

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 13 August 2013

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 7.05pm

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)

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**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, 13 AUGUST 2013
COMMENCING AT 7.05 P.M.**

PRESENT: Cr B Harwood (Acting Mayor), Crs T Ansett, L Ellis, J Farrell, K Fisher, J Irvine, S Kontelj*(7.45pm), R Macdonald, R Nelson, A Richards

Also present: D Frost (Acting 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), P Jane (Acting General Manager Projects, Recreation and Central Geelong), J Brown (Manager Administration and Governance), J Findlay (Media & Communications Officer)

OPENING: The Acting Mayor declared the meeting open at 7.05pm

ACKNOWLEDGEMENTS:

The Acting 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 Fagg (Mayor), Crs M Heagney, E Kontelj

LEAVE OF ABSENCE:

Cr Richards moved, Cr Macdonald seconded -

That an Extension of Leave of Absence be granted to Cr Fagg (Mayor) from 5 August to 16 August 2013, inclusive.

Carried.

Cr Richards moved, Cr Irvine seconded -

That Leave of Absence be granted to Cr Rod Macdonald from 23 September to 14 October, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Irvine moved, Cr Fisher seconded -

That the Minutes of the Ordinary Meeting held on 23 July 2013 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

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.

Peter Linaker and **Graeme Tribe** addressed Council in relation to the Ocean Grove Covenant:

- 1) General Manager Economic Development, Planning and Tourism, have you said there are 'no beneficiaries' to the Ocean Grove covenant, and thus no persons entitled to object?
- 2) Is it also said in the report: 'Council officers have been advised that it is 'highly likely' that the Covenant is invalid in so far as it does not appear to meet the equitable requirements for passing the benefit of a restrictive Covenant. The advice relates to a specific property in the affected area?
- 3) Now it is patent that the intent and meaning of a 'Covenant' is an agreement between parties, via their land, such as with an authority, or between a vendor and purchaser, or between common purchasers under a common covenant, such is called a 'scheme'. Are you aware of Gibson's interpretation on this, VCAT in 2011?

Peter Bettess responded that the Gibson interpretation is irrelevant to the Ocean Grove Covenant as it concerned a matter of interpretation of the benefited land in the covenant. The Ocean Grove covenant does not identify the land benefiting. Objectors to the removal of an Ocean Grove covenant at VCAT will have the status of objectors to the permit, not beneficiaries of the covenant.

- 4) Since there are some 2500 abutting properties of old Ocean Grove, with the same covenant – do you still say the mutual relation between these titleholders, and the 'scheme' is irrelevant, and still deny the legal proviso 'unless there is a scheme' even an 'implied scheme' at VCAT?

Peter Bettess responded, 'Yes, irrelevant'.

- 5) Mr Mayor, the 'entrenched position' of Council is contrary to that of Property Law and VCAT. It is based upon 'The covenant is not a covenant'. Does Council realize how this appears as a provocative attack on titleholders in an attempt to show the covenant defenceless and obsolete?

Peter Bettess responded that he could not answer this question without giving a lecture on Property Law. An objector can go to VCAT, it is not necessary to go to Court.

- 6) Will then the Council therefore provide our costs to real all this in Court?

This question was not answered on the night.

QUESTION TIME (CONT'D)

Erwin Boermans asked the following questions:

- 1) National example status, Dennis More's Leopold project, as lodged for Council on 29 January 2013?
- 2) Request for Council support for exclusive development rights for my industrial waste heat exchange, district energy project to future-proof the area, innovate with new infrastructure?

Peter Bettess responded that Council is not able to give exclusive development rights. However, opportunities by households and businesses to reduce energy usage will result through Council's commitment to a low carbon future and through its Future Proofing Project.

David Sterrett addressed Council as follows:

Council requested in January that a project brief be prepared investigating public access to Port Phillip Bay, adjacent to Leopold. Leopold Angling and Aquatic Club attended a meeting of City planners on 11 February so the City could gain an understanding of community expectations and infrastructure requirements to achieve public access that meets the objectives of the Leopold Angling Club. The Manager Planning Strategy subsequently confirmed by letter that "the review will involve further discussion with your club". Since that time, apart from emails explaining of delays to the process, the most recent one of which was four months ago, there has been no further contact. My emails of 5 July and 1 August requesting updates remain unanswered. The community expects Council to honour its commitments to its "Values and Behaviours", to date it has not?

Peter Bettess responded that the City is progressing with this project and as advised to you via email on 1 August 2013 the options will shortly be presented to Council.

Cr Macdonald added that the project has taken a long time and the process has presented a lot of issues. However, it is hopeful a report will be presented to Council shortly. Further discussions will be held with the Leopold Angling and Aquatic Club and residents in the area. Peter Bettess provided a copy of the 1 August 2013 email to Mr Sterrett at the meeting.

Geoffrey Kenyon asked the following in relation to rate charges:

I am to understand the developers are to be charged vacant land rates overall instead of house and land rates as everybody else, when none of these houses are empty and are to my information are being charged rent and agistment. Cash in hand as I have been told?

Jeff Wall, General Manager Corporate Services, responded that rate charges are based on land use and property value. If there was any change to the use of a property then a supplementary valuation would be undertaken.

The question was tabled and a written response will be provided.

Cr Richards advised he would arrange a meeting with an officer to explain the process.

QUESTION TIME (CONT'D)

Colin Wallace asked the following:

- 1) Would Councillors and readers of the Minutes of tonight's Council Meeting note that, in reference to my Question 1a) at the last Council Meeting, 23rd July 2013, what Deputy Mayor Harwood said in seconding the Mayor's motion on 9th July 2013 was that the Mayor had covered the subject well and that is all he said?

The Acting Mayor noted the comment.

- 2) Would Councillors and readers of the Minutes of tonight's Council Meeting note that:
 - a) Members of the public used to have unfettered access through Council's website to the Minutes of Council Meetings going back at least a decade and the Question Time documents for as long as they have been provided, however, since 12th December 2012, access has been only to the Minutes from the start of 2012 and only the most recent Question Time document?

The Acting Mayor noted the comment.

- b) The Council website now says, 'To access older meeting minutes contact one of our customer service centres,' which means that any such enquiry can be completely monitored and controlled through the Manager of Customer Services and Councillor Support?

The Acting Mayor noted the comment.

- c) I believe this change and the intended changes this year to the Public Question Time section of the Council Meeting Procedures Local Law are both steps backward for democracy in Geelong?

Mary Wallace asked:

- 1) I have been told that Council cannot locate a quote from Surbo Holdings for removing trees and making a new footpath with fence in First Street and my question is, shouldn't Council have this quote?

The Acting Mayor took the question on notice.

- 2) The Surbo Holdings invoice for removing trees and making a new footpath with fence in First Street was directed to officers of the Asset and Traffic Management Unit all of whom, to my knowledge, remains in the Asset and Traffic Management Unit, the Co ordinator of which was then and remains the same. Since the Surbo Holdings invoice was directed to the Co ordinator Asset and Traffic Management and someone within his unit and under his authority, and the Co ordinator Asset and Traffic Management 's signature accompanies 'OK to pay' on the invoice, my question is how can the Co ordinator Asset and Traffic Management know if the \$33,000 including GST on the invoice is the right amount to pay if there is no written quote to refer to?

The Acting Mayor took the question on notice.

