed by Urbis appear minor and will be responded to in consultation with Council's lawyers. The Section 173 agreement is between Masters, Reachy and Council for the signalised intersection on Bacchus Marsh Road. Reachy has not yet fully agreed to it nor made a formal submission. Discussions will continue and the Panel Hearing may help resolve the terms of the agreement. <u>Planning permit</u> The planning permit changes appear minor and will be discussed with Council's statutory planners
6	Vic Roads Corporation - Geelong	PO Box 775 GEELONG VIC 3220	Support	Vic Roads requests that conditions outlined in letter dated 3 May 2012 should be included in any planning permit that is issued for the proposed Master's Development. Refers to vehicular access to both sites will be form Bacchus Marsh Road via new signalised intersection at the existing Bacchus Marsh Rd/MC Herd access road intersection. The signalised intersection is proposed to provide for all vehicular access to both sites inclusive of commercial vehicles. Vic Roads is satisfied and generally supportive of the proposed shared access arrangements and would not object to Amendment C268.	The draft planning permit as exhibited includes Vic Roads' conditions. The support for the shared intersection arrangements is noted.

7	HWL Ebsworth Lawyers (for The Faggs Geelong Pty Ltd)	Level 41 600 Bourke Street MELBOURNE VIC 3000	Objection	Submitter states they act for The Faggs Geelong Pty Ltd who operates a number of retail stores in Geelong including at Bell Park on the edge of the southern boundary of the Corio Norlane Precinct. The Faggs Geelong Pty Ltd are opposed to the creation of a new Homemaker Centre at this location, it will increase the pressure on MC Herd Abattoir and the design of the centre is not appropriate. <u>1. Strategic Planning</u> Rezoning is opportunistic, contrary to the existing retail strategy and there is no demonstrated need. Clause 21.07-3 of the Planning scheme includes an objective to ensure all major retail developments/out of centre proposals provide a clear community benefit, as well as restrict retail (bulky goods) in industrial areas. A retail related development on the northern site could threaten the status of the Corio Shopping Centre as a sub regional centre. Conflicts with one of the aims of the CNSP which seeks to expand the Corio Sub Regional Activity Centre. Proposal could undermine the Corio	The retail stores referred to are Mitre 10 hardware stores. The nearest Faggs Mitre 10 is on Anakie Road at Bell Park approximately 5.5km from the proposed Masters Store. The opposition is noted and the issues raised are responded to below: <u>1. Strategic Planning</u> The rezoning is considered strategically sound by Council officers and by an independent review by Urban Enterprise. The Res 1 zone is not compatible with the abattoir. A commercial rezoning is consistent with the CNSP, utilises vacant land inside Geelong's urban growth boundary will stimulate development in Corio. The site is not identified in the Retail Strategy but the strategy does allow for out of centre proposals. These issues will be further tested through the independent Panel process. The rezoning of this area to facilitate the Masters proposal and future business park is considered to have a net community benefit. The comment about the policy of restricting bulky goods in industrial areas is not relevant as this is not an industrial area. The Economic Impact Assessment prepared by Deep End Services for Masters estimates a – 7 % impact on the Corio Shopping Centre. Most of this would be on big box retailers such as Kmart. This impact is modest and does not undermine CNSP's objectives for expansion of the shopping centre. The Economic Impact Assessment estimates a
---	---	--	-----------	--	--

				Homemaker precinct. Unlike Bunnings or Mitre 10, Masters is more of a general homeware and whitegoods store. Marketing strategy targeted at women as opposed to DIY repairs. Could be described as a giant Big W. Masters does not sell much in the “bulky goods” category (submission refers to a proposal in Willoughby Council NSW where Masters state only 5% of the floor area will be used to sell bulky goods) and that Masters contend the correct characterisation of the store is hardware and building supplies. Does not comply with the Retail Strategy as there are already well established homemaker centres and stores in the community.	– 5% impact on the Corio Homemaker Precinct mainly on bulky good stores such as Harvey Norman. This impact is considered modest. The accuracy of this statement is questionable. Masters clearly provides hardware, trade supplies, garden and landscaping products similar to Bunnings and Mitre 10 but with an extra component of whitegoods. A Masters Store is not like a Big W which has a large clothing component. The table below clearly shows that a total of 73% of the floor space is for trade supplies and landscape gardening supplies. Bulky goods is a colloquial term, the technical planning scheme term is “restricted retail”. According to the Masters Economic Impact Assessment, restricted retail would occupy 26% of the store floor space as shown in the table below from p.2 of the DeepEnd report. <table><tr><th>VPP land use</th><th>GFA (sqm)</th><th>GFA (%)</th></tr><tr><td>Trade Supplies</td><td>6,532</td><td>48%</td></tr><tr><td>Landscape Gardening Supplies</td><td>3,469</td><td>25%</td></tr><tr><td>Restricted Retail</td><td>3,540</td><td>26%</td></tr><tr><td>Food & Drink Premises</td><td>160</td><td>1%</td></tr><tr><td>Total</td><td>13,701</td><td>100%</td></tr></table> There are existing homemaker centres and stores in Geelong. However, the Retail Strategy doesn’t preclude new centres or stores as long as they meet the out of centre	VPP land use	GFA (sqm)	GFA (%)	Trade Supplies	6,532	48%	Landscape Gardening Supplies	3,469	25%	Restricted Retail	3,540	26%	Food & Drink Premises	160	1%	Total	13,701	100%
VPP land use	GFA (sqm)	GFA (%)																					
Trade Supplies	6,532	48%																					
Landscape Gardening Supplies	3,469	25%																					
Restricted Retail	3,540	26%																					
Food & Drink Premises	160	1%																					
Total	13,701	100%																					

				No reliance should be placed on the Corio Norlane Structure Plan as it has not been independently reviewed or incorporated into the Planning Scheme. It is an “out of centre” proposal and there is not justification to create a new centre at this location. <u>MC Herd Abattoir</u> Importance of MC Herd Abattoir as one of Australia's largest meat producers with 300 staff. Its continued operation is supported by Council, State Govt and Structure Plan. Concerned at land use conflict. Refers to Clause 21.07-1 of the Scheme which states “... protect existing industrial areas from encroachment by incompatible land uses”. Comments on EPA recommended 500 metre buffer to separate an abattoir and residential uses and Clause 52.10 mandating buffer from sensitive uses.	criteria and have a net community benefit. The Corio Norlane Structure Plan is in the process of being incorporated into the Planning Scheme. It was prepared after an extensive process of community consultation and included a public comment phase. The CNSP was adopted by Council on 24 July 2012 and at the same meeting Council resolved to seek a Ministerial planning scheme amendment (C281) to implement the plan. This amendment is currently being considered by DPCD and the Minister. ‘Out of centre’ or new centres are not precluded by State or Local policy or the Retail Strategy where it can be demonstrated that proposals satisfy the retail assessment criteria including: identifiable demand, no adverse impact on existing retail hierarchy and a ‘net community benefit’. <u>MC Herd Abattoir</u> Council agrees that the MC Herd abattoir is a significant employer and supports its continued operation (see response to submission 4). The proposal is consistent with Clause 21.07-1. One of the main reasons the land opposite the abattoir was identified for rezoning was to help protect the abattoir from potential residential uses and to provide a buffer to the existing residential areas further east. Council officers are confident that a homemaker centre and business park is an appropriate land use within the 500 m buffer. The EPA has no objection to the proposal and
--	--	--	--	---	---

			Concerned at risks when hundreds or thousands of people frequent the site (e.g. odour, dust and noise pollution). Submits land should be rezoned to an industrial zone with an Environmental Significance Overlay to protect the buffer. <u>3.Design of the building</u> Flood modelling - questions adequacy of the modelling in light of climate changes and current revisions to the ARI standards. Refers to Melbourne Water typically requiring 300-600mm protection above current 1:100 ARI level. Submits that due to increasing climate pressures and changes to the environment, the impact of flooding will be far greater and more detrimental than anticipated. Car parking – submits that the number of car spaces provided (487) will not cater for the 150 staff as well as visitors. Traffic – the area will be subject to increased traffic pressure affecting access for local residents and general amenity.	supported a previous amendment (C166) to rezone the southern site (Reachy land) to Business 3 zone. An industrial zone is not appropriate with vast areas of industrial zoned land north of the ring road in the Geelong Ring Road Employment Precinct (GREP). Industrial zoning would also create land use conflict with adjoining residential zoned land and established housing areas. <u>3.Design of the building</u> Flood modelling - the rezoning and permit application for the northern site (Masters) is accompanied by a storm water management plan and flood impact study. The lead consultants for Masters – Urbis –advise that further flood modelling has been undertaken by the proponent subsequent to exhibition of the proposal. The proposed stormwater management plan that has been developed does not impose any additional demands on Council's existing retarding basins nor pose any flood risk to nearby residential properties. The proponent will be meeting with Council's engineers in the coming weeks to resolve Council's in-principle support for the proposed drainage solution. Car parking – Council officers are satisfied that the GTA Traffic Impact Assessment (submitted with the Masters application) adequately justifies the number of car spaces provided. Traffic – Council officers are satisfied that the GTA Traffic Impact Assessment (submitted with the Masters application) adequately deals
--	--	--	--	---

				Requests a traffic report be prepared. Other design issues – include lack of landscaping along eastern side, inadequate setbacks of buildings and loading areas and inadequate overall landscaping, continuous bulk on the eastern wall, ignore the relationship between the existing vegetation and the proposed development.	with impacts on the surrounding road network. Other design issues – the eastern side of the building will have a substantial wall and acoustic fence for its length. Officers have held discussions with Bisinella Developments which owns vacant residential land east of the Masters Store. They have agreed to plant a row of trees on the vacant for screening. The site is cleared exotic grassland.
8	Ms T Tregoning	6 Goulburn Avenue CORIO VIC 3214	Objection	Objects to rezoning and permit. States they are a resident in the Council area and travel through this area and believe the community and her personally will be negatively affected. Out of centre location is inappropriate. Another homemaker centre is not required by the community (already served by other homemaker centres and new Bunnings). Can argue that Geelong and environs needed another 15,000 sq m of home improvement store (Bunnings) but a further 15,000 sqm Masters is not defensible. Refers to the old Bunnings not being closed yet and the net result if it does close is a further 8,000 sqm of home improvement equaling 20,000 sqm of new homemaker floor space (new net Bunnings and Masters). A Masters executive said a Masters concept is 15 small stores under one roof. Creates 20 store retail centre.	The objection is acknowledged, however, it is noted the objector lives some distance from the site (near the Corio Shopping Centre). The same issue was raised in The Faggs Geelong Pty Ltd Submission – see response to Submission 7. The Economic Impact Assessment (EIA) submitted by Masters and Council's independent peer review have found the proposal can be justified against retail planning policy. The rezoning of the new Bunnings site at Norlane was justified by an EIA as is the Masters proposal. Any future retail development on the southern site (proposed B3 zoned land) requires an EIA as stipulated in the proposed Development Plan Overlay. This is not particularly relevant to Council's consideration. The way a Masters Store is described has no bearing as long as Council is

				Most of the items stocked will be non bulky goods. Comments on definitions of trade supplies and bulky goods, says it is a large number of retail shops under one roof. No strategic support for this land grab to assist the battle of the retailing giants. Should seek appropriately zoned land in accord with Planning Scheme and Retail Strategy including a smaller site for a smaller store with less impost on the community Refers to ineffectual landscaping at Braybrook site.	satisfied it is strategically justified. The table in the response to The Faggs Geelong Pty Ltd submission (no.7) shows that 26% of the floor space will for restricted retail (includes bulky goods). Council officers believe the proposal is justified on strategic planning grounds. As part of the “sequential test” requirement of local and state retail policy Master have demonstrated that no suitable sites are available within existing zoned land or centres or on the edge of centres – hence an “out of centre “ location is required. Council officers are satisfied with the landscaping plans submitted and the additional planting proposed outside the site on the eastern boundary.
9	Mr T Collins	6 Goulburn Avenue CORIO VIC 3214	Objection	Objects to amendment and permit. Masters building is in a natural vegetation area with proposed residential development adjoining. Proposed changes introduce a retail centre into this area where one was not planned. 20,000 sqm of retail floor space will undermine other retail centres. Refers to report by the economists MacroPlan DiMasi that Bunnings nationally trade at \$4,000 per square metre. If	The Masters site is devoid of any significant vegetation. It is some distance form the existing residential area. The submitter is correct that this area has only recently been planned for retail. However, the proposed business zoning has derived from the Corio Norlane Structure Plan and hence is a “planned” proposal. Council officers consider the impact on other centres to be at acceptable levels as shown in the independent peer review by Urban Enterprise. Council officers are satisfied that the Economic Impact Assessment (for the Masters Store and the four restricted retail tenancies) has taken

				Masters was trading at a low \$3,000 per year this new centre will attract more than \$50,000,000 turnover per year. Size of building up to 11 metres and mainly 9 metres is not appropriate in scale and bulk. Side walls drab and grey only 2 metre to plant spindly cover up trees, wall on eastern side is 250 metres long. Traffic levels on Bacchus Marsh Road since the Ring Road have grown and created problems for locals. Masters will generate 24,500 vehicle movements a week not including 140 truck and staff car movements. Has advice from experts who advise that	into account relevant figures such as turnover. The same issue was raised in The Faggs Geelong Pty Ltd Submission – see response to Submission 7. The GTA Traffic Assessment confirms that traffic impacts on Bacchus Marsh Road are acceptable given the proposed signalised intersection. The additional traffic generated by the proposal will not compromise the safety or function of the surrounding road network.
10	Ms M Riches and Daniel Wood	12 Carbery Court GROVEDALE VIC 3216	Objection	Objects to amendment and permit as a resident of Geelong who believes their amenity will be diminished Refers to Masters claim that there stores are 15 different categories under one roof. Refers to 20,000 sq m of retail floor space will distort the retail hierarchy of Greater Geelong and is in conflict with the Greater Geelong Planning Scheme and Retail Strategy. Council should not treat this development as anything other than retail. Perception of bulky goods is misguided. Retail offer is a “shop” not to be defined as bulky goods.	The submitters live at Grovedale approximately 20 km from the site. It is difficult to see how their amenity will be diminished by a Masters Store at Corio. See response to submissions 7 and 8. Council's consultants Urban Enterprise have found that “there is a substantial market for the bulky goods retail floorspace proposed” (p.4 Urban Enterprise 2012).The proposal is unlikely to have a significant impact on the retail hierarchy. Council officers are treating this proposal as retail. Under the “nesting diagrams” in the planning scheme the Land Use Group “Retail Premises” includes landscape gardening supplies, shop and trade supplies. These land uses are further broken down with restricted

				Refers to correspondence from Masters to Willoughby Council in NSW advising that 95% of the range offer is not bulky goods. Queries job creation figures and benefits. Says construction jobs may not be from local Geelong area. Job creation doesn't take into account job losses at Bunnings, Mitre 10 and Home Hardware. Refers to Council's previous rejection of Masters proposal (Oxygen) at North Geelong. This is a much too big store in the wrong place. There is insufficient demand for this size of Masters. Submits the Masters entrance to Geelong will affect sustainability of specialist shops in the trade area with a paints shop closing and a specialist timber yard sold off in liquidation. Masters revenue will exceed \$45million per annum and cause demise of specialist stores. Community loss of benefit with reduced product range on offer. Offers to assist Council's review of economics or provide own report should Council consider this helpful.	retail (i.e bulky good) falling under shop. The same issue was raised in The Faggs Geelong Pty Ltd Submission – see response to Submission 7. Council officers are generally satisfied with the employment figures provided. However, the peer review of the EIA by Urban Enterprise did state <i>"the employment assessment would benefit from disclosure of the multipliers used and the estimated construction costs of the development in order to allow verification of the estimates (p. 31)"</i>. Each proposal is assessed on its merits against the policies and strategies of the day. The proposed Masters Store at the former Geelong Golf Course was not supported for a number of reasons including inconsistency with the S173 agreement already in place for the golf course redevelopment. As previously stated, Council officers are satisfied that the Economic Impact Assessment for the Masters Store and the four restricted retail tenancies has taken into account relevant economic data and impacts. This will be subject to further testing and debate before an independent Planning Panel. This is not required as Council has previously engaged Urban Enterprise to review the economics.
--	--	--	--	--	--

11	Miss L Fryers	344 Aberdeen Street MANIFOLD HEIGHTS VIC 3218	Objection	Objects to rezoning amendment and permit as a resident of Geelong because the flood problem is not clearly understood or addressed in the application. Submits applicant report's modelling and data is seriously flawed. Effects of global warming and El Nino seem not to be factored into the assumptions. Refers to 1:100 year ARI being reviewed by some water authorities with minimum 300-600mm above old levels. Detailed comments on flood impacts – storage, mitigation, dredging of flood plain, scour, impacts on riparian vegetation. Residents to the south should be asked their opinion on flooding.	The objection is acknowledged. It is noted the objector lives at Manifold Heights some 10 km from the Corio site. Many the same issues were raised in The Faggs Geelong Pty Ltd Submission – see response to Submission 7. Residents on Plantation Road were notified of the proposal during the formal exhibition process.
12	Ms S Honeyman	9 Plantation Road CORIO VIC 3214	Objection	Objects to amendment and permit based on traffic issues including truck numbers, truck deliveries, road design inadequate, car parking, vehicle movements on local road network not analysed.	Council officers are satisfied the GTA Traffic Impact Assessment adequately justifies the number of car spaces provided, impacts on road networks and proposed truck movements.
13	Mr S Najda	220 Anakie Road, NORTH GEELONG VIC 3215	Objection	Requests that submission is referred in its entirety to each Councillor Quotes from the Advisory Committee Report for the proposed Masters at the former Geelong Golf Course site which rejected that proposal. Submits that history should not be ignored.	This will occur prior to the Council meeting. Council officers are aware of the Advisory Committee's report on the previous proposal at North Geelong. However, each proposal is assessed on its merits against the policies and strategies of the day. The former Geelong Golf Course was not supported as a site for a number of reasons. The Corio site has evolved through a strategic planning process (Corio Norlane Structure Plan).