QUESTION TIME (CONT'D)

- 3) The Surbo Holdings invoice for \$30,000 or \$33,000 including GST is for removing trees and making a new footpath with fence in First Street only; these are works on the east side of First Street, yet the table in the letter to my husband Colin Wallace from the Co ordinator Asset and Traffic Management dated 4th April 2011 says that Surbo Holdings for the same amount of money did works at the southern end of First Street as well as the works on the east side and yet the works at the southern end were not begun until after the date of this Surbo Holdings invoice and my question is, how can this be?.

The Acting Mayor took the question on notice.

PETITIONS: Nil

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN

Portfolio:	Enterprise Geelong - Cr Harwood
Source:	Planning Strategy and Economic Development
General Manager:	Peter Bettess
Index Reference:	Council Reports 2013

Purpose

This report seeks Council's endorsement of the findings of the Geelong Port and Land Freight Infrastructure Plan and recommends Council provide the report to State and Federal politicians to highlight the need for investment in port related infrastructure.

Summary

- The Geelong Port and Land Freight Infrastructure Plan was commissioned to support the continued growth of Geelong Port and Victoria's premier bulk and break bulk port.
- A partnership approach between the City, GeelongPort, Committee for Geelong, Graincorp, Incitec Pivot and Midway was used to develop the Plan, with technical assistance from the Victorian Regional Channels Authority.
- The Plan takes a three pronged approach to the port. It identifies prospective new trades that could come to the port, the facilitative infrastructure required to attract them and thirdly it models scenarios of future trade forecasts based on underlying assumptions about the future of the Shell refinery and the addition of new trades.
- The facilitative infrastructure is grouped under road, rail and marine improvements. Local road improvements include the need for changes within the port precinct to accommodate High Productivity Vehicles and linkages to the GREP and the Ring Road. Options to link Lascelles Wharf with the rail network and other sites were also explored. Marine improvements include the need for deepening of the channel to 14 metres and improvements to berthing.
- The Plan presents an optimistic outlook for the future of Geelong Port and port users. With the challenges to manufacturing in our region, the plan identifies that the Port provides an opportunity to significant increase through-put and related employment opportunities. Further, this plan will assist in positioning Geelong Port as a key import hub into the future. This similarly has potential to generate positive employment benefits for our region.
- It is important for Council to endorse the directions within the Plan to demonstrate its support and commitment to the continued growth of Geelong Port and the economic and employment benefits that the ports brings to Geelong.
- In order to deliver on the directions of the plan it is necessary for Council and other members of the partnership to advocate for additional resourcing for infrastructure improvements. Council should continue to work with GeelongPort to facilitate local infrastructure improvements including the investigation of road closures in the port precinct to address safety issues and improve the usability of port back up land.
- The Plan will be sent to Infrastructure Australia following on from their visit to Geelong in 2012 and will be sent to Federal and State politicians to advocate for increased investment to support the port.

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN (CONT'D)

Cr Harwood moved, Cr Fisher seconded -

That Council:

- 1) acknowledges the support of the project partners in the development of the Geelong Port and Land Freight Infrastructure Plan.**
- 2) Supports, in principle, the directions of the Geelong Port and Land Freight Infrastructure Plan.**
- 3) authorises the Mayor to write to the Prime Minister, the leader of the Federal Liberal Party, the Premier of Victoria, the Chair of Infrastructure Australia, the leader of the Victorian State Labor Party and the Victorian Minister for Transport to highlight the importance of Geelong Port to the local economy and the need for increased investment in transport infrastructure to service the port and secure employment in Geelong.**

Carried.

Background

The development of a freight and logistics precinct in the north of the City based around Geelong Port, Avalon Airport, existing road and rail connections and the GREP is one of Councils 12 funding priorities. The expansion of Geelong Port will have positive flow on impacts for the wider region.

The *Economic Impact of the Port of Geelong*, estimated that in the Barwon region direct employment from port activities is 728 FTE and indirect employment is 528 FTE jobs.

Discussions between Council officers and existing port users identified that infrastructure upgrades were required to ensure the continued growth of trade through Geelong Port. This coincided with a visit by Infrastructure Australia to Geelong and their suggestion that a 50 year vision for Geelong Port should be developed. A Project Steering Committee was formed to oversee the development of the Geelong Port and Land Freight Infrastructure Plan. The Project Steering Committee funded the development of the plan and comprised representatives from the port manager; GeelongPort, Graincorp, Incitec Pivot, Midway, Committee for Geelong and the City, with technical input from the Victorian Regional Channels Authority.

GHD and Juturna were commissioned to deliver the Geelong Port and Land Freight Infrastructure Plan. The Project Steering Committee has approved the plan and is supporting its implementation through advocacy efforts with the State and Federal Governments.

Discussion

The Geelong Port and Land Freight Infrastructure Plan examines existing operations and infrastructure at the port using information garnered from extensive stakeholder engagement with the port manager, existing and potential port users and freight and logistics businesses in Geelong.

Key infrastructure constraints which are limiting the future expansion of the port and port users were identified as follows;

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN (CONT'D)

- The lack of a dedicated heavy freight operations zone in the port precinct,
- High capacity freight vehicle access is limited and existing truck access is not managed, that is there are no dedicated truck routes to the port
- Rail access and capacity to berths is limited, future rail connections are not obvious and the access to the standard gauge rail network is difficult
- There are limited sites available for stockpiling dry bulk materials and the port is not appropriately connected to the GREP where there are opportunities for the growth of grain and fertiliser industries and intermodal operations.
- The channel and berths are depth constrained and coupled with ageing berth infrastructure, limit the maximum size of berths that can access the port.

Appendix 1-1 is a table which captures the constraints analysis of infrastructure at the port. These can be grouped into three categories; road, rail and marine. The Plan identified potential solutions to overcome these constraints.

Road

A key issue to emerge from consultation with port users was the adequacy of road access to Geelong Port, in particular the absence of a direct access from the Geelong Ring Road to the port. When the Geelong Ring Road was constructed VicRoads determined that the preferred route to the port was via Bacchus Marsh Road. Consultation with port users revealed that trucks accessing the port use different routes including Cox Road, Ballarat Road and LaTrobe Terrace.

There is considerable industry support for the opportunities presented by the use of High Productivity Vehicles (HPV) particularly on key grain routes. The use of larger trucks could offer up to 15% greater efficiency per vehicle movement. A designated HPV route could be developed utilising the state highway network with direct access from the Geelong Ring Road along Heales Road to the port via a new connection to Shell Parade/Princes Highway. In addition to the more efficient movement of freight, it would also offer considerable amenity benefits and safety outcomes for residents along Cox Road and Bacchus Marsh Road, consistent with the objectives of the Corio-Norlane Structure Plan. The road connection to Shell Parade would require infrastructure investment by State or Federal Government. The wider freight network throughout the State would also have to be considered including assessment of bridges.

At a local level the Plan recommends restricting access for non port traffic on The Esplanade in North Shore between Seabreeze Parade and Madden Avenue. The road would become part of the port precinct creating a connection between the industrial land and Lascelles Wharf. Coupled with the addition of weighbridge facilities it would improve unloading operations which are now facing increased berth utilisation for the importation of cement, following the closure of the quarry at Waurin Ponds.

Other local opportunities include changes to intersections along Shell Parade to improve safety and provide access for HPVs.

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN (CONT'D)

Rail

Currently only one port user, Graincorp takes advantage of rail access to its facility. Rail access is available to other sites but, due largely to cost, it is unused. Lascelles Wharf does not have a rail connection despite its greater berth depth which would be well suited to accommodate the higher volumes typically transported on rail.

Rail freight planning is complicated, often there is no rail at the origin, there are limited train paths available, and rail struggles to compete with the lower cost and flexibility of road transport. The plan identifies 5 rail projects which would benefit the port

1. Signalling infrastructure improvements on the Corio Independent Goods Line
2. Extension of the grain loop, via turnouts or sidings
3. Extension of the rail siding on the Midway site
4. Rail loop to service Lascelles Wharf
5. Rail access to sites in the GREP

Marine

The Victorian Regional Channels Authority is responsible for maintaining the shipping channels into Geelong Port. Currently the channel is maintained to a depth of 12.3 metres and can cater for ships with a maximum draught of 10.8 metres up to 11.7 metres with tidal assistance. This places constraints on existing port users Graincorp and Shell. It also acts as a barrier to attracting new trades to Geelong Port creating inefficiencies as ships can not be fully loaded, and places Geelong at a disadvantage to the ports of Portland and Melbourne.

A further factor which will affect access to Geelong Port is the increasing size of the global shipping fleet. During the global financial crisis, ship owners worldwide responded by scrapping older, smaller ships in record number. This has resulted in an accelerated growth in the size of the worlds shipping fleet. This has implications for trade through Geelong Port, as in the future existing port users may be forced to reconsider their operations if the vessels they charter are unable to enter Geelong fully laden. The Plan recommends improvements to channel depth and width. Channel depth should be increased to match the depth of the access to the Port of Melbourne at 14 metres.

The need for additional berths was also identified in the Plan. These could be located at Lascelles wharf where greater depths are available. Further expansion opportunities at Corio Quay North and South were also identified.

The need for greater depth at the existing berth at Corio Quay North was identified as a constraint by Midway as the depth of the berth is less than the channel.

Preliminary costings for all road, rail and marine projects are identified in the Plan and the project partners have committed to advocating for these infrastructure investments at State and Federal Government levels.

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN (CONT'D)

Future Port Scenarios

Having identified infrastructure required to attract new users to the port, the plan details new trades which could be attracted to Geelong Port as detailed below.

Export Prospects	Import Prospects
Mineral sands	Automotive
Brown coal	Sugar
Black coal	Fertiliser
Iron ore	Cement
Grain either from the Port of Melbourne or southern New South Wales	Gypsum
Soya bean meal/oil	Refined products
Logs/woodchips	Bitumen
Copper concentrate	LPG
	Steel

The Plan quantifies volumes of potential new trades and the growth forecast in existing trades. Using a range of assumptions, for example the replacement of the Shell oil refinery with a fuel import storage terminal, the Plan provides 10 modelled scenarios which demonstrate the potential increase in trade through the port if infrastructure investments are made in road, rail and marine improvements.

Current throughput at Geelong Port is approximately 16 million tonnes. The most ambitious scenario would involve the delivery of all infrastructure improvements and result in up to 60 million tonnes of throughput by 2050.

Land Use

The Plan recognises the need for the City to continue to maintain buffers around industrial activities at the port. The availability of land at the port is constrained with some industrial sites being used for non port related uses. Whilst ample land is available at the GREP, additional costs are incurred with the transfer of goods to and from storage sites that do not have direct berth access. This "double handling" significantly affects freight charge competitiveness.

Baywest and the Port of Hastings

The Victorian State Government policy is to relocate the international container trade from the Port of Melbourne to the Port of Hastings. The Geelong Port and Land Freight Infrastructure Plan is consistent with this policy as its focus is limited solely to bulk and break bulk trades.

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN (CONT'D)

The Port of Hastings is not well served with road and rail access at this time. Considerable investment in infrastructure would be required to support the development of Hastings and there are existing congestion issues with transportation of goods back through Melbourne. By contrast, any proposal to develop a port in Melbourne's west would have a comparative advantage due to accessibility to the national road and rail networks including the Outer Metropolitan Ring, availability of a skilled workforce, proximity to established warehousing and national distribution centres in the west, proximity to Avalon Airport and position at the gateway to the west of the State which produces the bulk of containerised agricultural exports.

The development of a Baywest port option for international containerised trade could be undertaken in conjunction with the improvement of channel access at Geelong and would complement the role of Geelong as a bulk and break bulk port.

The State Government is currently preparing the Victorian Freight and Logistics Plan and it is understood that this will provide greater clarity on the government's plans for the future of commercial ports in Victoria.

Environmental Implications

Consideration of this report does not result in any environmental impacts. Any future development proposal or infrastructure project will include an assessment of environmental impacts as part of an assessment process.

Financial Implications

The consideration of this report will not result in financial implications for Council. Pending further investigation and analysis, future budget processes will be pursued to deliver infrastructure upgrades where relevant.

This report will have no impact on Council income or expenditure. Any infrastructure upgrades to be pursued in the future will be subject to the normal budget processes.

Policy/Legal/Statutory Implications

This report has no statutory implications for Council. The *Geelong Port and Land Freight Infrastructure Plan* details future assessment processes which may be required for channel improvements and other infrastructure upgrades.

Alignment to City Plan

This report supports the "Growing Our Economy" strategic direction in City Plan in particular the priority to "facilitate major infrastructure investment to enable economic growth".

1. RELEASE OF GEELONG PORT AND LAND FREIGHT INFRASTRUCTURE PLAN (CONT'D)

Officer Direct or Indirect Interest

No Council officers have a direct or indirect interest in accordance with Section 80(c) of the Local Government Act in the issue to which this report relates.

Risk Assessment

Council's endorsement of the directions of the *Geelong Port and Land Freight Infrastructure Plan* will not result in any risks to Council. Any future infrastructure upgrades will be subject to assessment processes which will include a risk assessment.

Social Considerations

Further development at the Port of Geelong will have positive social impacts through the potential for increased employment. Social impacts will be considered through further assessment processes which will include examination of other issues such as traffic impacts, noise and environmental safety.

Human Rights Charter

This report has no impact on human rights. Delivery of infrastructure identified in this report, such as access road changes will be subject to separate consultation processes with the community to ensure their views are considered.

Consultation and Communication

Preparation of the *Geelong Port and Land Freight Infrastructure Plan* included consultation with key industry stakeholders. Given the technical nature of the project, consultation with the wider community is not proposed at this stage.

The Plan will now be circulated to State and Federal Governments and other agencies. Project partners have committed to advocating for delivery of the infrastructure identified in the Plan.

APPENDIX 1-1

Port of Geelong -- Strategic Assessment - Constraints analysis

Summary Constraints:	
- Lack of a dedicated heavy freight operations zone - High capacity vehicle access to the Port from the Freeway is limited, truck access to/from the port is not managed (dedicated truck routes) and there is a lack of third party commercial access to infrastructure improvements. - Rail access and volumetric capacity (by rail) to port berths is limited, potential future rail solutions are not obvious. Access to SG rail is complicated. - Plots / areas for stockpiling dry bulk materials appear to be limited especially when combined with rail connectivity. The port is somewhat disconnected from Heales Rd, that has the potential to offer growth in Fertiliser / Grain based industries and intermodal operations. - Depth constrained channel, berths and ageing berth infrastructure limit the maximum size of vessels that can access the port	

Port precinct road improvements (local inefficiencies) and improved access for high capacity vehicles to the Port., truck access to/from the port is not managed (dedicated truck routes) and there is a lack of third party commercial access to infrastructure improvements.