				Submits that the Corio Norlane Structure Plan is untried and untested and doesn't offer sufficient weight to rely on to justify this proposal which is opportunistic, ad hoc and conflicts with Planning Scheme Clause 21.07-3 and the Retail Strategy. Net community benefit is not evident and as a resident he seeks that Council applies this test for the maintenance of his amenity.	The same issue was raised in The Faggs Geelong Pty Ltd Submission (No. 7). The Corio Norlane Structure Plan (CNSP) is in the process of being incorporated into the Planning Scheme with amendment C281 currently being considered by DPCD and the Minister. The rezoning of this area to facilitate the Master proposal and future business park is considered to have a net community benefit. The Deep End Report identifies the following community benefits expected to be generated by the proposal: • Use of currently vacant site; • Significant local job creation; • Increased shopping choice; • Increased price competition; • Minimising escaped expenditure; and Council officers also consider the following as community benefits: • Buffer between abattoir and residential • Stimulate development in Corio; • Will support GREP industrial estate.
14	Karren Melhuish	132 Plantation Road CORIO, VIC, 3214.	Comment only	Bacchus Marsh Road must be duplicated from Purnell Road to the Ring Road. It is already a potential black spot area and cause of major congestion.	VicRoads has previously indicated that Bacchus Marsh Road will ultimately be duplicated. A 4 lane road is proposed along the frontage of Masters site. GTA Consultants advise the concept signalised intersection plans considers future duplication and match the ultimate alignment (from VicRoads).
15	Corangamite Catchment Management Authority	PO Box 159 COLAC VIC 3250	No objection	The Corangamite Catchment Management Authority made a late submission that does not object to the rezoning or permit but raises matters to be considered. The CCMA	The rezoning and permit application for the northern site (Masters) is accompanied by a storm water management plan and flood impact study. The lead consultants for

				notes that there is a considerable portion of the subject area along the northern section of Bacchus Marsh Road subject to flooding from the Kosciusko Avenue drainage catchment. CCMA requests a flood hazard analysis and refers to possible increased flooding downstream. The submission also comments on Water Sensitive Urban Design.	Masters – Urbis –advise that further flood modelling has been undertaken by the proponent subsequent to exhibition of the proposal. They believe the proposed storm water management plan that has been developed does not impose any additional demands on Council's existing retarding basins nor pose any flood risk to nearby residential properties. The proponent will be meeting with Council's engineers in the coming weeks to resolve Council's in-principle support for the proposed drainage solution. The CCMA submission has been provided to Council engineers and the proponent.
16	Reachy Pty Ltd	Level 3 55 Southbank Blvd SOUTHBANK VIC 3006	Support	Supports the amendment which includes the rezoning of approx. 4 ha of the Reachy land from Res 1 zone to Bus 3 zone. Does not agree with the proposed Section 173 Agreement in its current form. Agreeable to a proportional contribution to the traffic signalisation for the new road at the northern boundary of Reachy land subject to the road being a public road. Agreeable to providing land for the road if that is required for the efficient access to the Masters and Reachy land. It is not agreeable to any monetary contribution to the construction of the said road or the intersection works on Bacchus Marsh Road.	The support is noted. The objections to the S173 as raised by Reachy are acknowledged, however the exhibited agreement is still supported in principle by Council officers. Council officers support an Agreement that provides a fair and equitable sharing of costs for the new intersection. The exhibited agreement generally split the costs 60% (Masters) and 40% (Reachy) based on the size of the land parcels being approximately 6 ha and 4 ha. Discussions will continue and it is hoped the independent Panel may help resolve the terms of the agreement.

The Mayor resumed the Chair at 7.15p.m.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning and Tourism - City Development
General Manager:	Peter Bettess
Index Reference:	Application C286 & PP 1304/2012

Summary

- This report seeks Council support to prepare and exhibit a combined planning scheme amendment (rezoning) and planning permit application (subdivision) to facilitate an expansion of the Covenant College, Creamery Road Bell Post Hill, subject to authorisation being obtained from the Minister for Planning and the finalisation of a planning permit.
- The application has been made by Fadgyas Planning Associated Pty Ltd on behalf of Covenant College, specifically The Geelong Association for Parent Controlled Christian Education (Covenant College).
- Covenant College is located at 105 Creamery Road Bell Post Hill and is seeking to expand onto part of an adjoining parcel to the west at 65 Creamery Road. The land needs to be rezoned as the current zoning of the land Farming Zone does not allow for an education establishment. The amendment proposes to rezone the land to a new Special Use Zone for Private Education Centre, whilst the permit allows the expansion site to be subdivided from the balance of the adjoining land.
- Covenant College established its operations on this site in 1979. It is a Kindergarten to year 12 school with 494 students in 2012. The school's student population has experienced 33.8% growth over the past 5 years, compared with the national rate of 14% for the independent school sector. This growth is the main driver behind the need to acquire additional land for expansion.
- The school is located on the western side of the Ring Road but has unrestricted access over the Bypass Road into the northern suburbs of Geelong. To the north the of site is Council's Myers Reserve, whilst land to the west and south of Creamery Road is fragmented rural land generally still used for mixed farming.
- Prior to the State-wide change of zone from Rural Zone to Farming Zone in 2007, this proposal could have been considered without requirement for rezoning.
- The proposal does not compromise any Council policies and is considered to be an appropriate response to the education needs of the region.
- It is recommended that the application be supported and that Council seeks authorisation from the Minister to prepare and exhibit this combined amendment and planning permit application.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

Cr Macdonald moved, Cr Ansett seconded -

That Council:

- 1) resolves to support the preparation and exhibition of Amendment C286 to the Greater Geelong Planning Scheme to rezone land situated at 65 & 105 Creamery Road, Bell Post Hill from the Farming Zone to the Special Use Zone (15) for Private Education Centre, subject to the authorisation of the Minister for Planning being obtained; and**
- 2) agrees to consider the application for a planning permit for the subdivision of part of the land at 65 Creamery Road, Bell Post Hill concurrently with the preparation of the Amendment in accordance with Section 96A of the Planning and Environment Act and that a draft planning permit 1304/2012 be prepared and exhibited with the Amendment.**

Carried.

Report

Background

On 5 November 2012 Council received a combined planning scheme and planning permit application from Fadgyas Planning Associates Pty Ltd on behalf of Covenant College, made under Section 96A of the Planning and Environment Act 1987. The application proposes to rezone land at 105 Creamery Road and part of 65 Creamery Road Bell Post Hill from Farming Zone to a Special Use Zone with a new Schedule for Private Education Centre, whilst concurrently seeking planning approval for the subdivision of part of the 65 Creamery Road land for the expansion site for the College. There are no buildings and works associated with this application.

Refer to Appendices 1 and 2 for site location and aerial photo of the subject site and surrounds.

Covenant College

Covenant College, a Kindergarten to year 12 school, commenced its operation at the site in 1979 with 33 students. Enrolments have since grown to 494 students (2012), including a 33.8% growth rate in the period 2006-2011.

The Proposal

This application has two parts:

- The rezoning of the entire (newly enlarged) College site from Farming Zone to Special Use Zone, with a separate Schedule allowing for Private Education Centre. Appendix 3 shows the land to be rezoned.
- The excision of an area of 3.24 Ha approximately from a larger rural title to the west, along the boundary of the proposed Special Use Zone, and its consolidation into the existing College title, creating an enlarged site of approximately 8.38 Ha.

The amendment application seeks the rezoning of the College site and a further area of approximately 3.24 ha (adjoining) the western title boundary to a Special Use Zone with a use-specific Schedule allowing Private Education Centre. The permit application seeks a 2-lot subdivision of the land at 65 Creamery Road to create the expansion site of 3.24 Ha for the College.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

If the amendment is approved, future buildings and works on the site will require Council consent under the proposed Schedule, although the use of the site for education purposes will be as-of-right.

Appendix 2-4 shows the proposed plan of subdivision.

Discussion

The site

The College site is located on Creamery Road, the western extension of Braund Avenue. Albeit on the western side of the Geelong Bypass Road, it has unrestricted access over the Bypass Road into northern Geelong and beyond. It also has a separate westerly access to the Midland Highway, so there are no limitations on the accessibility of the site to private vehicles or school and/or other buses. It is not surrounded by conventional residential development so it does not create the usual concerns associated with drop off and pick-up times at schools in residential areas.

To its north the site is adjoined by the Myers Reserve, a large municipal recreation area serving the north-western suburbs of Geelong. Land to the north of the Myers Reserve comprises fully developed rural residential lots within the Rural Living Zone, whereas land to the west and south of Creamery Road comprises (relatively) fragmented rural land generally still used for mixed farming – cropping and/or grazing, or beef production. It is the partially abutting site at 65 Creamery Road to the west from which the additional land is to be excised. A developed house and associated outbuildings on a single rural residential allotment directly abuts the College on its southern and western boundary. This site is also partially planted out to grape vines.

Creamery Road is a fully constructed urban collector road with rollover kerbs and underground stormwater drainage for the extent of its frontage to the current College site, and to the east into Bell Post Hill. Beyond the College frontage (to the west), the road becomes a 2-lane rural road with swale drains on both alignments.

The site is served by all necessary infrastructure, including stormwater drainage.

Future growth

The 2011 ABS statistics on school sectors across Australia show that the Independent School Sector has grown by 14% in the last 5 years. Over the corresponding period Covenant College has grown by 33.8%.

This level of growth in conjunction with the continuing high demand for places at the College is the main driver behind the acquisition of additional land, and this combined rezoning/subdivision application.

As the Geelong Region continues to grow strongly, the College is ensuring that through its diligent strategic planning, it is able to accommodate the additional student spaces, and associated infrastructure (e.g. car parking and bus loading/unloading areas). Thus, it is responsibly positioning itself for future growth.

A masterplan for the site is currently being prepared by the College. It is not expected to be completed before the end of 2013.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

Need for rezoning

The current College site is within the Farming Zone (Clause 35.07) under the Greater Geelong Scheme. Notwithstanding that it has not been used for farming purposes since the mid 1960's and is adjoined by the Myer Reserve to its north and residential development to its east, it was zoned to Farming Zone under Amendment C130 in 2007.

The Farming Zone is limited in the discretionary uses available and education facilities (use and development) are prohibited. Nevertheless, the College enjoys existing use rights under Clause 63 of the Scheme.

The land proposed to be acquired to the west is also within the Farming Zone, and whilst there is no prohibition on subdivision, the "test" for the Responsible Authority in considering a subdivision for a prohibited use would be difficult to pass under the current zone. Hence it is seen as appropriate to apply its own Special Use Zone to the College site and also the area proposed to be added to the site. Further, even if the application for subdivision succeeded under the current zone, the additional land could not be used for education purposes as the existing use right could not be applied to the new land.

Proposed Special Use Zone – Schedule 15

It is proposed to rezone the site to Special Use Zone (SUZ), with its own Schedule (15) specifically designed to permit Private Education Centre as-of-right. The SUZ is Clause 37.01 of the Scheme. It is a zone with site specific controls for particular uses, providing the necessary guidance for the assessment of applications. There are currently 14 schedules to the Special Use Zone in the Scheme covering such diverse locations and uses as the salt production ponds, Waterfront Geelong, the Western Wedge, port areas, mining areas and the private teaching hospital (Epworth site near Deakin University).

The objectives of the Special Use Zone are:

- To implement the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognize or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

The proposed Schedule to this Zone will have the following objectives:

- To provide for areas to be used by private educational and religious institutions.
- To ensure that development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity in the surrounding area or neighbourhood.

The proposed Special Use Zone Schedule 15 is attached in Appendix 5. Subdivision will require a permit under the SUZ15, and any application must:

State the intended outcome of the proposed subdivision and its strategic impact on the overall operation of a private education centre.

Subdivision within the property boundary of the education centre will be exempt from notice and review.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

The Table of uses within the new Schedule includes the uses of 'education centre', 'library', 'place of worship' and 'hall' in Section 1 – permit not required subject to the condition that it must form part of, or be ancillary to the education centre or religious institution. Other uses such as 'accommodation', 'place of assembly', 'office' and 'outdoor recreation facility' will be Section 2- permit required uses.

All buildings and works will require planning permission in the new schedule. This will provide Council with the ability to consider any impacts of the development on adjoining properties.

A small number of changes have been made to the Schedule proposed by the applicant. These have been made to reflect changes to the schedules of all Special Use Zones by Amendment VC77, to ensure that the Schedule can be applied to other private education centres in the future, to include additional provisions to address the interface with adjoining land and to re-order some of the proposed uses within the Use Table. The uses 'accommodation' and 'convenience shop' have been included in section 2 – permit required rather than being as of right as sought by the applicant. These uses are not critically related to the primary education purpose of the zone and should be considered on their merits.

There is nothing unusual about the application of a separate Special Use Zone with its own unique Schedule facilitating the use/development of particular sites for private education. Quite often these Schedules also include such uses as religious institutions, private recreation clubs, or similar. It is an appropriate tool under the Victoria Planning Provisions to overcome the lack of flexibility within certain zones, and it provides a strong site specific control over the site. This type of zone is applied by a large number of councils across Victoria to recognize that private education (and other) facilities don't easily fit the "standard" planning model, i.e. the "underlying zone" model. The SUZ15 will be able to be applied to other private education facilities in the municipality if the circumstances arise.

Other zone options such as the Residential 1 Zone or the Mixed Use Zone were explored with the applicant, however given the location of the site beyond the Geelong Ring Road and the site-specific nature of the College, a special use zone for private education centres was considered the most appropriate response.

Referrals

No major issues have been identified by referral Units or Authorities for either the rezoning or the planning permit for subdivision. Community development has recommended that the Schedule to the Special Use Zone include controls to protect amenity of surrounding areas, manage interface issues with the adjoining recreation reserve and to address traffic related issues generated by the use. These requests have been addressed through some minor modifications to the draft submitted by the applicant.

State and Local Planning Policy

State Planning Policy Framework (SPPF)

The goal of Clause 10.02 of the SPPF is to *"Ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development."*

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

Clause 10.04 Integrated decision making provides that: *Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.*

Clause 11 Settlement identifies the need to provide zoned and serviced land for a range of community needs, including community facilities and infrastructure among others. It requires planning to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communications, water and sewerage and social facilities.

Clause 19.02-2 Education facilities has the following objective:

To assist the integration of education facilities with local and regional communities.

Strategies to facilitate this include:

Locate primary education facilities to maximise access by walking and cycling.

Locate secondary and tertiary education facilities in areas which are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

In planning for the location of education facilities, consideration should be given to demographic trends, the existing and future demand requirements and the integration of facilities into communities.

Ensure areas near to education facilities, adjoining streets and accessways are designed to encourage safe bicycle and pedestrian access.

Develop libraries as community based learning centres.

Local Planning Policy Framework (LPPF)

There are no municipal level policies/strategies that provide any specific guidance for this proposal. However, the education sector is a significant employer in the Geelong Region and contributes significantly to the local economy.

Assessment

As outlined by Council's social planner in the Community Development referral response to this rezoning application:

"The site is located on the western side of the M1 Freeway. The freeway is a major barrier for connecting this education centre to the community that it serves. The school site is totally reliant on motor vehicles and public bus system as active transport options are undermined by the physical barrier of the Freeway and the distance from existing residential areas.

I probably have a different view to the proponent who suggests that ...'Fringe urban sites such as this are ideal locations for education sites'. In Armstrong Creek schools have been deliberately located close to Neighbourhood Activity Centres. This is also an approach taken by the Growth Area Authority 'to plan for community facilities [including schools] to be located proximate to the town centre, and co-located with active and passive open space.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

However it is acknowledged that the school commenced operating at this site in 1979. It is also acknowledged that there is significant growth in the private school sector and that religious based schools have significantly improved their 'market share' in recent years. This appears to be a growing trend.

Geelong, given the predicted population growth, will benefit from Covenant College's increased student capacity."

The College is located to the west of the Geelong Ring Road which forms the settlement boundary of urban Geelong. Rezoning will have the effect of placing an urban type zone outside the established urban boundary without the benefit of a wider strategic assessment. However, in this instance the College is already established, is seeking an extension to its site, and the extent of the zoning is not expected to compromise any future strategic planning for the area.

One property at 85 and 95 Creamery Road will be surrounded on three sides by the new zoning for the College. This land contains an established weatherboard residence fronting Creamery Road with a second brick residence to the rear, both located centrally on the site. There are established stands of cypress and eucalyptus trees and outbuildings throughout the property. The applicant advises that it has kept both households up-to-date with their plans. Future planning permit applications for buildings and works on the expanded College site will require planning permission and will allow for consideration of their impact on this adjoining property.

It is recommended that the rezoning request be supported and the Council seek authorisation from the Minister for Planning to prepare and exhibit an amendment.

Proposed Planning Permit

The intended outcome of the subdivision application accompanying the rezoning proposal is to increase the area occupied by the College by approximately 3.4 Ha. The strategic impact will be to provide capacity for the ongoing and expected growth of the College, recognizing that in the intercensal period – the College grew by approximately 34%.

This level of growth in conjunction with the continuing high demand for places at the College is the main driver behind this application.

The proposed subdivision and consolidation as proposed is considered acceptable. The key considerations for the permit relate to the usual Council and service authority infrastructure standards/requirements. These matters can be appropriately addressed through the draft planning permit.

As this is a S96A application that seeks to rezone the College land and the proposed additional excised land to Special Use Zone, any subdivision will be assessed under the subdivision provisions included in the proposed Schedule. Under the new Schedule there will be no requirement for assessment under any particular criteria, and there is no proposed requirement for any Section 173 Agreements. Further, the subdivision is proposed to be exempt from notice requirements and appeal rights.

Environmental Implications

There are no adverse environmental consequences from this proposal. Advice from the Environment and Natural Resources Unit is that there are no environmental planning issues associated with either the rezoning or the 2-lot subdivision.

2. REZONING (AMENDMENT C286) AND PLANNING PERMIT APPLICATION (1304/2012) FOR COVENANT COLLEGE, 65 & 105 CREAMERY ROAD BELL POST HILL (CONT'D)

Financial Implications

It is not expected that the proposal will result in any financial implications for Council, other than those associated with the usual processing of a planning application.

Policy/Legal/Statutory Implications

As outlined above the proposal supports the planning policy framework and will allow for the expansion of a growing and in demand educational service in Geelong.

Officer Direct or Indirect Interest

No Council Officers have any direct or indirect interest, in accordance with Section 80 (c) of the Local Government Act to which this amendment relates.

Risk Assessment

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

Social Considerations

The amendment is seen as being positive in terms of social effects. The College already exists on the site, however the amendment will provide the framework that acknowledges the use on the site, and provides for the subdivision that will ensure the longer-term growth potential of the College.

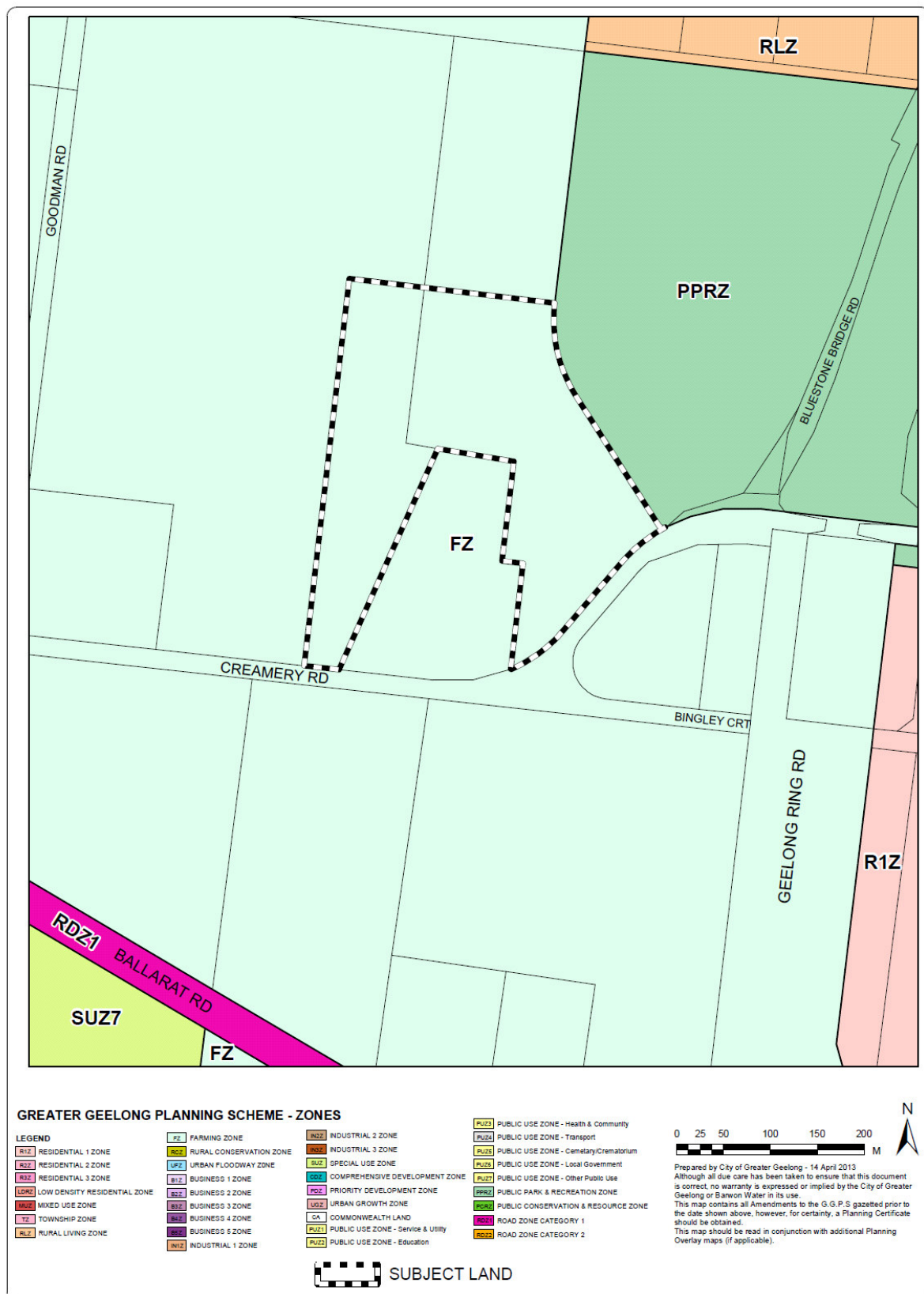
Communication

Council sought referral comments from internal Council departments, with no strategic concerns raised with the proposed rezoning.

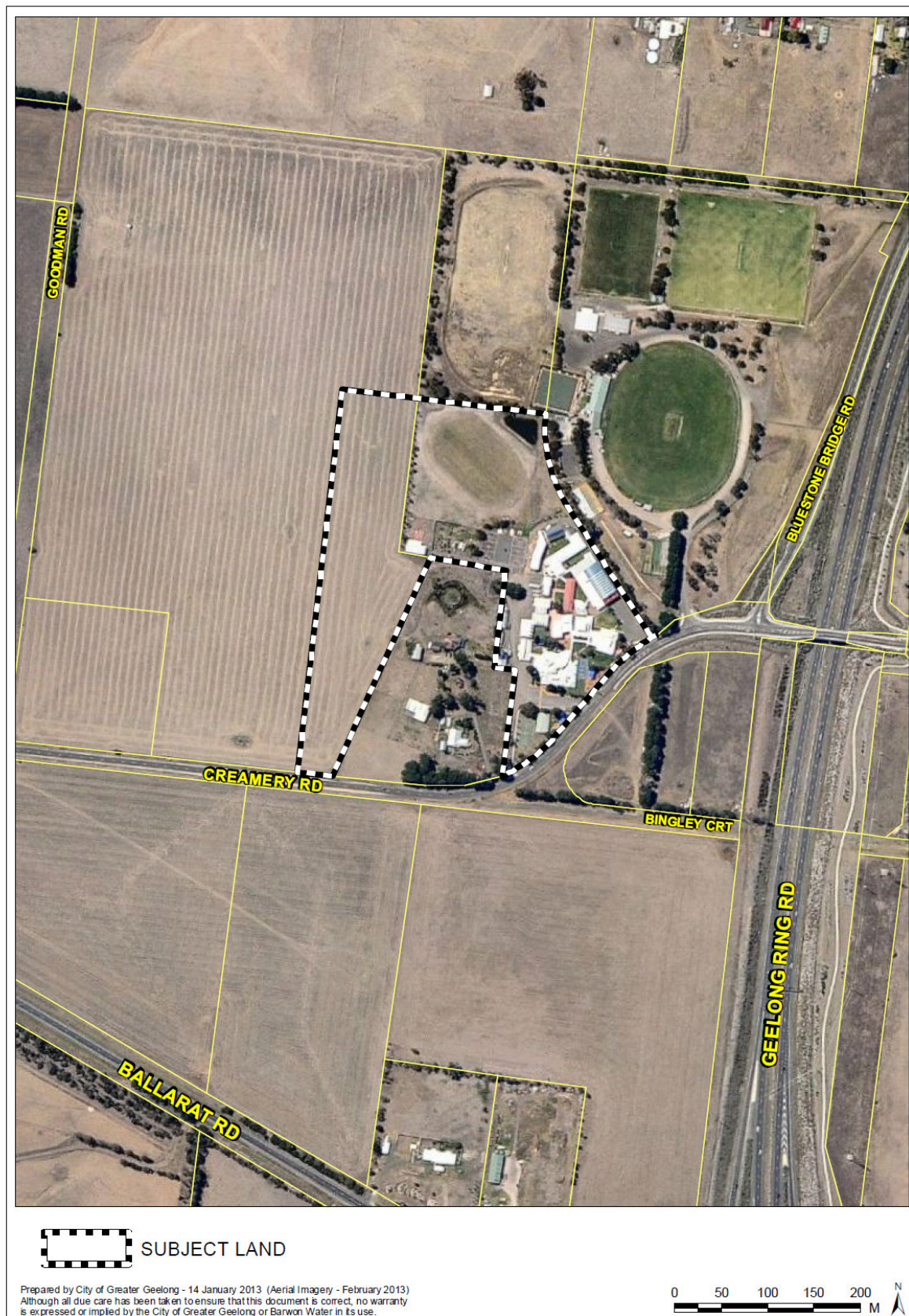
The draft planning permit is being finalised ready for exhibition. There are no outstanding issues associated with this.

Should Council resolve to support this Amendment, it will be exhibited in the usual manner in accordance with the requirements of the Planning and Environment Act 1987.

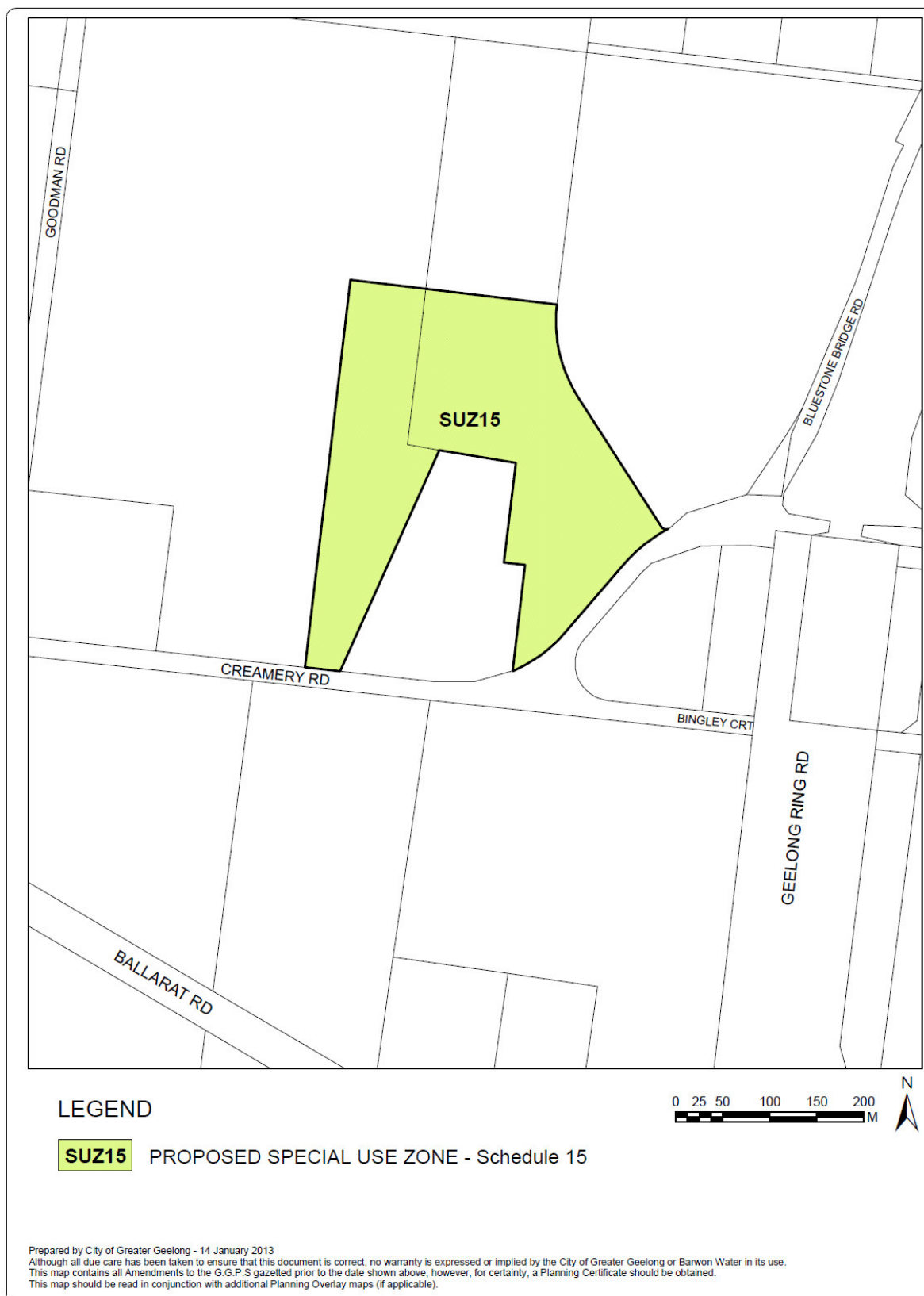
APPENDIX 2-1 – LOCATION OF SUBJECT SITE & EXISTING ZONING



APPENDIX 2-2 – AERIAL PHOTO OF SUBJECT SITE



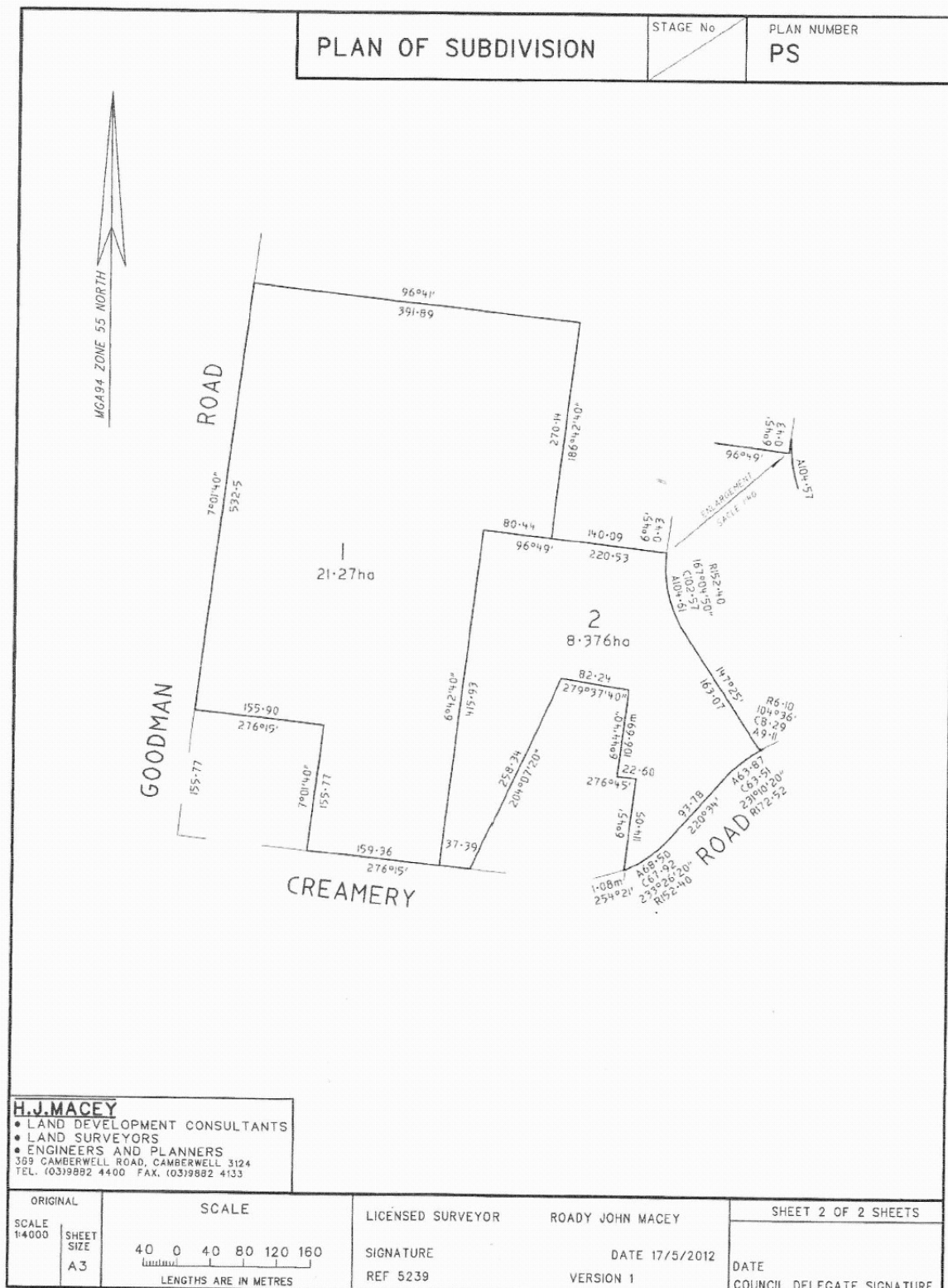
APPENDIX 2-3 – PROPOSED REZONING AREA



APPENDIX 2-4 – PROPOSED SUBDIVISION

PLAN OF SUBDIVISION		STAGE No.	LRS USE ONLY EDITION	PLAN NUMBER PS
LOCATION OF LAND PARISH: MOORPANYAL CROWN ALLOTMENTS: 102 (PART) & 107 (PART) TITLE REFERENCES: VOL 10277 FOL 109 VOL 10903 FOL 852 LAST PLAN REFERENCES: PS344711V LOT 2 PS515816E LOT 1 POSTAL ADDRESS: 65 CREAMERY ROAD (At time of Subdivision) BELL POST HILL 3215 MGA Co-ordinates E 264462 ZONE: (Of approx centre of land in plan) N 5780242		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF GREATER GEELONG REF: 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. OPEN SPACE (i) A requirement for open space under Section 18 of the Subdivision Act 1988 has/has not been made ~~(ii) The requirement has been satisfied~~ ~~(iii) The requirement is to be satisfied in Stage~~ Council Delegate Council-seal signature print name Date ~~Re-certified under Section 11(7) of the Subdivision Act 1988~~ Council Delegate Council-seal signature print name Date		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL	NOTATIONS STAGING: THIS IS NOT A STAGED SUBDIVISION DEPTH LIMITATION: DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON PARTIAL SURVEY SOME OF THE DIMENSIONS OF LOT 2 ARE NOT SUBJECT TO SURVEY AND ARE BASED ON TITLE		
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LRS USE ONLY
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT				RECEIVED ☐
DATE				DATE
LRS USE ONLY				PLAN REGISTERED
TIME				DATE
DATE				Assistant Registrar of Titles
SHEET 1 OF 2 SHEETS				
H.J.MACEY • LAND DEVELOPMENT CONSULTANTS • LAND SURVEYORS • ENGINEERS AND PLANNERS 369 CAMBERWELL ROAD, CAMBERWELL 3124 TEL. (03)9882 4400 FAX. (03)9882 4133		LICENSED SURVEYOR ROADY JOHN MACEY SIGNATURE DATE 17/5/2012 REF 5239 VERSION 1		DATE COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3





APPENDIX 2-5 – PROPOSED SPECIAL USE ZONE SCHEDULE 15

--/--/20--
C--

SCHEDULE 15 TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ15**

PRIVATE EDUCATION CENTRE

Purpose

To provide for areas to be used by private educational and religious institutions.

To ensure that use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity in the surrounding area or neighbourhood.

1.0

--/--/20--
C--

Table of uses

Section 1 – Permit not required

USE	CONDITION
Caretaker's House	
Child Care Centre	Must form part of, or be ancillary to the education centre or religious institution.
Education Centre	
Hall	Must form part of, or be ancillary to the education centre or religious institution.
Informal Outdoor Recreation	
Library	Must form part of, or be ancillary to the education centre or religious institution.
Minor sports and recreation facility (other than outdoor recreation facility)	
Minor utility installation	
Place of Worship	Must form part of, or be ancillary to the education centre or religious institution.

Section 2 - Permit required

USE	CONDITION
Accommodation (other than caretaker's house)	Must form part of, or be ancillary to the education centre or religious institution.
Convenience Shop	Must form part of, or be ancillary to the education centre or religious institution.
Outdoor recreation facility	
Office	
Place of assembly	
Restricted place of assembly	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

**Any use in Section 1 if the relevant
Condition(s) is not met**

Section 3 - Prohibited

USE

Any use not in Section 1 or 2

2.0 Subdivision

A permit is required to subdivide land.

Application requirements

Any application must state the intended outcome of the proposed subdivision and its strategic impact on the overall operation of a private education centre.

Exemption from notice and review

An application for subdivision within the total boundary of the property is 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 Act.

3.0

Buildings and works

--/20--
C--

A permit is required to construct a building or to construct or carry out works.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan(s) drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and work including driveways and vehicle parking and loading areas.
 - Existing landscape areas.
 - External storage and waste treatment areas.
 - Adjoining roads.
 - The location, height and purpose of buildings on adjoining land.
- Elevation drawings to scale which show the colours and materials of all proposed buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.

- A landscape plan which includes the description of vegetation to be planted and the surfaces to be constructed.

Decision guidelines

Before deciding on an application to construct a building or construct or carry out works the responsible authority must consider, as appropriate:

- The interface with adjoining land, especially the relationship with residential and public open space areas.
- The location and type of access to the site.
- The provision of access and car parking, including pick up and drop off areas.
- Loading and service areas.
- Any increase in traffic generation.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential and public open space areas.
- The storage of rubbish and materials for recycling.
- The interface of the site with adjoining zones.
- The provision of land for landscaping.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, and privacy.
- The availability of and connection to services.
- The streetscape, access from the street front, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

4.0

--/20--
C--

Advertising signs

This zone is in Category 3 of Clause 52.05.

3. DISABILITY ADVISORY COMMITTEE PROGRESS REPORT

Portfolio:	Community Development – Cr Fisher
Source:	Community Services / Aged & Disability Services
General Manager:	Jenny McMahon
Index Reference:	Subject: Committees / Disability Advisory Committee
	Subject: Community Services / Disability

Summary

- This report seeks to update Council on the activities of the Disability Advisory Committee (DAC) over the past 12 months.
- The DAC has continued to have an active role in providing advice and comment to Council officers and consultants on access issues for Council facilities and services.
- One highlight during the year was the reception held for the Victorian Disability Advisory Council in February 2012.
- The Victorian Disability Advisory Council (VDAC) also held a joint meeting with the DAC on a number of matters, including the new Victorian State Disability Plan 2013-2016.
- The DAC has had input into access improvements at City Hall with regard to step coping.
- The Committee also had input via the project access auditor regarding the Southern Stand development at Simonds Stadium.

Cr Fisher moved, Cr Farrell seconded -

That Council note the achievements and activities of the Disability Advisory Committee during 2012 and thank members for their contribution.

Carried.

Background

The Disability Advisory Committee has been in existence since July 2003, and remains an involved and vibrant group of members. Meetings are held regularly for 11 months of year, on the second Monday of the month, at City Hall. The Committee has a full agenda at each meeting, dealing with access and inclusion for people with disability.