	Constraint Title	Constraint	Options to unlock constraint	Basis for change					Indicative Capex. (\$/max)
				Increase land value	Safety	Local operational efficiency	Freight efficiency	Operational cost reduction	
One of the overarching constraints for more efficient truck access is a lack of dedicated heavy road freight operations zone which can exclude non-operational vehicles (such as passenger vehicles) from heavy intensive road operations. Such a zone would offer the benefit of access for higher productivity trucks than can presently service the port									
1.	Entrance / exit to Midway site	The current location of the entrance to the Midway site is separate from the exit. This limits access to B Doubles and B Triples has the impact of limiting the options for the use of the site by other potential tenants and/or for alternative uses.	Develop a combined entrance / exit on either the Esplanade or Corio Quay Rd. New entrance to be designed for B double truck access.	X	X	X	X		\$ 10,000,000.00
2.	Repositioning of the truck access route to Graincorp facilities	Access for trucks from Mackey Rd, pushes trucks out onto the Princes Highway, and the turn into Mackey Rd restricts larger trucks. This raises safety concerns and limits the access for trucks.	a) Consider option of an alternative truck access route into Graincorp from McLeod St b) or access from Langdon St across the existing rail loop via an at grade crossing?	X	X	X	X		\$ 10,000,000.00
3.	Oyster Cove / Lascelles connection improvements	The route from Lascelles to Oyster cove is not used by trucks following an accident involving a member of public. Trucks currently route around Walch's Rd & Seabach parade. IPL also have to have a street cleaning vehicle permanently working.	a) Consider zoning this section of the port precinct, to be a dedicated heavy freight operational zone to restrict non-port vehicles and allow higher capacity vehicles to run through it; b) consider closure of this road and change of land use to connect land areas to the west with Lascelles wharf - see Rail improvement options.	X	X	X	X	X	\$ 2,000,000.00
4.	Additional weighbridge at lascelles to reduce port congestion	The single weighbridge at Lascelles can delay the departure of trucks from the berth leading to congestion.	Consider the provision of a new weighbridge either a) around Lascelles; b) on the (new) port traffic only route corridor to Oyster Cove (see 3 above); c) at Oyster cove to measure trucks arriving with Fertiliser from lascelles.			X	X		\$ 280,000.00
5.	Road alignment safety improvements on Wharf Rd (Shell site)	The bends around the Shell site, are not suitable for the transit of large trucks and pose a safety issue for regular use.	Local safety / road alignment improvements to the road bends.		X	X	X		\$ -
6a.	Shell parade - change to a dedicated truck access route to / from the Princes Freeway & Heales Rd	Higher productivity freight vehicles cannot currently service the port	Upgrade the Shell Parade route from the intersection with the Princes Freeway and the local Port environs. Remove the existing roundabout at the School road intersection and provide a new dedicated pedestrian and road crossing to manage the interface of trucks and school traffic.	X	X	X	X	X	\$ -
6b.	Provide a new rail crossing to link Heales Rd to Rennie Road	There is no westbound access for trucks onto the Freeway from Shell Parade, and/or direct access to Heales Rd from Shell Parade. Similarly traffic arriving from the west cannot enter the port via Shell Parade.	Provide a new road connection between Rennie Rd and Heales Rd / Forest Rd by way of a box culvert or bridge crossing.	X	X	X	X	X	\$ -
7.	Hinterland constraints	Upstream locations associated with the Origin and destination of goods may be constrained with respect to access for Higher Productivity Freight Vehicles. This may include routes to/from Shepperton and road Infrastructure Improvements / assessments.	Undertake road Infrastructure assessments and upgrades to unlock HPFV constraints		X		X	X	\$ -

Port precinct rail improvements to provide rail based (high volume capacity) transport connections to port facilities and/or Heales Road

1.	Signalling constraints for trains accessing the CIGL and Geelong Grain Loop	The existing signalling infrastructure between the CGL and the main BG and SG lines limits the access for trains to access the port and requires manual controls.	Implement the proposed rail infrastructure improvements that are being contemplated under the 'C Box' signalling programme for Corio Quay.			X	X	X	
2.	Grain Loop rail extensions.	The routing of the GGL through the Graincorp unloading facilities restricts the use of the rail track for alternative bulk products, due to AQIS controls.	Consider a series of additional rail turnouts or sidings within the existing loop to allow the rail wagons to bypass the Grain unloading infrastructure. Consider a new rail loop extension to the Graincorp Bunker storage site.			X	X	X	
3.	Midway Rail siding extension	The siding length restricts the length of trains that can access the site. Access to DG siding requires use of additional rail sidings to the North.	Extend the rail siding within the Midway site to 400m length (from 200m) to accept longer trains. Consider a further extension back towards Corio Quay Grain Loop to provide a further rail loop solution for Corio Quay.			X	X	X	
4.	Rail loop to service Lascelles and mainline rail connection to/from the CIGL from the North	There is currently no opportunity to export goods via rail through Lascelles wharf or the Refinery piers despite these berths having the greatest draft of all berths in the Port. Rail access to the CIGL is currently undertaken via train run arounds on the	Provide rail infrastructure in combination with conveyor transfer systems. Options comprise A) rail sidings / loop and zones for material stockpiles on land to the west of the main rail line that is currently owned by Shell. B) rail sidings / loop and zones for material stockpiles on land to the east of the main rail line that is currently adjacent to the Terminals site (this option requiring a bridge connection over the existing mainline). C) consider a rail loop around the 'One Steel' site, with connection to the existing IPL rail spur or future Graincorp Bunker loop (this may require exemptions for an 'at grade' rail crossing within the port precinct.			X	X	X	
5.	Rail to Heales Rd	The Heales rd precinct is currently not connected to the main rail line, although provision exists to do so. This limits the opportunities for intermodal operations.	Connect the rail sidings to the mainline rail, consider the connection in association with (4) to provide rail access to the Port from the North.	X		X	X	X	

Depth constrained channel and ageing berth infrastructure limit the maximum size of vessels that can access the port

1.	New berth(s) at Lascelles	The three berths at Lascelles restrict the amount of additional cargo that can be shipped through the port. The designation of berths 1 & 2 to Fertiliser operations and the proximity of storage sheds behind the quay restrict berth performance.	Consider options to provide more berth capacity within the Lascelles precinct. Options include: A) Lascelles berth 4, as a linear extension to berth 3; Lascelles Berth(s) 4 / 5 / 6 through creation of a basin that is formed from the end of berth 3 with an open piled structure, with berths 5/6 running parallel to berth 3. Berth 5 would be inside, berth 6 would be located on the outside of a the Jetty finger. C) consider option B with an additional area of land backed reclamation behind berth 4. D) consider the conversion of REF berth (4) to a dedicated export pier, connected to the shore with a trestle and conveyor loading system.	X		X	X	X	
2.	Additional berths at Corio Quay	The existing berths at Corio Quay restrict the amount of additional cargo that can be shipped through the port. They are depth constrained, in relation to the channel and load capacity constrained in terms of their age and condition.	Consider options to provide more berth capacity within the Corio Quay precinct. Options include: A) The extension of CQ3 to the east as a linear extension to berth 1, with additional land area provided behind the berth using dredge spoil; B) Corio Quay berth(s) 5 through extension of the Jetty to the North of the woodchip loading berth parallel to the coastline in front of the Port offices. This being created as a dedicated export pier, connected to the shore with a trestle and conveyor loading system to the Midway site. C) the creation of a berth along the western end of the basin.	X	X	X	X	X	\$ 140,000,000.00
3.	Restricted navigation channel	The dredged depth and width of the channel at the 'Heads' (entrance to Port Phillip Bay, limits the maximum vessel draft to 14m.	Widen and deepen the entrance channel to Port Phillip Bay.		X	X	X	X	
4.	Restricted navigation channel	The existing Geelong port channel (width and depth) limits the maximum size of vessel that can service the port to between 10.8m and 11.7m (tide dependent). This acts as a barrier to attract new port users, offer freight efficiency gains and puts the Port of Geelong at a disadvantage to Melbourne and Portland.	Widen and deepen the channel along the length to Corio Quay and Lascelles. Suggested minimum depth and width to facilitate 14m draft Panamax vessels as a minimum.	X		X	X	X	
5.	Local deepening of the Midway berth and CQN (3)	The woodchip loading berth at CQN and the adjacent CQN (3) is shallower than the adjacent channel. This limits the depth and size of vessels that can be loaded at low tides. Midway would like to be able to load 80,000 DWT capacity vessels. Additionally this acts as a trade attraction constraint for new tenants.	Locally deepen the berth pocket to match the adjacent channel. Structurally assess CQN (3), for local deepening.	X		X	X	X	\$ 450,000.00