Matters pertaining to streets, roads, bus stops etc are heard and then transferred to the 'sister' committee, 'Street Access for the Aged and People with Disability'.

New Committee members are appointed in accordance with the current Terms of Reference with half the committee changing each year. Membership of the DAC is sought from community members with wide ranging experience and geographical coverage. An important role is the communication links with Disability Service networks. The 2012-2013 committee has been reappointed and comprises members with the following attributes: 70% are people with a disability; 20% have family with disability/carers and 10% are part of a disability agency.

3. DISABILITY ADVISORY COMMITTEE PROGRESS REPORT (CONT'D)

Committee members have expertise in the areas of access audits and the built environment, vision, mobility, hearing, acquired brain injury, autism and intellectual disability.

The Committee works with the portfolio Councillor and officers to advocate for improved access and inclusion of people of all abilities within the Geelong community.

Discussion

In October 2011 the DAC members participated in a workshop to develop a plan of actions and goals for the ensuing period. In addition, an agreed induction program, improvements to the membership profile and database, and communication protocols were established.

Speakers who have addressed the DAC over the past 12 months have included:

- Victorian Taxi directorate (VTD).
- David Clunn (Multi Purpose Taxi Program).
- Shane Honey (VTD Complaints Investigation Officer) regarding Multi Purpose Taxi Program and Complaints to the VTD.
- Terry Demeo spoke to the Committee about the Armstrong Creek transport planning and Department of Transport.
- Lynne Galanti – CoGG Road Safety Officer made a presentation.
- VCOSS 'All Aboard' representatives spoke about the All Aboard Committee and access to transport.
- Caroline Maplesden of Vision Australia spoke on shared footpaths and pedestrian safety for, in particular, people who are blind or who have low vision.

Committee members throughout the year have volunteered to provide additional consultation on subgroups on matters such as the Victorian State Disability Plan (VDAC), Council's Draft Play Strategy, access to Geelong arena and Avalon Airport Disability facilitation plan.

In February 2012, the DAC met with the VDAC, chaired by the Honourable Tony Staley AO. The VDAC was established under Section 12 of the Victorian Disability Act 2006, and members provided advice to the Minister for Community Services in respect of whole of government policy directions, strategic planning and the implementation of initiatives for persons with a disability. The advice of the Geelong DAC on local issues was appreciated and the Chair, Mr Staley agreed to maintain ongoing communications with Council and its DAC.

Issues discussed by DAC over the period have included:

- Taxi services, including service difficulties and operational issues in Geelong streets.
- Barriers in the built environment eg lifted concrete pit lids, broken pavement and pedestrian islands blocked by rubble.
- Local Government Strategic Framework: MAV and Office for Disability: Progress on Civic Participation and Inclusive Consultation.

3. DISABILITY ADVISORY COMMITTEE PROGRESS REPORT (CONT'D)

- The implications of shared pathways, assistive listening systems in Council buildings including request to use the portable system housed in City Hall, St Leonards Lake and Charles McCarthy Reserve Plan – Men's Sheds.
- Barwon Heads Village Park Master Plan - bus shelter replacement and installation.
- A number of items forwarded to the Street Access Committee.

Environmental Implications

There are no environmental implications of these recommendations.

Financial Implications

There are no financial implications. Allocation is made to support the DAC each financial year.

Policy/Legal/Statutory Implications

The DAC Committee is an advisory committee only.

Officer Direct or Indirect Interest

No Council officer preparing this report has any direct or indirect interest in the matter.

Risk Assessment

The advice of the DAC provides Council with improved knowledge of disability and potential blockages to inclusion. This assists Council to achieve legislative requirements.

Social Considerations

The DAC is an important vehicle to improve awareness of and action to increase the participation and inclusion of people of all abilities in the community life of Geelong.

Communication

The DAC uses Council's mainstream media as a means to communicate on relevant matters.

4. CITY PLAN PROGRESS REPORT TO DECEMBER 2012

Portfolio: Governance - Mayor
Source: Corporate Services - Corporate Strategy
General Manager: Jeff Wall
Index Reference: Subject/Corporate Management

Summary

- Council at its meeting of 26 June 2012 adopted City Plan 2009-2013, 2012-2013 Update, that outlined the Objectives and Strategies planned by the City over the final year of that four-year period, and the Annual Business Plan Actions planned for 2012–2013.
- This report is the progress report to Council of the organisations achievements against these actions.
- Attached Appendix details the status and provides commentary against the Annual Business Plan actions. This report has been generated from the CorVu Performance Management System. The key to the status of actions is:

Minor Issue	Yellow	5
Major Issue	Red	0
Not yet Started	White	8
On Schedule	Green	189
Completed	Black ('C' in white font)	24
Total Actions		226

Cr Harwood moved, Cr Irvine seconded -

That Council receives and notes the City Plan Progress Report to 31 December 2012.

Carried.

Report

Background

Council at its meeting of 26 June 2012 adopted City Plan 2009-2013, 2012-2013 Update which has been developed within a framework of three strategic directions:

Community Wellbeing

To improve the health and quality of life of all residents of Greater Geelong

Growing the Economy

Securing Geelong's economic future

A Sustainable Built and Natural Environment

The City of Greater Geelong leads the community in sustainable planning and environmental action.

4. CITY PLAN PROGRESS REPORT TO DECEMBER 2012 (CONT'D)

Discussion

This report and attachment indicates the status of the actions in City Plan for the 2012-2013 financial year.

Status and comments are provided for each of the 226 actions within the three strategic directions.

Some significant progress and completions for the quarter include:

Community Wellbeing

Status Summary:

On Schedule	117	Completed	15	Major Issue	0
Minor Issue	0	Not Started	4		

- Council adopted the Public Toilet Upgrade Strategy and Design Guidelines in November to inform the management of public toilets over the next five years. The City has streamlined its management arrangements and introduced regular audits to ensure that public toilets are well maintained. The Strategy also includes a priority replacement program for those toilets in most urgent need of replacement.
- Council adopted the Kingston Park Ocean Grove Master Plan and Management Plan (2012) to provide an integrated master plan and management plan for the site and to guide future management of both the conservation reserve area and the recreational facilities within the park.
- This financial year the Community Arts and Festival Grants Program will see \$220,000 provided to local community groups to undertake arts projects and hold community festivals. 19 out of 33 applications were successful under the Community Arts Grants Program with a total of \$93,700 allocated. 22 out of 30 applications were successful under the Community Festivals Grants Program with a total of \$116,100 allocated. \$10,200 has also been held in reserve for applications to the Quick Response and Professional Development streams throughout 2012/2013. An extended period of promotion was carried out this year prior to conducting numerous grant information sessions across the municipality, resulting in the second highest number of applications in the history of the program.
- Two exciting new playgrounds have been installed and various playground upgrades undertaken across the municipality. McDonald Reserve Park in Belmont and Russell Sharp Reserve in Whittington have both received innovative new playgrounds worth \$75,000 each, featuring new equipment, park furniture and pathways. Upgrades have occurred to the children's water adventure playground at Bellarine Aquatic and Sports Centre in time to be reopened for another busy summer holiday period, and the Waterfront playground near Cunningham Pier has also undergone a revamp, featuring new pathways and carefully chosen play equipment that complements the area.
- Planning and is well underway for a number of sport and recreation reserves and facility upgrades. Council is currently carrying out pavilion upgrades at Friers Reserve, Hamlyn Park, and the St Leonards Recreation Reserve. Construction on the McDonald Reserve pavilion, Thomson social rooms and civil works at Shell Road Reserve are nearing completion.

4. CITY PLAN PROGRESS REPORT TO DECEMBER 2012 (CONT'D)

- The 2012 Geelong Children's Week is one of the largest Children's Week celebrations currently hosted by any municipality in Victoria. The aim of Children's Week is to encourage families and children to engage with their community, and recognise and promote the unique role and contributions to the community of young children. Its success is evident by the strong participation from local children, and families in a wide range of events and activities held throughout the week. 66 separate events were hosted by 50 local organisations throughout Children's Week, the diverse range of local events resulted in an estimated participation by 12,000 adults and children, including 400 staff and volunteers.
- The Geelong Seniors Festival continues to host the largest celebration for seniors in regional Victoria. Once again the 2012 Geelong Seniors festival was a huge success with over 11,000 people attending various events throughout the month of October. This year the festival hosted 100 plus events and activities in its jam-packed program. These included a huge variety of community hosted activities such as theatre, sailing, art shows, traditional afternoon tea and multicultural events. A number of exhibitions held proved extremely popular with the festival goers, in particular were the various musical concerts, The Bellarine Bi-Annual Quilt exhibition and the Photographic Exhibition. The Portarlington Art and Garden Trail again proved to be a favourite attraction. To further celebrate the success of the Geelong Seniors Festival, Aged and Disability Services were successful in winning the LGPro Award for Outstanding Program or Project.

Growing the Economy

Status Summary:

On Schedule	29	Completed	4	Major Issue	0
Minor Issue	0	Not Started	0		

- Support for the Yarra Street Pier reconstruction continues to grow with international cruise ship executives from Oceania Cruises visiting Geelong in October to discuss the region's desirability as a regular cruise ship destination.
- The representatives were keen to see first hand what Geelong had to offer following very positive passenger feedback from the Regatta visit in February this year (owned by Oceania Cruises). The addition of a purpose built pier would add considerably to Geelong's appeal as a regular port on international itineraries. The anticipated cost of the proposed development is \$33 million. The City of Greater Geelong has committed \$5 million to build a new Yarra Street Pier and the Royal Geelong Yacht Club has pledged an additional \$2.5 million. Council is continuing to lobby state and federal governments for funding support of the project.
- The design for the new Geelong Library and Heritage Centre is progressing and a number of community consultation sessions were held at the end of 2012. The unique dome design houses a new library, heritage repository and reading room. It will be equipped with all the very latest technologies and services expected of a 21st century library and heritage centre. The design has been developed by renowned Melbourne firm, ARM Architecture, who recently completed the widely acclaimed \$136 million redevelopment of Hamer Hall (Arts Centre Melbourne). The Geelong Library and Heritage Centre project is jointly funded with Council contributing \$20 million, the State Government \$15 million and the Federal Government \$10 million.

4. CITY PLAN PROGRESS REPORT TO DECEMBER 2012 (CONT'D)

- A number of events showcasing our region were held during the last quarter including the Alcoa Australian Corporate Head of the River, Toast to the Coast, National Klop Championships, Australian Water Ski Championships, BUPA around the Bay, Gala Day Parade and the Denis Walter Carols by the Bay. Launch of Geelong Business TV (GBTV) was held in October at Boom Gallery with over 100 people gathered to support the collection of online short films, showcasing Geelong as a thriving community of innovative businesses. GBTV is an initiative to help local Geelong businesses to achieve success, development and growth. The short films cover a wide range of industries including engineering, hospitality, retail, a mobile car wash, a gym, a brewery and a software developer. The films feature business big and small, all portraying the message that Geelong is 'open for business'.

A Sustainable Built and Natural Environment

Status Summary:

On Schedule	43	Completed	5	Major Issue	0
Minor Issue	5	Not Started	4		

- The major stormwater harvesting system at Eastern Park is now complete and reopened to the public. The stormwater harvesting project will take the form of a man made lake in Eastern Park, which has been designed to look like a natural part of the landscape. The project will save approximately 30 million litres of mains drinking water a year, recycling stormwater and using it to maintain the Geelong Botanic Gardens. The Geelong Botanic Gardens is in the top five water users for the City, and this project will be able to supply around 90 per cent of the gardens' water demands.
- A program has been introduced to better protect and enhance rare flora and fauna, listed under the Federal Environment and Biodiversity Conservation Acton 1999 on land managed by the City. Rare remnants of plains grassland and plains grassy woodland, and patches of the critically endangered Pimelea spinescens or Spiny Rice Flower located on roadsides will be fenced to minimise the risk of inadvertent damage. An action plan for the Hooded Plover, a small rare bird that nests on Geelong's sandy beaches, is being prepared to co-ordinate the City's management response and support community efforts to protect and enhance the tiny populations that remain.
- The City has received funding from the Port Phillip and Western Port Catchment Management Authority through the Commonwealth Caring for Our Country grant program, to provide assistance to private landholders to protect nationally threatened grassland species and communities on the Victorian Volcanic Plain in the Little River catchment area. Landholders can apply for funds through the program for weed control, fuel reduction burns and fencing to support nature conservation of these places.
- The importance of the Barwon and Moorabool River Reserve as a parkland for the Geelong community has been enhanced with the recent addition to the Reserve of open space at Mt Brandon and Wandana on the south-east side of the Barwon River and Geelong Ring Road. To guide the development of these areas an Mt Brandon Landscape Plan 2012 (draft) has been prepared to co-ordinate the staged addition of future recreational infrastructure, and to protect the important natural and heritage values of the river corridor.

4. CITY PLAN PROGRESS REPORT TO DECEMBER 2012 (CONT'D)

- Three of the City's Coastal Nature Reserves have received funding from the Corangamite Catchment Management Authority's Coastal Tender program. Work has commenced at Buckley Park between Ocean Grove and Point Lonsdale, Breamlea and Limeburners Bay to tackle the environment weed problem and help restore the natural values. The program has funding for five years which should allow for significant change to occur and additional resources to support the specialist restoration work already undertaken in the areas by the City's Conservation Reserves Team.
- The 'Rethink Your Rubbish' program continues to be a success with various initiatives held during the last quarter. A Chemicals Drop Off Day was held in November which received a huge response from the community. A total of 599 vehicles brought over 80 cubic metres of material to the event. The chemical collection day helped residents dispose of their old and unwanted chemicals in an environmentally responsible way. Throughout the entire month of September a promotion was also held for residents to drop off their unwanted mattresses for just \$13. Over 990 mattresses were dropped off at the Resource Recovery Centres over the period of this promotion, compared with a monthly average of around 380. There was also a noticeable decline in the amount of illegally dumped mattress in the region during this promotion.

Residents were also notified via various communication strategies of a change in waste collection dates over the Christmas and New Year's period. The change affected approximately 30,000 residents.

Environmental Implications

There are several actions under the Sustainable Built and Natural Environment Strategic Direction within City Plan that aim to increase the use of public and active transport within the municipality, reduce the organisation's environmental footprint, enhance and protect our natural areas, and develop a Climate Change Adaptation Strategy.

Financial Implications

The City's Annual Budget provides the Resource Plan to support the initiatives identified within the adopted Annual Business Plan.

Policy/Legal/Statutory Implications

The City's external auditors will undertake a Performance Audit of the planned Key Strategic Activities and prepare a report as part of the 'sign off' of the Annual Accounts.

Officer Direct or Indirect Interest

There is no conflict of interest to be disclosed.

Risk Assessment

The risks arising from the Actions are managed within the framework of the City's adopted Policies, Procedures and Risk Management strategies.

Social Considerations

Several of the actions identified within City Plan are aimed at improving the quality of life for the residents in the City of Greater Geelong. This is particularly the case for actions within the Community Wellbeing Strategic Direction.