2. OWNERS CORPORATION MAINTENANCE OF PUBLIC OPEN SPACE

Portfolio:	Infrastructure, Parks & Gardens – Cr Ellis Planning – Cr Macdonald
Source:	Projects, Recreation and Central Geelong - Sport and Recreation
General Manager:	Dean Frost
Index Reference:	Subject: Design/Construction/Maintenance - Parks, Gardens, Reserves and Foreshore/Playing Fields Subject: Policy and Procedures - Official/Policies & Procedures - Document Development

Purpose

The purpose of this report is to outline potential risks and costs to Council of allowing owners corporations to undertake ongoing maintenance of public open space assets, to a higher standard than is generally provided elsewhere in the municipality by the City of Greater Geelong. The report recommends that Council should not allow these arrangements within residential subdivisions.

Summary

- There have been recent requests by developers in new residential subdivisions to establish Owners Corporations to undertake the provision and maintenance of assets in Council owned reserves, including public open space and road reserves.
- In September 2012, Council endorsed a proposal to allow Owners Corporations to maintain specified public assets to an agreed standard, secured by section 173 agreements.
- Since the September 2012 Council resolution, benchmarking against neighbouring growth area councils has highlighted the recent failure of Owners Corporation maintenance agreements and identified a number of risks and costs to Council in entering into Owners Corporation agreements for the provision and maintenance of assets. These include:
 - Risks associated with the lack of control or oversight of maintenance activities occurring on Council land.
 - Financial and human resource costs in establishing and administering the agreements.
 - Social equity concerns arising from the provision of higher standard assets and services than is provided elsewhere within the municipality.
 - Higher level maintenance costs to Council arising when these agreements expire or fail.
 - Provision of an unsustainable level of service leading to future increased asset renewal costs to Council, or resident dissatisfaction when reverting to standard infrastructure.
- In light of these risks and the recent failure of an Owners Corporation agreement within a neighbouring growth area council, this paper proposes that the earlier Council resolution should not be applied within residential subdivisions.

2. OWNERS CORPORATION MAINTENANCE OF PUBLIC OPEN SPACE (CONT'D)

- The attached draft policy articulates the preferred Council position in relation to the development and maintenance of public open space in residential estates through Owners Corporation or similar agreements.
- The draft policy relates specifically to residential developments. It is acknowledged that in exceptional circumstances, Owners Corporation agreements may be a suitable mechanism to deliver non-standard services. Examples include industrial estate landscaping or the provision of private facilities within waterfront estates.

Cr Ellis moved, Cr Macdonald seconded -

That Council:

- 1) endorse the attached Owners Corporation Maintenance of Public Open Space policy;**
- 2) note that the new policy limits the scope of Council's resolution of 25 September 2012 in relation to Public Asset Care, by excluding its application to public open space within residential subdivisions.**

** Cr S Kontelj entered the meeting room at 7.45pm*

Cr Nelson moved, Cr S Kontelj seconded –

That the item be deferred.

Division Requested:

For: Crs Ansett, S Kontelj, Nelson, Farrell, Irvine

Against: Crs Ellis, Fisher, Macdonald, Richards, Harwood

The deferral motion was lost on the casting vote of the Chair.

Debate continued.

The motion was then put and carried.

Carried.

Background

Standards for the provision of Council assets within new developments in the City of Greater Geelong are established in the "Sustainable Communities Infrastructure Development Guidelines".

This document provides clear guidance for planning and developing sustainable public open space and streetscapes to a standard that can be maintained by Council. To allow developers to depart from these guidelines creates a risk to Council of unbudgeted, unfunded and unsustainable asset maintenance obligations. It also creates a risk of dissatisfaction from Council residents within and external to Owners Corporation estates.

2. OWNERS CORPORATION MAINTENANCE OF PUBLIC OPEN SPACE (CONT'D)

Public open space in new developments within the City of Greater Geelong is generally subject to a two year maintenance period, during which time developers have responsibility for maintaining these Council reserves to a satisfactory standard. At the end of this period, Council assumes the maintenance responsibility for these reserves.

A property developer has proposed an Owners Corporation agreement for a new estate within the Armstrong Creek West Precinct. Such an agreement would allow areas of public open space and some road reserves within the estate to be developed and maintained on an ongoing basis by the Owners Corporation, at a higher standard than that set out in the Sustainable Communities Infrastructure Guidelines and provided by Council across the municipality.

A similar arrangement negotiated between a developer and a growth area Council have recently failed. This has left the growth area Council with significant unbudgeted administrative and operational costs to maintain the higher level standard of this development.

Discussion

The intention of Owners Corporation maintenance arrangements is that higher standards of infrastructure and maintenance can be provided compared to other estates across the municipality.

The cost of the higher standards are met through the resident's body corporate fees and in theory do not financially disadvantage the council or ratepayers outside the estate.

However, advice from a neighbouring growth area council with similar agreements is that these arrangements create additional financial and human resource costs resulting from the setting up and negotiation of agreements and inspections, as well as ongoing costs such as excess power and water consumption to maintain assets to a higher standard. They also create resident expectations of standards that cannot be sustained by Council, who are ultimately responsible for all Council owned reserves.

Ratepayers within Owners Corporation maintained estates contribute to the estate maintenance through their body corporate fees. Such arrangements can create the perception that public open space within these estates are exclusively for the members of the Owners Corporation, who may seek to discourage people from outside their estate from utilising the facilities. Conversely, the higher level of development can attract high levels of visitation to reserves, which can exacerbate social tensions between estate residents and other users. Furthermore, the higher levels of visitation can create demands on Council to provide additional infrastructure and services such as public toilets and litter collection, which are often beyond Council's standard provision for these reserves.

Provision of infrastructure above the standard provided elsewhere in the municipality creates issues of social equity and extends Council's asset renewal gap compared to the provision of standard infrastructure. A decision by Council to allow a higher level of service provision creates an expectation that this standard will be maintained into the future. This represents a significant future cost to Council, beyond the asset renewal costs associated with standard levels of service. The alternate approach is that Council may choose to replace higher-level assets with standard infrastructure when it comes to future asset renewal. This will likely lead to resident dissatisfaction, as the reduced standard of assets or service provision will be perceived as a lowering of Council standards.

2. OWNERS CORPORATION MAINTENANCE OF PUBLIC OPEN SPACE (CONT'D)

Owners Corporation maintenance agreements cannot remove Council's risk in relation to the maintenance of Council reserves. This presents a significant risk to Council who would have no direct control over or oversight of Owners Corporation maintenance being carried out on Council-owned land.

A recent example of an Owners Corporation arrangement in a neighbouring growth area is the Alamanda Estate, within the City of Wyndham. This estate was subject to an Owners Corporation agreement to provide a higher standard of infrastructure and maintenance than that generally provided by the council in neighbouring developments. In addition to the above issues of social equity, increased risk and financial costs experienced by the City of Wyndham, the Council now faces significant administrative and operational costs, as the Body Corporate recently provided two weeks notice of their intention to withdraw from the maintenance agreement. The collapse of this arrangement occurred soon after the property developer had completed development of the estate and sold the final lots. This has left the City of Wyndham needing to maintain a higher standard of asset than they would normally provide, without sufficient operational budget. Furthermore the Council also has to issue estate residents with a supplementary rate request in order to cover the services that were to be provided by the Body Corporate. This is a significant administrative task and will likely be very unpopular with affected ratepayers.

Within the City of Greater Geelong, the Geelong Golf Club residential development includes the establishment of a Body Corporate with maintenance responsibilities over land accessible to the public.

However, a significant point of difference in this estate is that the titles of the publicly accessible open space remain vested with the Body Corporate and are not Council land.

This avoids the liability issues associated with an Owners Corporation undertaking maintenance of Council property as proposed under the Alamanda Estate model.

An alternative mechanism to providing a higher level of service in new estates is through a Council imposed special rate or charge. Such an approach may address the risks associated with oversight of maintenance and would provide additional funding to meet maintenance and asset renewal costs. However it would not resolve the issues of social equity associated with the differing levels of service and the perceptions of private ownership of public assets

Environmental Implications

Allowing a higher level of asset provision may create additional power and water demands associated with their maintenance. An example would be proposals to irrigate road reserves or local parks, which are generally not irrigated as standard by Council.

The Sustainable Communities Infrastructure Development Guidelines have been designed to provide guidance on delivering environmentally as well as socially and financially sustainable developments within the City of Greater Geelong. To deliberately allow a departure from these guidelines creates a risk that future developments may not meet Council's environmental standards.

2. OWNERS CORPORATION MAINTENANCE OF PUBLIC OPEN SPACE (CONT'D)

Financial Implications

There are unbudgeted administrative costs to Council in negotiating and managing the agreements and associated financial arrangements.

Furthermore, in the event that an Owners Corporation can no longer meet their maintenance obligations, there will be significant unbudgeted administrative, operational and asset renewal costs to Council in taking over the maintenance of assets at a higher standard than is normally provided across the municipality.

Policy/Legal/Statutory Implications

This policy has been developed to clearly outline Council's position in relation to requests for Owners Corporation or like agreements for the development and maintenance of Council reserves.

Alignment to City Plan

The adoption of this policy aligns with 'How we do Business' through responsible and sustainable financial management.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have a direct or indirect interest in matters for consideration.

Risk Assessment

Allowing Owners Corporations to undertake maintenance of Council assets on an ongoing basis, at a higher standard than that provided by Council creates numerous risks including:

- *Community:* Concerns of social inequity and perceived private ownership of public assets
- *Financial:* Owners Corporation maintenance arrangements create unbudgeted and unfunded demands on Council resources in the negotiation and administration of agreements. They also increase Councils future asset renewal costs.
- *Operational:* Allowing Owners Corporations to undertake ongoing maintenance increases Council's exposure to risk as Council has no direct control or oversight over the maintenance being carried out.
- *General:* Similar arrangements in Wyndham City Council have recently failed resulting in significant and unplanned operational, financial and reputational impacts on this Council.

Social Considerations

In addition to concerns about the perceived private ownership of public assets, Wyndham Council officers have reported that in their experience, these arrangements created conflict between Owners Corporation residents and neighbouring communities who were not provided with the same standards of infrastructure and maintenance.

2. OWNERS CORPORATION MAINTENANCE OF PUBLIC OPEN SPACE (CONT'D)

This has implications within the City of Greater Geelong. The current proposal relates to land within the Armstrong Creek West Precinct. This may create conflict and perceptions of inequity from residents of neighbouring estates within the same precinct, as well as from neighbouring precincts such as the existing Warralily Estate in Armstrong Creek East.

Human Rights Charter

It has been determined that the project will not have an impact on individual's human rights.

Consultation and Communication

Pending endorsement, the policy will be published on Council's website and communicated via media release. The policy will also be reflected in changes to Council's 'Sustainable Communities Infrastructure Development Guidelines'.

COUNCIL POLICY

Owners Corporation Maintenance of Public Open Space	Document No:	CPL285.10
	Approval Date:	Draft
	Approved By:	Council
	Review Date:	
Responsible Officer: General Manager Projects, Recreation and Central Geelong	Version No	00
Authorising Officer: Chief Executive Officer		

1. PURPOSE

This policy provides guidance for Council's decision making in regard to requests from property developers seeking to provide higher asset and maintenance standards in Council reserves within new residential estates, to those generally provided throughout the municipality by Council.

2. SCOPE

This policy applies to the provision and maintenance of assets and landscaping of Council reserves within new residential developments.

3. REFERENCES

- Open Space Council Policy CPL215.5
- Sustainable Communities Infrastructure Development Guidelines

4. DEFINITIONS

Public open space: refers to all land controlled by council and available for public access

Owners Corporation (formerly body corporate): manages the common property of a residential, commercial, retail, industrial or mixed-use property development.

5. COUNCIL POLICY

Standards for the provision of Council assets within new developments in the City of Greater Geelong are established in the "Sustainable Communities Infrastructure Development Guidelines". This document provides clear guidance for planning and developing sustainable public open space and streetscapes to a standard that can be maintained by Council.

Council does not support Owners Corporations developing Council reserves to a standard above those established in the Sustainable Communities Infrastructure Development Guidelines, or undertaking ongoing maintenance of Council reserves for the following reasons:

- Concerns of social inequity and perceived private ownership of public assets

- Owners Corporation maintenance arrangements create unbudgeted and unfunded demands on Council resources in the negotiation and administration of agreements.
- Provision of an unsustainable level of service leading to future increased asset renewal costs to Council, or resident dissatisfaction when reverting to standard infrastructure.
- Allowing Owners Corporations to undertake ongoing maintenance increases Council exposure to risk as Council has no direct control or oversight over the maintenance being carried out.

6. QUALITY RECORDS

Quality Records shall be retained for at least the period shown below.

Record	Retention/Disposal Responsibility	Retention Period	Location

7. ATTACHMENTS

- (Click here to commence typing or paste)

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN

Portfolio:	Sport & Recreation - Cr Irvine
Source	Projects, Recreation & Central Geelong - Sport & Recreation
General Manager:	Dean Frost
Index Reference	Subject : Sport Leisure & Recreation / Reports Project: Armstrong Creek Project / Communication

Purpose

The purpose of this report is to seek Council endorsement of the Armstrong Creek Sports Development Plan that outlines a strategic approach to promote and encourage sport, physical activity and social interaction through the development of sport and facilities.

Summary

- Armstrong Creek is one of the largest strategic planning projects ever undertaken by the City of Greater Geelong. The Armstrong Creek Sports Development Plan investigates and outlines how sport and associated partners can make a positive contribution towards delivering an active and healthy community ensuring that sporting infrastructure created is embraced and fully utilised by the new community.
- The Sports Development Plan takes a strategic approach for the future provision of sport in the Armstrong Creek growth area including recommendations for the establishment and enhancement of sporting opportunities having regard to participation trends, barriers to participation, support structures and consultation with state and local sporting bodies.
- Recommendations of the Armstrong Creek Sports Development Plan have been designed to apply to other growth areas across the municipality and to work in with Council's existing processes and networks. Other key areas include Lara, Fyansford, Highton, Leopold, Clifton Springs, Ocean Grove and Point Lonsdale.
- Key recommendations critical in the Plan that were identified include:
 - The provision of dedicated sports development staffing resources
 - Securing partnership commitment from state sporting bodies and agencies
 - Engagement and commitment of local schools in developing sport
 - The connection of Armstrong Creek to existing sporting systems, structures and programs currently activated for existing sports clubs across the municipality
 - A focus on developing new sporting clubs to service community sport and recreation demands at Armstrong Creek
- The success of the delivery of these actions will ultimately determine the growth, development and sustainability of sport throughout Armstrong Creek. Existing sports clubs within City of Great Geelong will continue to be supported through existing sport development resources.