4. CITY PLAN PROGRESS REPORT TO DECEMBER 2012 (CONT'D)

Communication

The outcomes arising from the Performance Audit will be published in the City's Annual Report for 2012-2013 that will be submitted to the Minister for Local Government.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Strategic Direction: Community Wellbeing			
Outcome: Improved healthy eating and physical activity			
Best Start Program - improving the health, development and wellbeing of children from birth to school age		OnS	The Best Start Partnership, through brokerage funding has supported services to provide projects to support children and families in the northern suburbs. The Annual report for 2011-12 has been completed and submitted to the Department of Education and Early Childhood Development. Key projects have been funded and implemented. Review of action plan and development of new three year strategic plan scheduled for early 2013.
National Partnership Agreement on Preventative Health program		OnS	The program is progressing well with contacts and introductions being made within schools and workplaces within the LGA. Progress reports are being presented to the Governance group.
Regional Football (Soccer) Strategy implementation		OnS	First disbursement has been made to both clubs.
Playground Development Program			
Barwon Valley Fun Park - Stage 2 - playground upgrade		OnS	Architect currently preparing documentation for Concept Plan and quote.
Early childhood centre-based playground renewal project		OnS	Stage 1 swing intallations are now complete, stage 2 construction is scheduled to commence in April.
Pettitt Park Playground, park and amenities upgrade		OnS	Pettitt Park upgrade project is currently seeking quotes for various components.
Playground Development Program implementation		OnS	Vines Road playground is on hold, construction on other playgrounds will commence late January through to March.
Steampacket playground replacement project	Dec 2012	C	Project at practical completion and in use. Awaiting final invoicing and installation of minor equipment.
Recreation Facility Upgrades			
Bareena Bowling Club clubroom renovation		OnS	First instalment disbursed.
Barwon (Grovedale) Soccer Club clubroom replacement		OnS	Construction on schedule, frame 90% complete. Roof to commence late January.
Barwon Grove Golf Club redevelopment		OnS	A meeting was held with the club, now waiting on the quotation agreements to be returned.
Barwon River Trail Realignment at Queens Park		OnS	Confirmation on Cultural Heritage and Native Vegetation requirements complete. Quotes for path works to be sought.
Barwon Rowing Club clubroom fit out		OnS	First instalment has been disbursed to the club.
Bell Post Hill Bowls Club amenity improvements		OnS	First instalment has been disbursed to the club.
Bell Post Hill Football, Cricket and Netball Club improvements		OnS	Construction 50% complete. On inspection, the club are complying with safety management documentation, works are being completed to a tradesman quality.
Belmont Bowls Club clubroom improvements		OnS	First instalment cheque has been disbursed.
Corio Sporting Club clubroom upgrade	Dec 2012	C	Project is complete.
East Belmont Saints Baseball Club infrastructure works		OnS	East Belmont Saints Baseball project is currently out seeking quotes for the various works.
Elcho Park Golf Course track improvements		OnS	Project has begun and currently working through a list of tracks. Currently attempting to minimise costs by keeping works internal. Still on track for completion on scheduled date.
Elcho Park Golf Course Wash bay		OnS	Projected to start December/January.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Geelong Bowls Club synthetic rink upgrade		OnS	First instalment cheque has been disbursed. 07/02 - no comment, on schedule First installment cheque disbursed
Geelong Cement Lawn Bowls Club kitchen refurbishment	Dec 2012	C	Second instalment disbursed and project evaluation form has been received.
Geelong Rowing Association riverside project		OnS	Club is awaiting approval for project from Corangamite Catchment Management Authority.
Guild Cricket Club clubroom redevelopment		OnS	Works continuing on site with works resuming January post Christmas construction industry shut down.
Hamlyn Park Reserve pavilion improvements		OnS	Slab poured for new area and tilt panels to be erected throughout January.
Highton Reserve pavillion upgrade		OnS	Balcony building permit lodged in December and project to be out to quote in January.
Kingston Park infrastructure upgrades		OnS	Meeting held with Environment Department to determine list of works. Councillor has been alerted.
Lara Sporting Club development		OnS	Charter and funding agreement being developed for approval and signing. Sporting club currently preparing works, scope and cost estimates.
Leopold Memorial Park Master Plan implementation		OnS	Cricket nets fence posts to be installed. Tennis pavilion addition concept design completed. Additional tennis fencing works commenced.
Manifold Heights Cricket Club clubroom redevelopment		OnS	Manifold Heights Cricket Club verandah construction and kitchen and toilet upgrade has been completed. The change room upgrade is now at Detail Design Stage.
Marshall Cricket Club practice facility improvements		OnS	First cheque has been disbursed to the club.
McDonald Reserve clubrooms upgrade		OnS	Construction has been completed and handover is in progress.
Memorial Reserve toilet upgrade		OnS	Charter currently being developed.
Newcomb Football and Netball Club shower facility upgrade		OnS	Charter currently being developed.
Osborne Park spectator viewing improvements and oval drainage improvements		OnS	Charter has been approved. Access road asphaltting and drainage works completed. Drainage works being scheduled in summer.
Portarlington Recreation Reserve sports change facilities		OnS	The Portarlington netball facility quotes have now closed and are currently under evaluation.
Shell Road Reserve Master Plan implementation		OnS	Civil works have been completed.
Simonds Stadium turf replacement		OnS	Turf replacement continues as required.
Stead Park Softball pavilion concept design		OnS	Architect appointed and first draft complete. Meeting with clubs to review plans was held in November.
Surfside Tennis Club clubrooms upgrade	Dec 2012	C	Project is now complete.
Thomson Reserve Master Plan implementation - pavillion upgrade		OnS	Construction is on schedule, completion scheduled to occur in February.
Recreation Reserve Upgrades			
Belmont Lions netball court resurface		OnS	Sports Club completed public consultation on 22nd October. Detailed designs have now been established.
Collendina Reserve cricket practice nets improvements		OnS	Club have finished replacing the chainmesh on the nets.
Collendina Reserve sports lighting		OnS	Charter has been developed and pricing Conducted. Currently waiting on TXA advise and planning re-approval.
Drysdale Recreation Reserve - Cultural Heritage Management Plan development		OnS	Developed a proposed infrastructure list of works to be included and considered as part of the Cultural Heritage Management Plan.
Drysdale Recreation Reserve cricket practice nets and storage		OnS	Charter currently being developed.
East Geelong Football Club floodlights		OnS	Project is on schedule and has now been handed over to Capital projects department to manage further.
Evans Reserve improvement works		OnS	Monument finished. Sport and Recreation have advised Masterplan scope is unlikely to be determined before February 2013.
Geelong Soccer Club floodlights	Dec 2012	C	Project is complete.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Goldsworthy Reserve storage facility construction		OnS	Works are scheduled to commence at the late February.
Highton Reserve infrastructure upgrade		OnS	Works have been completed and handover is remaining.
Lake Lorne Reserve Master Plan implementation		OnS	Minor modification has been made to the alignment and design of one section of pathway following liaison with Doug Carson and Council officers due to high water levels. Amended design completed. Ground conditions now dry enough to commence programming works, except for the boardwalk as water levels still prevent these works from occurring.
Minor Capital Renewal in the Cheetham Ward		OnS	Funds are being allocated to various community projects.
Murghebuloc Cricket Club practice wicket upgrade		OnS	Excavation complete and posts have been installed. Concrete hard wickets to be poured January 2013.
Ocean Grove Park electric barbecue installation		OnS	Waiting for funding agreement to be signed and returned from the community group.
Queens Park Caretakers Cottage removal and reinstatement of car park	Dec 2012	C	Demolition of residence completed. Car park constructed and now in use. Landscaping and fencing has also been completed.
Queens Park netball court resurface		OnS	Asphalting has commenced and is scheduled to be complete late January. A Survey was also completed for the netball court warmup area. Designs to commence shortly.
South Barwon Cricket Club reserve infrastructure works		OnS	South Barwon Cricket Club project is currently at the Consultation and Investigation Stage.
St Albans/Breakwater Cricket Club practice net upgrade		OnS	Works have commenced and are progressing well.
Stead Park Master Plan implementation		OnS	Toilet block construction has been awarded to Archibald builders and is expected to commence works early January. Creek crossing works have been awarded and are expected to commence February 2013.
Wandana Heights Tennis Club tennis court construction		OnS	Costs being sourced for staging of works.
Waurm Ponds Tennis Club court resurfacing	Dec 2012	C	Surfacing and Linemarking works have been completed. Handover is in process.
Windsor Park Master Plan implementation		OnS	Scoping of this project and confirmation of charter to commence shortly.
Swim, Sport and Leisure Upgrades			
Bellarine Aquatic and Sports Centre service road redevelopment		OnS	Carpark, access road and southern footpath link have been completed. Quotes for lighting currently being sourced.
Bellarine Aquatic and Sports Centre upgrade and repair to aquatic adventure play equipment		OnS	The upgrade works and repainting are now complete and payment is being finalised. The slide activity is being delivered on site before the end of January. The slide and other upgrade works are scheduled to be completed in February to fit in with the Learn to swim program. These works will take 2 weeks to complete. Plans and pictures will be displayed with works timelines 2 weeks prior to works commencing.
Concrete replacement program at Kardinia Pool, Lara Pool and Waterworld		OnS	Part of the budget for this project was committed to the replacement of the rubber floor at Leisurelink. The remainder of the budget is to be rolled out before the end of the financial year.
Geelong Arena Cyclical and Programmed maintenance - 4th year		OnS	Court resurfacing of the main arena and annex completed in December 2012.
Gymnasium equipment replacement program		OnS	The majority of this equipment was delivered in December. Some speciality equipment will be purchased before the end of the financial year.
Kardinia Pool infrastructure and pool maintenance		NS	This project has been deferred to next financial year.
Leisurelink gymnasium extension		OnS	Charter signed.
Waterworld Precinct Concept Plan		OnS	Swim, Sport and Leisure have reviewed brief and some minor adjustments are yet to be made. Brief has been developed and advertised to selected consultants. Quotation is due mid February with works to commence in April. The project timelines 4 months after selection which will span over into next financial year.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Outcome: Increased lifelong learning and literacy			
Children's Week activity program	Jan 2013	C	Project complete, report submitted to Council.
Engage: Up and At It - youth civic participation project		OnS	Program of activities in place. Funded projects are tied to specific outcomes.
Geelong Kindergarten Association contribution		OnS	Geelong Kindergarten Association has submitted 3 project reports. The report to Council has been submitted.
Municipal Children's Infrastructure Planning - Stage two		OnS	Municipal Children's Infrastructure Planning Phase 1 final report completed. Phase 2 will commence late January.
Playgroup support program for disadvantaged groups and families		OnS	Supported Playgroups continue to support vulnerable children and families. Future funding to sustain all groups will be required. Project reports for 2011-12 have been submitted to Department of Education and Early Childhood Development and Playgroup Vic. Project activities implemented in accordance with action plan and priority target communities. Future project capacity beyond current financial year is a likely challenge without additional funding.
School Holiday Program		OnS	School Holiday Program is underway for the summer period.
Three-year-old Kindergarten Development Project - Year two		OnS	Awaiting outcome of the Universal Access to Early Childhood Education (UAECE) capacity assessment report which will inform future developments for this project. Key project implementation priorities have been identified for 2012-2013. Current consultation occurring on local gaps in capacity for 3 year old programs in 2013, amongst kindergarten services in conjunction with UAECE assessment.
Community Facility Upgrades - Children Services			
Children Services facilities upgrades to meet changing needs and regulations		OnS	Multiple individual projects identified for this program and now design work is being undertaken.
National Quality Standards infrastructure and furniture upgrades		OnS	Orders have been placed and majority have been received. Some items are on back order.
Whittington Primary School kitchen upgrade		OnS	In progress. Waiting on Funding Agreement to be signed.
Family and Children's Hubs			
Barwon Heads Children's Hub development		OnS	Terra Culture working on CHMP. Design services tender closed, evaluation taking place. Quantity Surveyor engaged.
Grovedale Integrated Children's Centre - design and construction		OnS	Design development is on schedule.
Leopold Community Hub - detail design and construction commencement		OnS	Architects are progressing to design development stage and are keeping both building options in mind.
Ocean Grove Integrated Children's Centre construction		OnS	Preparing last slab, the bricklayer is on site and steel work is to commence shortly.
Windsor Park Children and Family Hub development		OnS	Project is currently in the Planning and Consultation Stage. Currently setting up the scope, time lines and working groups.
Libraries			
Geelong Regional Library contribution		OnS	Contribution on track with Library undertaking significant activities including the school holiday program.
Warrnambool Library furniture, fittings and equipment	Jul 2012	C	Project completed.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Outcome: Liveable neighbourhoods			
CC TV installation in Belmont		OnS	All works complete. Minor payments to be processed.
Councillor Community Grants Program		OnS	Report went to Council in December (for grants to end September 2012).
Grants to support Community Arts		OnS	Grant ceremony successfully held in December at Osborne House with a number of projects underway and some completed already.
Grants to support Community Festivals		OnS	Successful grant ceremony held in December and a number of festivals in planning with some already held.
Lara RSL upgrade		OnS	Funding has been provided to the RSL to fit Dehumidifiers.
Ocean Grove Community Garden support		OnS	Funds have been disbursed to group. Funding Agreement in place.
Senior Citizens Week	Nov 2012	C	The month of programs was a great success with 12,000 people participating. Evaluations will be conducted in 2013 in preparation for the next festival. The Seniors Festival Geelong had an extensive program of over 100 events. The program was fabulously successful. The format has also been put forward for a program award at the LGPro Aged and Disability Services annual presentation night.
Arts and Cultural Projects			
Arts and Culture Strategy (Creativity) renewal		OnS	Project in process of being scoped.
Arts and Culture website development		OnS	Discussion undertaken with independent e-services Design Contractor. Full design concept proposal to be developed in February-June, with a new Business Case to be submitted for site construction in 2013-2014.
Connecting Identities Mouth to Mountain II		OnS	Funding avenues are being explored, project concept development continues and is to be integrated with new major Cultural Festival vision.
Courthouse Youth Arts support		OnS	Department attended Courthouse Board meeting. First and Second quarter Contributions have been disbursed.
Community Events			
Cloverdale Community Centre		OnS	Design has been completed and presented to the community.
Community Carols (Corio)	Dec 2012	C	Project is completed.
Lara Food and Wine Festival		OnS	Agreements have been signed and returned and payments processed.
Lara Secondary College Youth Festival		NS	The Lara Youth Agency (Year 12 students mentoring younger students) opted to spread funds over a wide range of activities over the year rather than focusing on a single day/event. This has resulted in a variety of successful activities being held in a number of settings and engaging with a diverse range of young people.
Ocean Grove Music Festival		OnS	Festival organisation progressing with the relevant organisation.
Ocean Grove New Years Eve	Dec 2012	C	Project is Complete.
Ocean Grove Park Carols by Candlelight	Dec 2012	C	Project is Complete.
Rosewall Neighbourhood Centre - "Going Potty" Festival		OnS	Awaiting paperwork for final stage to be returned.
Community Facility Upgrades			
Belmont Senior Citizens - kitchen upgrade		OnS	Charter currently being developed.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Community hall upgrades - Centenary Hall entrance design and construction and signage upgrades across a number of halls		OnS	Multiple projects are being carried out under this Program.
Disability access program - Yoorringa Senior Citizens accessible toilet upgrade, Whittington Senior Citizens disabled toilets and improving accessibility		OnS	Multiple projects are being carried out under this Program.
Indented Heads Hall renovation		OnS	Partial funding expected to be released in 2013. Continuing to work with Bellarine Bayside Foreshore Committee regarding this project.
Senior Citizen Centre kitchen upgrades to meet regulation standards		OnS	Tenders are due to close in February with works to begin thereafter.
West Town Hall forecourt upgrade		OnS	Detailed design has commenced and existing services to be located.
Domestic Animal Management Plan			
Animal pound upgrade to meet new code of practice		OnS	Charter signed and re-design schematics have been completed and are awaiting comment.
Domestic Animal Management Plan 2012-2016 implementation		OnS	Community feedback completed. The draft Domestic Animal Management Plan is being developed for presentation to Council in early 2013. An extension of time has been granted by the Department of Primary Industry for completion of the DAMP until 30 June 2013. The Domestic Animal Management Plan 2013-2017 is to be prepared by Council's every four years and is a requirement under the Domestic Animals Act (1994). The development of the draft plan for 2013-2017 has commenced with an initial survey to community in June 2012. A range of data has been gathered from Animal Behaviourists, staff experiences and observations, and community responses to obtain information to be used in the preparation of a draft plan to be presented to Council. The aim of the plan is to encourage compliance, improve community safety and identify actions that will assist the community in being responsible pet owners.
Multicultural Action plan			
Diversitat funding		OnS	Milestone payments currently being made.
Multicultural Action Plan implementation		OnS	Disbursements to Macedonian Community of Geelong are on schedule.
Multicultural Policy development	Nov 2011	C	Diversity Policy approved November 2010 and Multicultural Action Plan 2011-2014 adopted November 2011.
Neighbourhood Houses			
Grovedale Neighbourhood House support		OnS	Classes and programs established and continuing to run 7 days per week. Quarterly newsletter is the 'Grovedale Grapevine'.
Support to Neighbourhood Houses		OnS	Funding Agreements for 11 Neighbourhood Houses are underway.
Public Toilet Block Upgrades			
Lt Ryrie Street car park public toilet upgrade		OnS	Designs are underway.
Toilet Block Renewal / Replacement Program		OnS	Project is on schedule with drawing completed.
Streetscapes Improvement Works			
Amenity upgrade at Old Post Office corner		OnS	Consultation currently being completed.
Corio ward roundabout upgrades		OnS	Projects have commenced with two roundabouts now complete and three roundabouts still yet to be upgraded. The final roundabout is to be completed in March 2013.
Detroit Crescent shopping strip upgrade		OnS	No quotes have been recieved on the first attempt however will seek further quotes early 2013 following school holidays.
Donnybrook Avenue shopping strip upgrade		OnS	Design is complete and is currently out for quoting with contractors.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong
12 February 2013

Description	Completion Date	Status	Comments
Pakington Street public seating		OnS	Charter is currently being developed.
Vines Road, Hamlyn Heights streetscape and amenity improvements		OnS	Project is on schedule with drawings complete.
Whittington Community Building and renewal			
Whittington community building and engagement		OnS	'Whittington Voice' newsletter produced and distributed on a monthly basis.
Whittington community renewal	Sep 2012	C	Project is complete.
Whittington Link landscape maintenance		OnS	Maintenance of totem art poles is complete. A contractor has been engaged to asphalt loose gravel areas, and some tree planting has taken place. Planning for additional maintenance is in progress.
Youth Events and Programs			
Youth events including SKAART Festival, Spud Fest 2013, Geelong Impetus Youth Awards		OnS	Planning has commenced for Geelong Youth Impetus Awards. SKAART held successfully on 4 November 2012. Planning has commenced for next year's event.
Youth programs including Youth Action Teams, L2P Project, SSAGQY Project, Youth Centres and Activities, Regional Youth Strategy development, Piercing Truth Quarterly Magazine and Multicultural Youth Development		OnS	Programs and projects all underway. The 'Piercing Truth' youth magazine has been renamed 'Switch'.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Strategic Direction: Growing the Economy			
Outcome: Plan and develop the Nat Transport and Logistics Precinct			
Freight and Logistics Gateway project		OnS	Project progressing Steering Committee established with key stakeholders. Tenders due to close February 2013.
Geelong Ring Road Employment Precinct design and implementation		OnS	Progressing to schedule.
Outcome: Development of the cosmopolitan heart			
Cruise ship visits 2012-2013		OnS	One confirmed cruise ship visit in February 2013.
Eastern Beach Master Plan implementation - heritage asset rebuild (bluestone kerb and channel)		OnS	Works under construction. After works commenced excavation revealed the need for the installation of geotechnical fabric under roadway due to poor substrate from past reclaimed materials.
			Project to renew bluestone kerb and channel currently out for quotation.
Economic Development - industrial development support	Dec 2012	C	Project supporting industrial development for manufacturing and subsidiary sectors across Geelong. Projects include business model support re: Osborne House and passenger usage of Avalon Airport contribution to GDP.
Geelong Central City Management programs and activities		OnS	Programs and activities are on schedule to be delivered according to plan.
Geelong Library and Heritage Centre - detail design and quantity surveying		OnS	Schematic design complete and design development phase has commenced
Arts and Culture			
Belmont area public art project		OnS	Project scope completed. Meetings to be set.
Clifton Springs public art project		OnS	Project concept to be developed by February.
Courthouse Arts - Police Lane Street Art Project		OnS	Arts Victoria funding unsuccessful, project to be rescoped.
Cowie ward public art project		OnS	Project to be scoped February.
Geelong Art Gallery contribution		OnS	Invoices on track for contribution and Gallery continues with exhibition programme.
Geelong Art Gallery program development and PA system		OnS	Project scope in development and appointment to commence shortly.
Old Courthouse - entrance artwork		OnS	Project scope to be developed by February.

City Plan Council Report 2012/13

For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Outcome: Managed Growth			
Business events support		OnS	Events include: - Hosting the Small Business Commissioner - The ARA - Lead sponsor for the Geelong Business Breakfast - The 3rd Business Café - Conducting EOI to host Geelong business at the Avalon Airshow - Hosting the A/AA Leadership Summit at Airshow.
G21 Agribusiness Forum	Dec 2012	C	Budget has been transferred, project progressing.
G21 contribution		OnS	Payments are being made to schedule.
Geelong Manufacturing Council contribution	Aug 2012	C	Final payment complete.
Lara Chamber of Commerce contribution	Oct 2012	C	Payments complete.
Lara Town Centre expansion project		OnS	Town Centre Rezoning Amendment Approved by Minister. Formal notification of successful tender. Contracts between parties signed. Bowling club planning permit application lodged.
Skilled migration program		OnS	Funding approval for Regional Certifying Body program received. Statement of claim lodged with the Department of Business and Innovation in December 2012. Confirmation of Gazettal pending.
WiFi Hotspot Expansion project		OnS	The rollout of WAP's comprising of 11 in all is now complete and Council's funding is now expended. All preparatory work for expansion to the Waterfront is done but with no funds currently available we are looking at other funding options.
Armstrong Creek			
Armstrong Creek development contribution plans administration		OnS	DCP administration budget is on track with minor legal advice being sought to facilitate Works in Kinds agreement, while the bulk of the costs are associated with end of year land revaluation and indexation of all approved Council DCPs
Armstrong Creek East Neighbourhood Activity Centre pavilion construction		OnS	The project has been delayed due to ongoing work regarding the delivery model and future governance arrangement for such a facility. A report has gone to Council to commence EOI process. The project will now go through an expression of interest process to determine potential private sector involvement and additional funding. Recent work has fast tracked the preparation of building plans and preliminary costing.
Armstrong Creek planning and infrastructure implementation		OnS	Planning for the Armstrong Creek Urban Growth Area is progressing well, with the Precinct Structure Plans and Development Contribution Plans (PSPs and DCPs) for both the Town Centre and Horseshoe Bend Precincts expected to be on public exhibition late 2012 / early 2013. The Armstrong Creek West Precinct Structure Plan and Development Contributions Plan is expected to be approved by the Minister in late 2012.
ICT Cluster			
Employment growth through cluster facilitation		OnS	Development of Geelong municipality Economic Development Strategy including engagement of key stakeholders (representative of the Clusters) to commence first quarter of 2013.
ICT Cluster support		OnS	Continuing to provide support to the ICT Cluster to foster and support the sector to ultimately increase growth and employment

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong
12 February 2013

Description	Completion Date	Status	Comments
Outcome: Growing the Economy - Other Actions			
2013 Australian International Airshow		OnS	Project plan approved. Nominations of projects and guest lists completed. Strategic Project sessions have been approved.
2013 Australian Masters Games		OnS	Event in Oct 2013. Event Planning continues.
Conference Marketing and Delegate Boosting programs		OnS	Flyers and other material has been generated for the Rotary 2013 conference.
Geelong Major Events funding		OnS	Management of Geelong Major Events funding is on track. Funding commitments are made by the Geelong Major Events Committee via monthly meetings open to the public.
Provide for tourist information and administrative support centres within the Geelong region		OnS	The Barwon Heads Visitor Booth is again positioned beside the Barwon Heads bridge for the summer period and will remain open every weekend until Easter. All Visitor Information Centres in the Geelong region are fully staffed helping visitors over the busy summer period. ipads are currently being implemented into the Centres with volunteers being fully trained to use the devices in order to help visitors.
View of Geelong historical marker		OnS	Project to be scoped in February

City Plan Council Report 2012/13

For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Strategic Direction: Sustainable Built and Natural Environment			
Outcome: Increased use of public and active transport			
Bicycle infrastructure program		OnS	discussion held with Barwon Heads 13th beach road group to work thru options report. Programs underway to install minor treatments.
Building Bellarine Connections		OnS	Food Swap investigations underway (survey St Leonards); Regional Innovation project is progressing.
Central Geelong Night Bus Service		OnS	Passenger numbers are not quite meeting predicted forecasts however service is constantly being reviewed and various advertising is being undertaken to promote service.
Central Geelong Park and Ride shuttle service		OnS	Advertising is constantly being looked into to further promote this service.
Greater Geelong Cycle Strategy implementation		OnS	Wayfinding signage brief provided to consultant. Appointment of consultant due in mid January. Boundary Rd/Ryrie St works and Wallington Road bike lanes due to commence early in 2013. Investigations for the end-of-trip facilities for cyclists (in partnership with Deakin) will conclude in January with implementation to occur immediately following.
Ocean Grove / Barwon Heads shuttle bus	Jan 2013	C	Being progressed with the relevant organisation.
Footpaths			
Ceres footpath project		OnS	Cost estimates have been prepared and are now being reviewed prior to proceeding to consultation.
Footpath renewal program		OnS	Program is on schedule as planned.
Ritchie Blvd footpath replacement		OnS	Detailed design completed. Heritage permits to be sought and works tendered during last quarter of the financial year.
Outcome: A reduction in the organisation's environmental footprint			
Clean Energy - buildings plant and equipment upgrades		OnS	Audits completed and some equipment now ordered.
Green Our Streets - Corio ward tree planting	Dec 2012	C	Project complete, all planting has been undertaken.