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN (CONT'D)

Failure to implement the Sports Development Plan will lead to the slow engagement and inhibited growth of local sports participation and physical activity, leading to ad-hoc development and a disconnect in the community.

Cr Irvine moved, Cr Richards seconded -

That Council endorse the Draft Armstrong Creek Sports Development Plan.

Cr Macdonald left the meeting room at 8.05pm

Carried.

Background

Armstrong Creek is one of the largest strategic planning projects ever undertaken by the City of Greater Geelong. As part of the planning process for the infrastructure it became evident that to achieve the desired community outcomes and achieve high levels of sporting uptake, Council would need to do more than provide the facilities. Council will be required to support the creation of new clubs and engage with sports to deliver a coordinated sporting offer.

The Sports Development Plan outlines how sport and associated partners can make a positive contribution towards delivering an active and healthy community.

Sport in Geelong is an essential part of its culture and is highly valued by the existing community. Commitment to supporting sport in Geelong is also evidenced through a range of municipal and regional planning studies, development of infrastructure of regional, state, national and international quality, the attraction of large scale events and the establishment of Sports House within Simonds Stadium.

The Armstrong Creek Sports Development Plan seeks to build on this historical commitment and grow the City's involvement in sport to progress and develop its new communities. The Armstrong Creek Sports Development Plan is not about infrastructure, but with substantial infrastructure planned for the Armstrong Creek development area and significant population growth projected, a Sports Development Plan is required to facilitate the establishment and sustainable delivery of sport for the emerging community.

The recommendations Armstrong Creek Sports Development Plan have been designed to apply to other growth areas across the municipality and to work in with Council's existing processes and networks. Other key areas include Lara, Fyansford, Highton, Leopold, Clifton Springs, Ocean Grove and Point Lonsdale.

In addition to lost opportunities, failure to act on and successfully implement the Armstrong Creek Sports Development Plan will likely lead to the slow engagement and inhibited growth of local sports participation and physical activity, significantly restrict the consistent delivery of programs and activities (leading to ad-hoc development) and ultimately fail to attract the ongoing connectivity, support and ownership of key stakeholders in an exciting new initiative.

Discussion

The Armstrong Creek Sports Development Plan identifies the best way(s) to make sport function within the defined infrastructure framework developed.

It focuses on ensuring the delivery of sport from the outset, in order to engage the local community in the establishment of sport and its future growth and development.

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN (CONT'D)

Historically, sports development has not rated highly in the establishment of new communities compared to the urgency surrounding the provision of essential infrastructure. However, the rapid growth of new communities drives the need to focus on early planning for the delivery of sport and recreation facilities and to provide appropriate specialised sports development resources to engage with sport and communities early in the planning stages.

A key focus of the Armstrong Creek Sports Development Plan is to set the criteria and a framework for the birthing of new sporting clubs within each key recreation reserve throughout the development area. Armstrong Creek provides new opportunities for growth and engagement and is not viewed as an opportunity to resolve existing local sport development, club congestion and diminishing catchment issues. The focus of the plan relates to the development of social capital for the new residential community.

The plan identifies a number of critical challenges for the future development of sport in Armstrong Creek. The key challenge being that it is much harder, and therefore less appealing, to deliver on sports development objectives than deliver on tangible infrastructure projects. Sports development is also much more difficult to measure and attract funds and resources for, yet the successful delivery of sports development initiatives has the ability to deliver more significant social, economic and participation (sport and community) benefits.

The Armstrong Creek Sports Development Plan can also be applied to the growth areas across the municipality and is designed to work in with Council's existing processes and networks.

The Sports Development Plan takes a strategic approach for the future provision of sport in the Armstrong Creek growth area including recommendations for the establishment and enhancement of sporting opportunities, having regard to participation trends, barriers to participation, support structures, site analysis and consultation with State and local sporting bodies.

Key recommendations critical in the plan include:

- The provision of dedicated sports development staff resources;
- Securing partnership commitment from state sporting bodies and agencies;
- Engagement and commitment of local schools in developing sport;
- The connection of Armstrong Creek to existing sporting systems, structures and programs and
- A focus on developing new sporting clubs to service community sport and recreation demands at Armstrong Creek

The Armstrong Creek Sports Development Plan encourages and promotes sport, physical activity, social interaction, health and wellbeing and community participation. In lieu of an existing community, the Sports Development Plan creates a road map for sport provision and delivery and a model that will lead growth area development in sport.

Environmental Implications

The proposal does not have an impact on the environment.

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN (CONT'D)

Financial Implications

The implementation plan provides a broad estimate of costs specific to each of the recommended actions. These actions are assessed as Mandatory, Critical, High, Medium and Low to guide Council decision making in terms of development. There are no mandatory works connected with the draft plan.

Total cost of all works is estimated at \$454,000 and is represented below in the prioritised breakdown.

Mandatory	\$Nil
Critical	\$290,000
High	\$35,000
Medium	\$64,000
Low	\$65,000
Total	\$454,000

Estimated year on year Resources

2014/15 – \$41,000
2015/16 - \$166,000
2016/17 - \$101,000
2017/18 - \$146,000

Where implementation of specific recommendations requires a new budget allocation from Council, these will be presented and considered as part of the overall annual budget process. Opportunities for co-contributions from State Sporting Bodies, VicHealth, Leisure Networks, Developers and Sport and Recreation Victoria are listed against specific actions in the Plan.

The strategy refers to actions to be undertaken by a Sports Development Officer. Adoption of this strategy does not commit Council to the employment of this position as it will be subject to usual budget process and as part of this process these functions/activities may be able to be undertaken via a reallocation of existing resources and/or tasks.

Policy/Legal/Statutory Implications

The Armstrong Creek Sports Development Plan recognises that all community members have equal rights to participate in and enjoy the benefits of sport and physical activity. The development of sport will consider solutions to help facilitate access for all.

Alignment to City Plan

This project aligns with Council's strategic directions in 'Community Wellbeing' by providing improved outcomes for Healthy lifestyles, Healthy environments and Connected, creative and strong communities

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN (CONT'D)

Officer Direct or Indirect Interest

No Council staff or persons engaged under contract have a direct or indirect interest in the development of the Armstrong Creek Sports Development Plan.

Risk Assessment

There are no immediate risks associated with this report. Appropriate risk management measures will be put in place when implementing the recommendations of the report.

Social Considerations

The Armstrong Creek Sports Development Plan recognises that supporting formal sporting clubs is not just about participation in physical activity.

Sporting clubs are recognised as providing a range of broader benefits to the community, including contributions to social capital, community cohesiveness, community connection and building local leaders.

Human Rights Charter

It has been determined that the project will not have an impact on individual's human rights.