City Plan Council Report 2012/13
For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Greenhouse Reduction Local Action Plan		OnS	Corporate emissions reporting aligned with NGER framework - now capturing landfill emissions and discontinuing reporting of street lighting related emissions. Contribution made to Barwon Heads Sustainability Group for project management of Sustainable House Day. First community information session held for ecoCHALLENGE@home. Solar monitoring systems upgraded at National Wool Museum, City Hall and Anakie Rd Depot. Conservation Volunteers carried out planting at Newtown ReGreening site.
Tree planting, establishment and aftercare		Min	As contractor has gone into liquidation we are only planting trees where we have made commitments to residents this year. These trees have been planted in December 2012.
Waste Projects			
Drysdale Landfill - replacement of amenities building		OnS	Currently out for Tender. Closing date 30/1/13
Drysdale Quarry - investigation as future Landfill		Min	Works have been undertaken however they are preliminary in nature. Commencement of substantive project is being delayed due to competing priorities in other areas of waste
Greenwaste site setup costs - Barro Group Quarry		OnS	Lease negotiations well advanced however not quite finalised. Setup works therefore unable to commence
Investigation of possible expansion of Point Henry (Moolap) Transfer Station		NS	Project not commenced as yet.
Resource Recovery Centre feasibility study		NS	Project not commenced as yet as waiting for Barwon region to undertake their study. Project may need to be deferred to 2013/2014
Waste education program and initiatives		OnS	Initiatives that have been undertaken include the mattress and discounted bootload promotions and Chemical collection day. The discounted Tyre day scheduled for February.
Water saving initiatives			
Geelong Botanic Gardens irrigation project		OnS	Stage 1 commenced.
Hume Reserve aquifer recharge and reuse project	Dec 2012	C	Project has been deemed as not viable and will close. Design work will be finalised if Council wish to explore this project in the future.
Rippleside(Weddel) stormwater harvesting project		OnS	Tender package complete ready for tendering from end Jan. Works to be complete by July 2013.
Water restriction program		OnS	Water budgets have been prepared for the Summer 2012/2013 season. Monitoring water use and budget allocation.
Outcome: Agreed standards for sustainable development are in operation			
Progress development of the Environmental Sustainable Development Policy	Dec 2012	C	Sustainable Buildings Policy endorsed by Council
Support the use of Infrastructure Development Guidelines by the development industry		OnS	City Development working with internal departments to ensure the guidelines are adhered to.

City Plan Council Report 2012/13

For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Outcome: The climate change adaptation strategy is established			
Climate Change Adaptation Strategy implementation		OnS	-A draft communications plan has been completed and simple high level adaptation messages for internal and external audiences are being developed. -Internal processes are being refined to improve consideration of climate change in all projects and link to Council's risk register. The Adaptation Toolkit has been developed and staff training will be undertaken. -A preferred consultant has been selected to undertake the Queenscliff/Geelong Coastal Mapping Project which will allow us to produce coastal hazard maps. -Technical advice has been received and a new method of beach renourishment carried out for the erosion mitigation planning at Clifton Springs West. -A consultant has been engaged to carry out thermal imagery to assess urban heat island and pin-point areas of storage. Flights will occur subject to hot weather. This will assist planning for urban greenspaces.
Drought Recovery			
Significant tree watering project		OnS	The wet winter has reduced the number of trees requiring additional watering. Any cost savings will be used in the tree maintenance program
Sports ground renovation program		OnS	Bell Park grass establishment is underway and is expected to be completed at the end of March 2013.
Future Proofing			
Future Proofing Geelong project implementation		OnS	On schedule as per project plan
Outcome: Enhancement and protection of natural areas			
Assessment of CoGG's biodiversity assets		Min	Meeting organised with Procurement for late January to discuss project brief and Expression of interest process.
Buckley Park staircase planning and design		OnS	Inspection with consultant completed. Options for the stair and track locations plan being prepared.
Clifton Springs coastal erosion mitigation works		OnS	The consultant Cardno has delivered an initial report on erosion protection options. Further detailed design work has been commissioned for the access track, rock revetment and sea wall. Cultural Heritage Management Plan has been submitted and approved by the Wathaurung, the approval has been submitted to DPCD. Commencement of works to complete the access track has commenced.
Coastal and conservation reserves and infrastructure maintenance		OnS	On schedule, some minor delays due to weather conditions and staff leave.

City Plan Council Report 2012/13

For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Contribution to the Geelong Environment Council for Barwon River upgrade		OnS	First and second invoices received.
Council environmental reserves maintenance and improvement works		OnS	A number of minor works have been undertaken. Detailed design work for the construction of groynes and sand renourishment at The Dell Clifton Springs is complete. 1200m3 of sand has been imported for erosion mitigation at The Dell. Procurement process for the construction of one groyne is about to commence.
Eastern Park tree planting		OnS	Trees ordered, program on schedule.
Friends of Buckley Falls contribution		OnS	First invoices processed. Awaiting further invoices.
Geelong Saleyards Conservation Management Plan works		OnS	Capital Projects and Heritage Advisor consultation processes completed. On site works to be initiated in February 2013.
Mt Brandon Master Plan implementation		OnS	Council report for final endorsement of the Mt Brandon Landscape Plan will be submitted to January Council meeting. Implementation works to commence following endorsement.
Parks and reserves maintenance		OnS	Program on schedule.
Protection of Nationally Significant Roadsides program - CoGG endangered plants		OnS	Meeting is being organised with stakeholders to discuss protection works proposal in early February 13.
Stewarts Reserve (Armstrong Creek) Management Plan - biodiversity and fire protection		OnS	Workplan being sent to consultants to include in plan. The draft plan can then be completed.
Tree Inventory System - data collection		OnS	Majority of trees have been located on system. Details are being added by Council staff.
Heritage Projects			
Indented Head heritage study		NS	
Investigation of heritage operation for Geelong to Ballarat railway line		NS	
St Leonards heritage signage		Min	All ready to go following approval of committee.
Water Programs			
Geelong Healthy Waterways program		OnS	Designs nearing completion
Stormwater Quality Management Plan implementation		OnS	Final meeting with Engineering Services and Construction Unit to be held in January to finalise Drysdale Gross Pollutant Trap project details. Trap to be installed during drier period (February/March). Status report still required from Engineering Design Unit on Belmont and Corio Gross Pollutant Traps.
Water Quality Programs		OnS	Ongoing works occurring at waterbodies and creek lines, including fencing, weed and rabbit control.
Outcome: Sustainable Built and Natural Environment - Other actions			
Bridge upgrades - major renewal works		OnS	Demotts Road and Avalon Road complete. Additional works on Pioneer Road complete. Actions from Level 2 inspections underway. Inspections of bridges are continuing and the remedial works arising from these undertaken or programmed.
Brougham Street drainage works (NESP development)		Min	This project is now unlikely to proceed.
Drainage design and construction program		OnS	Program has commenced and is 20% complete against a projected 31%. All works have been programmed.
Drysdale Drainage Mitigation Works (Stages 1 - 5)	Dec 2012	C	Drainage works complete.
Kerb and channel renewal program		OnS	Program is 65% complete against a forecast of 40%.

City Plan Council Report 2012/13

For Quarter Ending: Dec 2012

City of Greater Geelong

12 February 2013

Description	Completion Date	Status	Comments
Roads - construction and design including local roads, Federal Roads Program and Vic Funded works		OnS	Project is 72% complete against a forecast of 41% as at end of December.
Special rates and charges to carry out roads, footpaths, kerb and channel, and drainage works		OnS	Projects include: - The Terrace - on schedule - Wood Street - to be tendered - Carpark projects and Manton Road at VCAT - Albert and Prospect Laneways at Intention and Declaration - Colite Street submissions panel to be arranged.
Traffic management - investigation, design and construction		OnS	Projects are schedule for timely completion

End of Report

5. CENTRAL GEELONG PARKING PRECINCT PLAN

Portfolio:	Planning - Cr Macdonald
Source:	Economic Development, Planning and Tourism
General Manager:	Peter Bettess
Index Reference:	C129 – Central Geelong Parking Precinct Plan

Summary

- The purpose of this report is to inform Councillors about the recent changes to the State parking provisions in the Victorian Planning Provisions (VPP), and to seek approval to write to the Minister for Planning to advise of Council's preferred position on the Central Geelong Parking Precinct Plan (PPP), which is to abandon the planning scheme amendment which contemplated the introduction of a cash payment in lieu of the provision of car parking on site for new development or use.
- The Central Geelong Parking Precinct Plan (PPP) sought to address two principal issues, including reduced parking rates for various uses and a formal mechanism for Council to take cash in lieu where applicants are not in a position to provide parking on site to a particular development.
- The amendment to the State parking provisions was completed on 4 July 2012 via Amendment VC90, and the 'Parking Overlay' was implemented into the VPP to provide a new mechanism for implementing local parking policy. The State wide parking provisions were modified to specify generally lower rates that better reflect actual car parking demand.
- Council's work to introduce the Central Geelong Parking Precinct Plan (PPP) was held in abeyance by the Minister for Planning until VC90 was finalised. Council also wrote to the Minister requesting that he defer consideration of the PPP while opportunities to stimulate development in the CAA were investigated. It is now time for Council to decide whether to proceed with implementing the PPP.
- The new State parking rates are now more consistent with the rates contemplated in the Central Geelong Parking Precinct Plan PPP. The need to implement the PPP rates has therefore been reduced. In addition to this, the parking survey work used to develop the PPP is now over 5 years old and the Engineering Services department has indicated an intention to undertake new parking survey work in the Geelong Central Activity Area (CAA). This new work would provide necessary information to support the development of up to date parking policy that would assist in implementation of current strategic projects including Vision 2 and the revitalisation of the CAA. For these reasons, until more current survey work is completed, the new State rates are considered adequate.
- In relation to the PPP cash in lieu component, given the recent work undertaken in relation to supporting the revitalisation of the CAA, claiming cash-in-lieu of car parking has the potential to impose costs on new developments in the CAA. Given the current property market, imposing these costs on new development may represent a barrier to realising new development in the CAA.

5. CENTRAL GEELONG PARKING PRECINCT PLAN (CONT'D)

Cr Macdonald moved, Cr Heagney seconded -

That Council authorise the General Manager of Economic Development, Planning and Tourism to write to the Minister for Planning requesting that Part 2 of Amendment C129 of the Greater Geelong Planning Scheme be abandoned.

Carried.

Report

Background

In November 2005 Council embarked on a major review of the Greater Geelong Municipal Strategic Statement (MSS) and Local Planning Policies. The review is generally known as the 'MSS Review'. The review proposed a number of changes to the Local Planning Policy Framework (LPPF), and sought to incorporate the Central Geelong Parking Precinct Plan (PPP). The PPP proposed reduced parking rates for various uses and to provide a formal mechanism for Council to take cash in lieu where applicants are not in a position to provide parking on site to a particular development.

Council resolved to adopt the revised Local Planning Policy Framework in August 2007 and seek authorisation to prepare an amendment from the Minister for Planning. The Minister subsequently granted Council authorisation to prepare the amendment in October 2007. Council undertook extensive notification of the amendment over an eight week exhibition period between October and December 2007.

On 29 January 2008, Council resolved to request the Minister for Planning to appoint an Independent Panel for the referral of Amendment C129 submissions. Council requested approval from the Minister for Planning to appoint an independent panel for the referral of Amendment C129 submissions in September 2008.

The Minister for Planning separated the amendment into two parts, Part 1 being the majority of the MSS review, and Part 2 being the Central Geelong Parking Precinct Plan. The reasons given for separating out Part 2 related to the Department of Planning and Community Development's (DPCD) intended review of the State parking provisions and the planned implementation of a new 'Parking Overlay' mechanism into the VPP.

Part 1 of the amendment was approved by the Minister for Planning in January 2010, however Part 2 of the amendment remained unapproved.

Council at its meeting of 8 March 2011 adopted a Notice of Motion – "That Council request Officers to develop a policy on stimulating development in Central Geelong."

In response to this, Council Officers put a report to Council on 23 August 2011. The report discussed policy incentives to stimulate development in Central Geelong and on consideration of this report Council resolved to:

5. CENTRAL GEELONG PARKING PRECINCT PLAN (CONT'D)

- 1. request the Minister for Planning to defer the implementation of the Parking Precinct Plan for Central Geelong for 12 months; and,*
- 2. adopt as a practice consideration of the waiving of car parking requirements to provide the re-use of existing buildings across Central Geelong for residential purposes, and further review on merit individual applications for new residential and commercial development which do not meet specified car parking ratios of the Greater Geelong Planning Scheme'*

The request to the Minister for Planning to defer the implementation of Part 2 of the amendment was made on 27 September 2011 and Council received correspondence from the Minister for Planning on the 1 March 2012 confirming the deferral of an approval for a period of 12 months. The 12 month deferral period is near conclusion and a Council decision is therefore required to advise the Minister for Planning of Council's current position on Part 2 of Amendment C129.

Discussion

During the overall approval process for Part 2 of Amendment C129, significant changes have occurred in the economic and strategic planning arenas. These changes have meant that it is necessary to reassess of the objectives of the PPP and to establish whether the provisions made in the PPP remain suitable in the current economic climate and strategic planning context. The following sections provide a brief summary of considerations that are relevant to re-evaluating the suitability of the PPP.

Consideration 1 – Revised State Parking Provisions and New Parking Overlay

Changes to the State parking provisions were made via Amendment VC90 on 4 July 2012 and the new 'Parking Overlay' was implemented into the VPP. The new 'Parking Overlay' is a new mechanism that Councils can use to implement local parking policies into their planning schemes, while the State parking provisions now specify generally reduced rates that better reflect car parking demand for a number of land uses.

Amendment VC90 included other key changes to Clause 52.06 which included; changes to permit requirements to enable developments to obtain a permit to provide some or all of the required number of car parking spaces on another site to the satisfaction of the responsible authority; and the exemption from notice and review for applications solely for the provision or reduction of a car parking requirement under Clause 52.06.

The DPCD advised that planning schemes which set out local car parking requirements in the Schedule to Clause 52.06 or a PPP, would need to translate those requirements into the new Parking Overlay schedule. In this instance, if Part 2 of Amendment C129 were to be approved by the Minister for Planning, Council would need to undertake further work to translate the PPP requirements into a Parking Overlay.

Given the new State parking rates are more consistent with the rates contemplated in the PPP, the benefits of implementing the PPP rates have been reduced.

5. CENTRAL GEELONG PARKING PRECINCT PLAN (CONT'D)

Consideration 2 – Strategic Planning Priorities

Since adoption of Amendment C129, significant strategic planning work has been completed or is underway. This strategic work has recognised the regional and local significance of the revitalisation of the Geelong Central Activity Area (CAA). Collectively the work includes the G21 Economic Development Strategy, G21 Regional Growth Plan, Vision 2, Central Geelong Structure Plan and the CAA Activity Centre Zone implementation. This work consistently recognises that successful reactivation is a key game changer and will contribute to the ongoing desirability and success of Geelong and the surrounding region.

Council has committed to achieving this game changer and has committed to these strategic projects. Realising this game changer will be dependent on the competitiveness of the CAA, and application of a cash-in-lieu scheme could impose costs on new developments that may reduce the competitiveness of the CAA, particularly when compared to other suburban locations such as Armstrong Creek Town Centre or the sub-regional centres such as Belmont, Corio Village or Waurin Ponds.

Consideration 3 – Changes to Economic Climate

Since public exhibition of the proposed PPP in 2007, there have been significant changes to the global economic climate with notable fallout from the U.S sub-prime mortgage crisis referred to generally as the global financial crisis. These changes have led to some contraction in financing of the property development sector and challenge for the office, retail and residential sectors. A recent land use analysis and market review report undertaken by Jones Lang Laselle, *Vision 2 Land Use Analysis and Market Review Report* (2012), identified a number of points in relation to property development in the CAA. Key points from the report are summarised below.

Office Development

‘Central Geelong has never been a speculative market and finance constraints dictate that a high level of pre-commitment is required before finance is secured.’

‘The main driver of new activity has been from Government tenants pre-committing to new office projects. Geelong has benefited from the state government’s decentralisation policy, which has seen government tenants relocate to regional markets.’

‘Government activity may be constrained in the short to medium term, with recent state government budget announcements of cuts to the public sector expected to put the brakes on significant new commitments. Deloitte Access Economics forecast a pickup in Government activity from 2015 onwards.’

Retail Development

‘The traditional strip retailing throughout Central Geelong has suffered in recent years, due to strong competition from the redevelopment of Westfield Geelong and the lack of investment in individual assets.’

‘With considerable amount of under-utilised retail floor space, it is unlikely that all the existing streets with retail frontages will be able to sustain a viable level of retailing. Over time, other commercial uses are expected to dominate the main streets to the south of Malop Street, with the focus of main street retailing being Malop Street and Moorabool Street.’

5. CENTRAL GEELONG PARKING PRECINCT PLAN (CONT'D)

In consideration of the above points, in the current economic climate, finance constraints are expected to continue to represent a challenge for new development in the CAA. It will therefore be important for Council to continue to have a role in facilitating development in the CAA and to ensure that unnecessary barriers to development do not impede progress on viable and appropriate developments in the CAA.

Consideration 4 – Reformed Zones for Victoria

The recent announcement by the State Government to overhaul all commercial zones will impose additional pressure on the CAA. The new zones will remove the floor space caps for retail and office land uses that apply to key commercial centres in the municipality and form the basis for Council's hierarchy of retail centres. The new zones if unchanged will result in, traditional bulky goods areas, some industrial areas and office precincts being available for shops and supermarkets without a planning permit where these uses were previously prohibited or permit required uses.

These changes may have adverse impacts on the desirability of tenancies in the CAA, as key tenants may seek cheaper sites with main road frontages that were not previously available for shops. The competitiveness of the Geelong CAA will therefore be paramount in ensuring that the objectives of the revitalised city centre are realised.

Current Suitability of the Parking Precinct Plan

In considering the merits of the PPP in the current economic and planning climate, it is necessary to consider the stated purpose of the PPP. The PPP stated that the principle issues to be addressed included:

1. The 'standard' parking rates for land uses, and the criteria for justifying parking waivers provided in Clause 52.06 were considered inappropriate for the Geelong specific situation; and,
2. Council is unable to collect cash-in-lieu payments on developments which do not provide the specified rate of parking on-site.

These two issues are discussed in the following sections.

1. Area Specific Parking Rates

In terms of parking rates, the PPP proposed area specific rates for the Core Retail, Waterfront and Commercial Living precincts within the CAA. At the time of the PPP drafting, the State parking rates were considered inappropriate for the Geelong specific situation due to their over estimation of parking demand for key land-uses. The rates contemplated by the Parking Precinct Plan therefore aimed to address this issue and proposed predominantly reduced parking rates which were supported by Council and the subsequent independent panel.

Amendment VC90 made significant progress in establishing more reasonable revised State parking rates for land-uses. Engineering Services have reviewed the revised State parking rates and are satisfied that while there are some differences to the PPP rates, overall the revised State rates will deliver similar strategic outcomes to those contemplated in the PPP. A summary of the differences between the PPP rates and the new State rates is included as Attachment 1. Based on this, the immediate need to implement the PPP rates has been reduced.

5. CENTRAL GEELONG PARKING PRECINCT PLAN (CONT'D)

In addition to these points, the parking survey work used to develop the PPP is now over 5 years old and the Engineering Services department has indicated an intention to undertake new parking survey work in the CAA to identify current parking and access issues. This new work would provide necessary information that could be used to support the development of more up to date parking policy that would guide development decision making in the CAA. For these reasons, until more current survey work is completed, the new State rates are considered adequate.

2. Cash-in-lieu of parking

The provision for collecting cash-in-lieu of car parks would be the first mechanism the Council has had to collect capital money for the construction of car parks other than via agreements under Section 173 of the Planning and Environment Act. The PPP as drafted would require a cash contribution of approximately \$18,500.00 (2010 figures) per space where an applicant is not in a position to provide car parking.

The Amendment as adopted by Council did not provide discretion to waive parking requirements, that is, either the parking was provided in accord with the reduced rates under the Parking Precinct Plan or cash was provided. It is understood via discussions with DPCD that the recommendation to the former Minister for Planning was for discretion to be provided within this Amendment such that Council could continue to waive car parking if it considered it appropriate. Council and its delegates have frequently waived or reduced the requirement for car parking in relation to the re-use of buildings in recent years for a range of activities (i.e residential, cafes and restaurants etc) with the abandonment of this planning scheme amendment the discretion to waive or reduce car parking requirements will be continued

In consideration of the current economic climate, finance constraints are expected to continue to represent a challenge for new development in the CAA for retail, office and residential development. For this reason, imposing a cash-in-lieu scheme at this point in time may represent an additional barrier to development in the CAA.

Environmental Implications

The facilitation of development in the CAA area at this point in time is considered to provide a positive environmental outcome as it would provide for development (residential, retail, office) that will enable more people to live and work centrally, therefore reducing vehicle dependency and increasing the viability of more sustainable modes of transport. As the new State parking rates are similar to the rates contemplated in the PPP there are no perceived environmental implications associated with abandoning the rates in the PPP.

Financial Implications

Abandoning the amendment will mean that Council will not have a mechanism (other than via agreements under Section 173 of the Planning and Environment Act) to collect capital money from developers for the construction of multi-storey car park facilities in the CAA. Abandoning the amendment is however considered an appropriate course to take given the current concerns in respect to the current economic climate and development in the CAA.

5. CENTRAL GEELONG PARKING PRECINCT PLAN (CONT'D)

Policy/Legal/Statutory Implications

The new State parking provisions were implemented into the planning scheme via Amendment VC90 and are currently used for the assessment of development applications. The abandonment of Part 2 of Amendment C129 will therefore mean that the new State parking provisions remain in effect for the assessment of development applications.

Officer Direct or Indirect Interest

The Manager of Planning Strategy and Economic Development of Council is an owner of property in the Central Geelong area. However, having regard to the directions from the Department of Local Government in relation to the matters of direct or indirect interest it is considered that this is not of consequence and does not represent an interest where this officer ought not to be involved in the matters that are the subject of this report.

Risk Assessment

It is considered that there are minimal risks to Council and to the broader City of Greater Geelong in the recommendations suggested within this report. Further, it is felt that the risk is outweighed by the potential benefits of stimulating development within the CAA.

Social Considerations

It is considered that the policy and practical suggestions of this report have the potential to enhance activity level in Central Geelong and therefore improve the social wellbeing of the heart of the City.

Communication

If Council seek to resolve to support the recommendations of this report, formal communication to the Minister for Planning will be required.

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER

Portfolio:	Planning- Cr Macdonald
Source:	Planning Strategy and Economic Development
General Manager:	Peter Bettess

Summary

- The State Government is inviting submissions on its Discussion Paper for the new Metropolitan Planning Strategy entitled "*Melbourne, let's talk about the future*".
- The Discussion Paper was developed by a Ministerial Advisory Committee following consultation with key agencies, stakeholders and metropolitan councils. A copy of the discussion paper is available in the Councillors lounge.
- It notes that Melbourne's economic geography is shifting with an increase in the knowledge economy, booming growth areas with transport challenges and a decline in the manufacturing sector all driving change. The predominant pattern of growth in the south east is changing with increases in growth to the west and north.
- Taking a long term, 40 year timeframe, the Discussion Paper centres on key themes and desirable principles to be achieved, there is limited geographic analysis on how and where the principles will be applied.
- The Discussion Paper places a new focus on the location of employment clusters as the starting point for planning rather than the previous activity centre approach. There is support for between three to six national employment and innovation clusters, some in existing employment areas like Melbourne Airport and others in unidentified locations. This is termed a "*polycentric city*". It is recommended that Council should advocate for an employment cluster in the west which will offer services and employment opportunities for the Geelong community.
- The importance of integration with regional cities is captured in the concept of building a "*state of cities*", through better economic and social links with Melbourne. The Committee reports that through its work it has found that regional cities have indicated that they are ready to make a "*step change*" to achieve growth above previous trends, noting that this will require intervention and investment. It is recommended that Council advise its support for the future growth of Geelong and the wider region as planned for in the G21 Regional Growth Plan. However the Metropolitan Strategy must recognise that greater integration can only be achieved with necessary investment in infrastructure in and services.
- No new infrastructure projects are announced in the Discussion Paper. The only exception is the support for a new airport in the south east to serve Gippsland. Commitments to the east west link as an alternative to the West Gate Bridge, the Outer Metropolitan Ring, the Western Intermodal Freight Terminal, North East link and rail links to Avalon and Tullamarine airports are reconfirmed. It is recommended Council indicate its support for these infrastructure projects, while highlighting the need to consolidate planned investment in infrastructure at Avalon Airport, particularly the rail line, to ensure that the Government achieves maximum return on its investment.

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER (CONT'D)

- The adopted G21 Regional Growth Plan is not specifically referenced in the Paper, Council's submission should emphasise the importance of ensuring that the directions in the Regional Growth Plan are complemented by the Metropolitan Planning Strategy.

Cr Macdonald moved, Cr Richards seconded -

That Council authorise officers to prepare a submission to the Department of Planning and Community Development on the Discussion Paper for the Metropolitan Planning Strategy; *"Melbourne lets talk about the future"* based on the content of this report and bring to next Council Meeting.

Carried.

Report

Background

The new Metropolitan Strategy will be the State Governments vision for the future development of the city and together with the eight regional growth plans, including the G21 Regional Growth Plan, will set the direction for Victoria. Prior to the development of the Metropolitan Strategy they release a Discussion Paper to prompt debate about the future of the city. The Discussion Paper states that *"the Strategy will be a planning, development and transport strategy"*.

Submissions are currently invited on the Discussion Paper for the new Metropolitan Planning Strategy. To set the scene, the Discussion Paper articulates, from a broad perspective, the key opportunities and challenges that Melbourne currently faces including;

- forecast population growth with Melbourne's population likely to reach between 5.6 and 6.4 million by 2050,
- the need for greater employment growth to respond to the population growth,
- the supply and type of housing will have to keep pace to accommodate a population that is ageing while household sizes are decreasing,
- the geographic shift with increased growth in the north and west rather than the old pattern of growth to the south east,
- the disconnection between the location of houses and jobs which is resulting in congestion particularly in residential growth areas. Integration between jobs and housing is also required to address affordability issues,
- the planned expansion of the Central City will be on significant scale not previously contemplated, and as older industries move out and sites are reused for residential purposes in other parts of Melbourne,
- financial constraints impacting on the availability of funds for infrastructure and services to support the growing population

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER (CONT'D)

While the Discussion Paper is largely centred on the challenges facing Melbourne there is recognition of the role that regional cities can play in the future to accommodate future growth. There is also recognition of the Regional Growth Plans which are being prepared across the State and the need to ensure their directions are reflected in the Strategy.

Discussion

The development of the Metropolitan Strategy is particularly important for Geelong, as arguably we have much closer connections with Melbourne than other regional locations. The westerly expansion of Melbourne's Urban Growth Boundary has led to the establishment of significant communities on Melbourne's fringe. With the appropriate policy directions it is likely that these communities will turn to Geelong to access essential services such as health and education. Planning for Melbourne's future must consider the opportunities which Geelong can provide and similarly the delivery of infrastructure and services in Geelong will increasingly have to take account of its accessibility to the wider region. The G21 Regional Plan has identified that population growth in Geelong is largely been driven by people relocating from Melbourne. Geelong and Melbourne cannot be considered in isolation.

Building on Melbourne's strengths and to address future challenges, nine strategic principles are identified in the Discussion Paper to guide the future development of the Metropolitan Planning Strategy:

What we want to achieve

1. ***A distinctive Melbourne*** - building on the legacy of memorable spaces and unique identity of the Central City, the aim is for parts of middle and outer Melbourne to achieve their full potential building on good design and reinforcing local distinctiveness.
2. ***A globally connected and competitive city*** - the role of Melbourne in a global network with trade connections and the future need to compete internationally to attract investment and employment.
3. ***Social and economic participation*** - the recognition that social issues are linked to economic issues and if not addressed there is a cost to the community in terms of increased health and welfare services.
4. ***Strong communities*** - the need to reinforce elements of built form and land use which assist in creating a sense of community including access to services, access to different types of housing within the local area to ensure the needs of all people are met throughout all stages of the lifecycle.
5. ***Environmental resilience*** - the ability to respond and adapt to changing climate conditions and ensure new development is resource efficient and that conservations areas are valued. The need for a more holistic approach to managing the "*green edge*" to the city is suggested by recognising that some of the green wedge areas are significant for their landscape values and others are significant for other reasons including the supply of stone, food production and the management of waste. The recognition that green edges are more than just scenic landscapes is important for the interface between Little River and Werribee and in particular the future development potential of Avalon Airport.

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER (CONT'D)

What needs to change

6. **A polycentric city linked to regional cities**-urban form modelling indicates that for infrastructure efficiency it is preferable to have a metropolitan structure based around a small number of clusters and service centres. The Discussion Paper notes that previous planning policies for Melbourne were based on the location of retail places as a starting point. The Advisory Committee suggests that the new focus should be on planning for jobs as the starting point for urban form. The smaller number of higher level clusters will be the focus for public investment in education, health, transport and cultural facilities. Existing cluster examples are the Central City, Melbourne Airport and Monash-Clayton. There is potential for the Strategy to reinforce existing and potential clusters (between three and six) and broaden them into more mixed use and denser clusters. The potential for new major employment clusters and activities areas in the growth areas of Wyndham, Melton and Wallan is mentioned.

Council supports the shifting in emphasis to employment clusters while noting that infrastructure investment needs to be directed to such precincts to ensure access is maximised. The development of an employment cluster in the west should be a priority in the Metropolitan Strategy. A western cluster will provide employment for the growing populations in Wyndham and Geelong and avoid further congestion on the rail and road networks to Melbourne which are already operating at capacity particularly at peak times.

A western employment cluster would have a competitive advantage in the freight and logistics sector given proximity to the Western Intermodal Freight Terminal, the Outer Metropolitan Ring, Avalon Airport and the Port of Geelong. In the future synergies with increased port operations in the west could be developed. This complements the City's vision to develop a national freight and logistics hub in the north centred on Avalon and the Port of Geelong which is a direction in the G21 Regional Growth Plan.

Regional Areas

The Discussion Paper references the need to integrate the work of the eight regional growth plans with the new Metropolitan Planning Strategy. It recognises that Melbourne is part of a "*much bigger and more complex picture of growth and development*" and that regional cities can play a greater role in agri-business, manufacturing, education, and tourism and can be attractive places to live given their accessibility. The potential cost advantages in upgrading connections to regional areas and developing regional cities is noted. As noted previously, Geelong is already experiencing population growth due to the relocation of people from Melbourne. This needs to be recognised in the Metropolitan Strategy with emphasis on facilitating investment in business and jobs growth in Melbourne's western suburbs, Avalon Airport and the broader Geelong corridor.

"State of Cities" Concept

Increasing the economic and social links between Melbourne and regional cities could better integrate labour forces, create choice for fast growing sectors such as remote or mobile workforces and result in better use of existing infrastructure. Geelong, Ballarat and Bendigo are growing strongly and provide a wide range of services and infrastructure for residents. The Discussion Paper states that consultation has revealed that regional cities are prepared to make a "*step change*" to achieve higher growth rates.

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER (CONT'D)

Noting that to achieve above trend growth intervention and investment is required it states *“Unless councils or the State Government act to make regional cities more attractive to Melbournians, there is no reason to suppose they will grow faster than they have done in the past.”* Potential actions identified include investing in the CBDs of regional centres to attract public and private investment and providing more frequent rail services to improve access in addition to opportunities under the Regional Growth Fund. The Discussion Paper notes that the Strategy needs to take account of growth directions which are identified in Regional Growth Plans.

The need to improve transport links to regional cities is mentioned including the need to ensure sufficient road and rail capacity between regional cities and Melbourne and between regional cities and the need to reserve land for Very Fast Train services to regional Victoria and interstate.

Council welcomes the recognition of the need for increased investment in transport links to regional cities and reiterates that this should be coupled with increased investment in other services to support population growth such as health and education and in particular support for the growth of the regional economy.

- 7. *Living locally-a “20 minute” city-*** people should be able to meet their needs for services within 20 minutes from their home using walking, cycling, public transport, or driving as a transport mode. The Discussion Paper refers to the need to provide employment land in outer Melbourne such as along the Outer Metropolitan Ring transport corridor and the Regional Rail Link around stations and interchanges. Employment precincts at these locations are supported as it would provide new highly accessible employment opportunities for residents in the west and in Geelong.

Making it happen

- 8. *Infrastructure investment that supports city growth-*** , the Discussion Paper states that the Metropolitan Planning Strategy will include a vision for Melbourne’s transport system. The Paper acknowledges that past underinvestment in infrastructure, particularly in fringe areas has resulted in traffic congestion and overcrowding on public transport. The need to make more efficient use of existing infrastructure is highlighted.

Alternative funding arrangements for infrastructure provision may be required in the future and options suggested include development contributions, user pays, sale of assets such as surplus government land and value capture including special or differential rates. The Paper notes that *“Proper consideration should be given to providing greater flexibility for councils to source suitable funds to enable delivery of much-needed local services and facilities”*. Ideas explored under this principle include infrastructure investment as a way of transforming places, moving towards more holistic place based approaches and identifying a long term framework for metropolitan infrastructure which includes transport, health, education, recreation and open space and utilities. This longer term view should encourage private sector and community initiatives, whilst still allowing flexibility. It is recommended that Council confirm that it welcomes further analysis of funding opportunities and flexibility for infrastructure provision.

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER (CONT'D)

Other than the potential new airport in the south east, no new specific infrastructure projects are identified in the Discussion Paper. Reaffirmed commitments to projects which will impact upon Geelong include the Western Interstate Freight Terminal at Truganina, rail link to Melbourne Airport, the Outer Metropolitan Ring and E6 and the East West Link (as an alternative to the West Gate Bridge), these are shown on the map at Appendix 5-1. The East West link, support for the growth of Avalon for air freight and passengers and development of new freight precincts as part of a decentralised network are recognized in the strategy as being necessary for global competitiveness.

As part of an objective to decentralise the freight network, in addition to the Port of Hastings the Discussion Paper states this will involve the exploration of "*new longer term port development options in the west of Melbourne*". This reference to the investigation of new port development options in the west is welcomed. It is recommended that councils submission support Investigations being undertaken having regard to the existing status of Geelong Port as Victoria's premier bulk port and its future growth potential to serve a greater role in handling Victoria's growing freight task given appropriate levels of infrastructure investment.

The establishment of additional port facilities to the west of Melbourne would maximise the investment in infrastructure projects such as the Geelong Ring Road, the Regional Rail Link, standard gauge rail upgrades, the Western Intermodal Freight Terminal, and the Outer Metropolitan Ring transport corridor and would be complementary to Council's aim of establishing a freight and logistics precinct based around Avalon Airport, Geelong Port and the Geelong Ring Road Employment Precinct, which is echoed in the G21 Regional Growth Plan.

Future plans for the development of an airport in the south east can only be considered as a long term opportunity. Avalon Airport will fulfil the national and international aviation needs (freight and passenger) of the Geelong and metropolitan communities well into the future particularly when the rail connection is completed. As with the decision to focus on a small number of employment clusters, the Government should maximise the efficient use of its planned infrastructure at Avalon. It is recommended that council's submission strongly support Avalon as Victoria's second airport, and advocate for rail and related infrastructure to be supported through this strategy.

9. **Leadership and partnership**-the importance of effective implementation is highlighted. The Discussion Paper notes that the success of the Metropolitan Planning Strategy relies upon State Government collaboration with local Councils and with the Federal Government. It refers to the need to be open to new innovative ways to implement the strategy including developing partnerships and agreements with councils and the private sector. Changes to the State Planning Policy Framework (SPPF) to more clearly articulate the vision for Melbourne will be required. The Paper laments the lack of a "*clear statutory way for the State Government to express its broad planning agenda for an area (for example, an employment and innovation cluster) in enough detail to guide planning decisions or the development of new planning scheme controls*". This would appear to indicate a move towards a more prescriptive SPPF. Such an approach would be advantageous for the implementation of the G21 Regional Growth Plan and is welcomed.

6. SUBMISSION TO METROPOLITAN PLANNING STRATEGY DISCUSSION PAPER (CONT'D)

It is recommended that Council makes a submission advising that Council welcomes the State Governments Discussion Paper and anticipates that the new Metropolitan Planning Strategy will provide direction to increase employment opportunities in the west, address the necessary provision of new infrastructure and services to ensure that regional cities can continue to offer an attractive alternative to Melbourne. Further the submission should request the strategy recognise the significant work done as part of the G21 Regional Growth Plan.

Financial Implications

Lodging a submission to the State Government's Discussion Paper will not result in any financial implication for Council.

Policy/Legal/Statutory Implications

Council's submission is consistent with its existing policies including the adopted G21 Regional Growth Plan and its aim of developing a freight and logistics precinct in the north.

Officer Direct or Indirect Interest

No Council officer has a direct or indirect interest in this report.

Risk Assessment

The lodgement of a submission to the Discussion Paper will not result in any risks to Council.

Social Considerations

The submission notes that continued growth in Geelong will require appropriate levels of funding for infrastructure including social infrastructure such as education and health facilities. An increase in workforce participation is a key social consideration and Council's submission highlights the need for greater access to employment in Melbourne's west which will complement employment opportunities in Geelong.

Environmental Implications

The lodgement of a submission on the Discussion Paper will not result in direct environmental impacts.

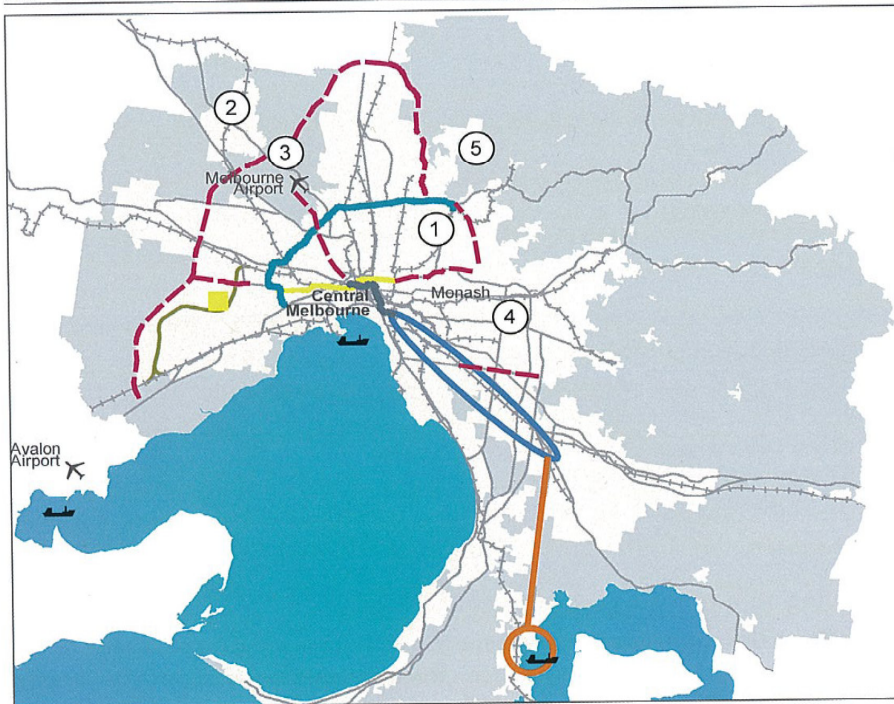
Communication

Preparation of this report was done in consultation with G21. Council's submission will be provided to the Department of Planning and Community Development.

Appendix 6-1



MAP 14: VICTORIAN GOVERNMENT SUBMISSION TO INFRASTRUCTURE AUSTRALIA



SOURCE: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, 2012

- East West Link
- Dandenong Rail Capacity Program
- Port of Hastings and Transport Corridor
- Western Interstate Freight Terminal
- M80 Ring Road
- Melbourne Metro
- Long-Term Planning
 - 1 Doncaster Link Study
 - 2 Outer Metropolitan Ring and E6
 - 3 Melbourne Airport Link Study
 - 4 Rowville Link Study
 - 5 North East Link
- Features
 - Major Roads
 - Railways
 - Regional Rail Link (under construction)
 - Airports
 - Shipping Ports
 - Urban Area

7. CONTRACTUAL MATTER

Portfolio:	Major Events - Cr Nelson
Source:	Projects, Recreation & Central Geelong
General Manager:	Dean Frost
Index Reference:	Subject: Events

Cr Farrell moved, Cr Fisher seconded -

That in accordance with Section 89 (2) (d) of the Local Government Act 1989, this contractual matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

NOTICE OF MOTION – Cr R Macdonald

ADDITIONAL FUNDS FOR MEETING ATTENDANCE

The Councillors' Expenses and Facilities Policy provides for the attendance of Councillors at meetings, which includes training programs, conferences and functions based on the relevance to the role and development of the Councillor. An amount of up to \$3,000 per Councillor is allocated each financial year, with attendances in excess of \$3,000 subject to approval by resolution of Council.

Portfolio Councillor for Major Projects, Planning and Knowledge Economy, Cr Rod Macdonald has been advised of the Local Government NBN & Future Online Services Conference, to be held in Sydney on 8-9 May 2013. With registration, travel and accommodation, the estimated cost will be approximately \$1,500.00 which will result in Cr Macdonald exceeding the \$3,000 threshold. Cr Macdonald has expended \$2,700.00 for Function and Conference for the financial year of 2012-2013.

In order to attend this conference and to undertake further Councillor and Portfolio related attendances on behalf of Council to the end of this financial year, an additional amount of \$2,000 is sought.

Cr Macdonald moved, Cr Richards seconded -

That Council, having regard to the Councillors' Expenses and Facilities Policy, approves the additional funds in the amount of \$2,000 to be applied for Meeting Attendance for Cr Rod Macdonald for 2012-2013.

Carried.

NOTICE OF MOTION – Cr R Nelson

REALLOCATION OF CAPITAL FUNDS – DEAKIN WARD

There is currently a 2012/13 budget allocation for the Belmont Lions Netball Court (C13844) of \$89,500. This project has not yet commenced. There is a capital works project currently underway at the Queens Park Netball Court (C13840) where netball courts are being upgraded. Further funding is required to complete the project to the specifications of the Victorian Netball Association.

To facilitate the completion of the current project, this Notice of Motion seeks to transfer \$40,000 from the Belmont Lions Netball Court project to the Queens Park Netball Court project. This will allow for the QPNC project to be completed on time and on budget. The Belmont Lions Netball Club project is scheduled to begin later this year, and will still have a funding allocation of \$49,500.

Cr Nelson moved, Cr Harwood seconded -

That Council support the following funding reallocations:

Ward	Project description	Budget	Budget ID
Kardinia	Belmont Lions Netball Club	-\$40,000	C13844
Deakin	Queens Park Netball Court	\$40,000	C13840

Carried.

NOTICE OF MOTION – Cr M Heagney

REALLOCATION OF DISBURSEMENT FUNDS

Council allocated \$5,000 in the 2011/2012 budget for project D576350 – Deakin Uni Social Inclusion Project.

Following consultation with the Arts & Culture Department it has been established that the project is unlikely to proceed at this time and the funds required for the project are recommended for re-allocation.

A reallocation of the \$5,000 is recommended to the Geelong Art Society Inc to pay for the repair of windows to the heritage listed Shearers Arms Visual Arts Centre to be carried out in consultation with a Heritage Advisor.

Cr Heagney moved, Cr Richards seconded -

That Council support the following reallocation:

Ward	Project description	Budget	Budget ID
Brownbill	Deakin Uni Social Inclusion Project	-\$5,000	D576350
Brownbill	Geelong Art Society Inc Shearers Arms Visual Arts Centre	\$5,000	TBA

Carried.

NOTICE OF MOTION – Cr A Richards

CONFERENCE ATTENDANCE - GREEN CITIES 2013

The Green Cities 2013 – Accept the Challenge Conference on 6-8 March, 2013 in Sydney is an industry led conference providing an extensive array of keynote speakers and topical subject matter in the sustainability and environmental arena.

Keynote speakers in the conference include Gunter Pauli – author of the Blue Economy, Eric Knight Rhodes scholar and author of Refrain: How to Solve the World's Trickiest Problems, and Rob Bennett Executive Director of Portland Sustainability Institute.

The conference program provides an insight into current thinking in relation to moving to a green economy, and utilising the sustainability initiatives as an enhancement of bottom line outcomes.

As the new Environment and Sustainability Portfolio holder, attendance at this high level industry led conference will assist in managing portfolio responsibilities, particularly the Future Proofing Geelong Initiative which has multiple partners joining with the Council to implement the Council adopted Low Carbon Growth Plan.

The costs associated with this conference of approximately \$3800 for attendance at the conference (conference fees, accommodation and airfares to Sydney and return) can be met out of the existing 2012/2013 budget.

A report on the conference outcomes will be prepared in accordance with Council policy.

Cr Richards moved, Cr Macdonald seconded -

That Council approves the attendance of Cr Richards at the Green Cities – Accept the Challenge Conference in Sydney on 6-8 March 2013.

Carried.

NOTICE OF MOTION – Cr Jan Farrell

VCAT CRITICISM OF VCGLR APPROVAL OF EGM EXPENDITURE ESTIMATES

Background

All applications to the Victorian Commission for Gambling and Liquor Regulation for an increase in the number of electronic gaming machines (EGMs) must provide a social and economic impact assessment of the increase in the EGMs on the local community. Applicants generally argue that the majority of their income will come from nearby gaming venues in the form of a transfer of expenditure; the result being a minimal increase in gambling (and by implication, problem gambling) in the community.

In recent examples, Dun-ra Investments with regard to the Sphinx Hotel argued that 71% of their new income would come from neighbouring venues and the PJ Cook Investments Pty Ltd regarding the Fyansford Hotel argued for a 75% transfer. One of the difficulties faced by expert witnesses in producing transferred expenditure forecasts and by councils in assessing and scrutinising such figures, is that the VCGLR does not release all of the relevant data required to form an accurate prediction of the likely transferred expenditure in gaming applications. The lack of available expenditure data, coupled with the lack of input from the VCGLR in this area, undermines the reliability of transferred expenditure predictions.”

However, in recent months, the Victorian Civil and Administrative Tribunal (Tribunal) has handed down a number of decisions which involve an application for review of a decision of the Victorian Commission for Gambling and Liquor Regulation (Commission). In a number of these recent decisions, the Tribunal has expressed significant dissatisfaction with the quality of analysis regarding predicted expenditure and likely transferred expenditure arising from the proposal to install additional electronic gaming machines.

Bendigo Stadium case – Bendigo Stadium Ltd v Greater Bendigo CC [2012] VCAT 1698

In the Bendigo Stadium case, the Tribunal expressed extensive criticism of the expenditure analysis evidence that had been filed with the Tribunal. At paragraph 31, the Tribunal noted:

This leads us to the view that there is no real sophistication or rigour to the assessment of transferred expenditure in the gaming industry – a matter we find somewhat disturbing if it is to be relied upon as part of a socio-economic assessment to determine the net impact of gaming on a community.

And at [33]:

Given our comments, we would expect to see better evidence on these issues in future cases before the Commission and Tribunal, particularly for cases involving new venues or a greater number of EGMs, or where the socio-economic debate is potentially more finely balanced than here. Indeed, the Commission itself might be able to take a more pro-active role on these issues given its access to relevant industry data.

Francis Hotel case – Francis Hotel Pty Ltd v Melbourne CC [2012] VCAT 1896

In the subsequent decision concerning the Francis Hotel, the Tribunal endorsed the comments of the Tribunal in the Bendigo Stadium case. It specifically noted, at [51]:

It seems to us the range of 60% to 80% is often put to the Commission and the Tribunal in gaming cases, and in some instances without specifics as to how the estimate has been derived.

And at [52]:

Overall, it is surprising to us how little information is available about actual versus predicted transferred expenditure, particularly when transferred expenditure is a factor of some significance in many gaming decisions. Mr Whitehouse pointed out VCGLR information is restricted and not always available. In Bendigo Stadium, the Tribunal suggested the Commission itself might be able to take a more pro-active role given its access to relevant industry data. What this case demonstrates to us is the need for expert witnesses to have access to data to understand actual transferred expenditure in order to best predict transferred expenditure. As such, we see relevant industry data is an essential ingredient to the assessment of transferred expenditure in the gaming industry.

Peppermill Hotel case – Mount Dandenong Tourist Hotel Pty Ltd v Greater Shepparton CC [2012] VCAT 1899

In this decision, the Tribunal cited the "lack of publicly available information" as an issue in relation to projected expenditure analysis. It noted, at [91]:

In light of this, and in the light of the emergent issue of the conflict facing PVS, one course which suggests itself as highly desirable is for the VCGLR to take on a much more active role in the provision of baseline information relevant to EGM approvals under s 3.3.7 of the Gambling Regulation Act.

Maryborough Highland Society case – Mount Alexander SC v Victorian Commission for Gambling and Liquor Regulation & Ors [2013] VCAT 101

In this recent decision, the Tribunal cited the "specialist expertise and unique experience of the Commission" and "in dealing with difficult concepts such as gaming expenditure or transferred expenditure". It noted, at [131]:

"the Commission needs to more clearly demonstrate that expertise and experience in dealing with difficult concepts such as gaming expenditure or transferred expenditure and/or by indicating why conflicts in the expenditure forecasts are (or are not) important in a particular case"

The Victorian Responsible Gambling Foundation is an independent statutory authority that aims to reduce the prevalence and harms of problem gambling and to help those who choose to gamble, to do so responsibly. The Foundation collaborates with local and international researchers and organisations to deliver a meaningful program of research. This research supports the Foundation's objectives to reduce the prevalence of problem gambling and the severity of harm related to gambling.

Cr Farrell moved, Cr Richards seconded -

That Council write to the Victorian Commission for Gambling and Liquor Regulation requesting that it carries out the necessary research to enable greater clarity and understanding of predicted expenditure and likely transferred expenditure arising from proposals involving the installation of additional electronic gaming machines.

Carried.

COMMON SEAL REGISTER

Cr Macdonald moved, Cr Ansett seconded -

That the following documents be signed and sealed by Council

Carried.

1. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND JOHN O'HALLORAN FOR 116 ORTON STREET, OCEAN GROVE

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	116 Orton Street, Ocean Grove
Application No:	1083/2010

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 12 of Planning Permit No. 1083/2010 issued on 07 December 2011 which allowed the construction of a second dwelling, subdivision of land into two lots and the removal of a street tree.

The purpose of the Agreement is to register on title that unless otherwise approved in writing by the Responsible Authority, prior to the issue of a Statement of Compliance:

The owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority which provides for all development to be in accordance with the endorsed plans forming part of Planning Permit 1083/2010 (or any amendment to that permit) or any subsequent Planning Permit.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

The owner agrees that following registration of the plan of subdivision approved by the Subdivision Permit any development of the Subject Land must accord with the endorsed plans forming part of Planning Permit 1083/2010 (or any amendment to the Planning Plan) or any subsequent planning permit issued by Council.

Council Obligations

Nil.

**2. SECTION 173 AGREEMENT GREATER GEELONG CITY COUNCIL AND
CARFOUR INVESTMENTS PTY LTD & LYD PTY LTD FOR 100-110
WANDANA DRIVE, WANDANA HEIGHTS**

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	100-120 Wandana Drive, Wandana Heights
Application No:	742/2007/C

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 29 of Planning Permit No. 742/2007/C issued on 16 October 2008 which allowed a Staged Multi-lot Subdivision.

The purpose of the Agreement is to prevent direct vehicle access from Wandana Drive to allotments 1 and 16 on Block B to prevent traffic conflicts.

This Agreement has been peer reviewed by one of Council's panel solicitors.

Owner's Obligations

1. Vehicular access to and from lots 1 and 16 on the plan of subdivision is prohibited from Wandana Drive; and
2. It will not permit vehicular access from lots 1 or 16 to Wandana Drive to occur.

Council Obligations

Nil.

3. TRANSFER OF LAND: ROADS SITUATED BETWEEN REGENT STREET AND WILSONS ROAD, NEWCOMB

Portfolio:	Finance – Cr S Kontelj
Source:	Corporate Services – Corporate Strategy and Property Services
General Manager:	Jeff Wall
Property:	Roads between Regent Street and Wilsons Road, Newcomb

Officers' Comments

Council has been contacted by the solicitors acting on behalf of the Estate of John Francis Taylor, deceased. Mr Taylor had the legal control of the roads surrounding the land situated between Regent Street and Wilsons Road, Newcomb. The roads are in private ownership as they were part of a residential development carried out prior to the implementation of the *Subdivision Act 1988* (Vic), which required all roads in subdivisions carried out after the commencement of that Act to be registered in the name of the local municipal authority.

A vesting provision exists in Clause 1(4) of Schedule 5 of the *Road Management Act 2004* (RMA) which vests the ownership of certain roads in the local municipal authority and a Transfer of Land instrument is required to be registered with the Land Titles Office to align the legal ownership of such roads with the vesting provisions.

The solicitors for Mr Taylor's estate have prepared a Transfer of Land document to facilitate the legal transfer of the roads to Council to be consistent with the vesting provisions of the RMA.

Council Obligations

To align the legal ownership of the roads with the vesting provisions in the RMA, Council is required to sign and seal the Transfer of Land instrument so that it can be lodged for registration with the Land Titles Office.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Democracy and Governance
Source: Corporate Services
General Manager: Jeff Wall

Summary

- Section 80A (2) of the Local Government Act 1989 requires the record of an Assembly of Councillors be reported to the next practicable Ordinary Meeting of Council.
- A record of Assembly of Councillors meeting(s) is attached as an Appendix to this report.

Cr Heagney moved, Cr Nelson seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 26 February 2013)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Property Strategy Advisory Committee 20 January 2013	Crs Harwood, Fagg, Farrell, Heagney, Fisher, Irvine, Ellis, S Kontelj, Ansett and Macdonald	J Wall (GM) A Grant (PROP ADV)	- Civic Accommodation - Sale of Old Geelong Gaol - Sales List of Council Properties	Nil.
Graffiti Reference Group 12 February 2013	Cr Fisher	H Manzl (CO ORD) J Wager (CO ORD) L Armstrong Rowe (OFF) M McKenzie (GRAFFITI AUDITOR) Z Smith (OFF)	- Audit Update - Budget - Police and Court Report - Graffiti Team Leader Report	Nil.
Councillor Briefing 19 February 2013	Crs Fagg, Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Macdonald, Nelson, Richards	S Griffin (CEO) J Wall (GM) D Frost (GM) J McMahon (GM) P Bettess (GM) G Van Driel (GM) M Kelly (MGR) R Grant (MGR) A Grant (PROP ADV)	- Vision 2 Presentation - G21 Presentation - Finance Briefing - Civic Accommodation (Confidential) - Regional Tourism Structure - Disability Advisory Committee Progress Report - Central Geelong Parking Precinct Plan - Ocean Grove Covenant for the Sale and Manufacture of Liquor - Contractual Matter (Confidential) - Amendment C268 Proposed Masters Store and Business Park, Bacchus Marsh Road, Corio – Consideration of Submissions - Amendment C286 and Planning Permit 1304/2012 Covenant College Expansion – Creamery Road, Bell Post Hill - Submission to Metropolitan Planning Strategy Discussion Paper - City Plan Quarterly Report	Cr Fagg declared a Conflict of Interest in Amendment C268, however the item was not discussed.

Cr Macdonald moved, Cr E Kontelj seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 8.00pm

A record of the proceedings of this section of the meeting is contained in a Confidential Minute Book.

The Meeting was opened to the public at 8.18pm

CLOSE OF MEETING

As there was no further business the meeting closed at 8.18pm. Tuesday, 26 February 2013.

Signed: _____
Chairperson

Date of Confirmation: _____