Consultation and Communication

The preparation of the Armstrong Creek Sports Development Plan has been managed by a three-tiered management structure:

- Project Control Group (PCG) consisting of key representatives from Recreation & Open Space, Urban Growth Team and Sport & Recreation Victoria. The PCG provided high level strategic direction on key issues and opportunities.
- Project Steering Group (PSG) consisting of Council officers and senior management from the following organisations:
 - Sport & Recreation Victoria (SRV)
 - Department of Planning & Community Development
 - Department of Education & Early Childhood Development
 - VicSport
 - AFL Victoria
 - Cricket Victoria
 - Football Federation Victoria
 - Netball Victoria
 - Tennis Victoria
 - Tennis Australia
 - VicHealth

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN (CONT'D)

Steering group engaged the major outdoor sports however included agencies such as VicSport to represent other sports not involved.

- Project Reference Group (PRG) consisting of representatives from:
 - Football & Netball Geelong
 - Geelong & District Football League
 - Geelong Football Umpires League
 - Geelong Football League Netball Association
 - Bellarine Football League Netball Association
 - Tennis Geelong
 - Geelong Lawn Tennis Club
 - Geelong Cricket Association
 - Barwon Cricket Association
 - Geelong Bowls Region
 - Hockey Geelong
 - Victorian Country Football League (now AFL Victoria)

In addition, the following government departments, agencies and organisations were consulted in the preparation of the Armstrong Creek Sports Development Plan:

- Sport & Recreation Victoria
- Department of Transport Planning & Local Infrastructure (formerly Department of Planning & Community Development)
- Department of Education & Early Childhood Development (DEECD)
- Surf Coast Shire
- City of Casey
- City of Wyndham
- City of Melton
- City of Whittlesea
- Cardinia Shire
- Leisure Networks
- Barwon Sports Academy
- Armstrong Creek developers

Although not current residents, initial land purchasers of Warralily Estate were also consulted to capture their views.

3. ARMSTRONG CREEK SPORTS DEVELOPMENT PLAN (CONT'D)

The planning process involved a comprehensive review of background material and the establishment of the stakeholder reference groups as outlined above to guide the planning process. The project has involved extensive consultation with stakeholders, Council staff and key community groups.

The main consultation tasks have included:

- Establishment of the PCG, PSG and PRG. These groups have met on a minimum of three occasions each in the lead up to this report
- Meetings with the Growth Area Councils
- Meetings with DEECD
- An online survey with land purchasers at the Warralily Estate

The Armstrong Creek Sports Development Plan was publically exhibited for a period of 4 week in the month of May 2013. Three (3) submissions were received from Geelong Basketball Association, Football Federation of Victoria and Cricket Victoria. A summary and response to these submissions is contained in the final report. All avenues of local media were utilised to highlight the public exhibition of the draft Sports Development Plan. This includes a media release, Community Update, notification and promotion to all key stakeholders.

4. ARMSTRONG CREEK EAST PRECINCT DISTRICT SPORTS RESERVE MASTER PLAN

Portfolio:	Sport & Recreation - Cr Irvine
Source	Projects, Recreation & Central Geelong- Sport & Recreation
General Manager:	Dean Frost
Index Reference	Subject : Sport Leisure & Recreation / Reports Project: Armstrong Creek Project / Communication

Purpose

The Armstrong Creek East Precinct District Sports Reserve Master Plan details infrastructure required at this Reserve as the growth area develops.

Summary

- Armstrong Creek is one of the largest strategic planning projects ever undertaken by the City of Greater Geelong. Throughout the development of Armstrong Creek Sporting Infrastructure has been extensively planned.
- The East Precinct District Sports Reserve Master Plan was commissioned by the City of Greater Geelong (CoGG) to provide clear direction for the construction of sporting infrastructure at the first sporting reserve in Armstrong Creek and to ensure that planning meets the needs of the first Armstrong Creek community.
- Key sporting infrastructure for the East Precinct District Sports Reserve has been determined through previously completed precinct structure planning. The Master Plan provides greater detail around the infrastructure already planned.
- The Armstrong Creek East Precinct District Sports Reserve Master Plan details infrastructure such as a multipurpose sports pavilion, two multi-use natural turf sports fields with lighting, two netball courts (one combined netball / tennis court), informal social space and playground, cricket practice facilities and associated car parking, landscaping and path network.
- Building work at the East Precinct District Sports Reserve will be funded through a number of sources including a contribution from Department of Transport Planning and Local Infrastructure (DTPLI) formally the Department of Planning and Community Development (DPCD), but primarily through the Developer through the Developer Contribution Plan. Where implementation of specific recommendations requires a new budget allocation from Council, above what will be funded through Developer Contributions, a business case will be prepared and considered as part of the overall annual budget process.

Cr Irvine moved, Cr Richards seconded -

That Council endorse the Armstrong Creek East Precinct District Sports Reserve Master Plan.

Cr Macdonald re-entered the meeting room at 8.07pm

Carried.

Background

Armstrong Creek is one of the largest strategic planning projects ever undertaken by the City of Greater Geelong.

4. ARMSTRONG CREEK EAST PRECINCT DISTRICT SPORTS RESERVE MASTER PLAN (CONT'D)

The East Precinct is the first of seven precincts to be developed across Armstrong Creek, which at full build out will reach a population of over 60,000 residents and accommodate 22,000 dwellings. With homes currently being constructed and more land being released for sale it will be critical for Council to keep pace with the growing population and provide key sporting infrastructure to promote and encourage a healthy and active community.

Key sporting infrastructure for the East Precinct District Sports Reserve has been determined through previously completed precinct structure planning and through the development of Integrated Infrastructure Delivery Plan in 2009. The Armstrong Creek East Precinct District Sports Reserve Master Plan details infrastructure such as a multipurpose sports pavilion, two multi-use natural turf sports fields with lighting, two netball courts (one combined netball / tennis court), informal social space and playground, cricket practice facilities and associated car parking, landscaping and path network.

Discussion

The East Precinct is the first of seven precincts to be developed across Armstrong Creek, which at full build out will reach a population of over 60,000 residents and accommodate 22,000 dwellings. With homes currently being constructed and more land being released for sale it will be critical for Council to keep pace with the growing population and provide key sporting infrastructure to promote and encourage a healthy and active community.

Key sporting infrastructure for the East Precinct District Sports Reserve has been determined through previously completed precinct structure planning. The Reserve will provide:

- multipurpose sports pavilion;
- two multi-use natural turf sports fields with lighting;
- two netball courts (one combined netball / tennis court);
- informal social space;
- playground;
- cricket practice facilities and
- associated car parking, landscaping and path network.

One of the key objectives of the Master Plan is to ensure that sporting programs and infrastructure proposed for the East Precinct District Sports Reserve supports the establishment of vibrant and inclusive sporting clubs rather than the relocation of existing sporting clubs into Armstrong Creek.

The East Precinct District Sports Reserve is located opposite a planned education precinct, containing P-12 and specialist schools that will cater for over 1,000 students. The close proximity of the two sites provides an opportunity for the City of Greater Geelong and the Department of Education and Early Childhood Development (DEECD) to work collaboratively on the provision of shared community infrastructure that meets the needs of the local community.

4. ARMSTRONG CREEK EAST PRECINCT DISTRICT SPORTS RESERVE MASTER PLAN (CONT'D)

A set of facility development and design principles has been agreed between CoGG and DEECD that identify opportunities for the future development of both sites in order to offer broad community access, shared use and complimentary infrastructure.

The implementation plan for proposed works is based on CoGG first securing ownership of the site. It is then recommended that Council adopt a staged plan that matches the available budget for development and delivers key reserve infrastructure that is safe, functional and useable.

With the East Precinct District Sports Reserve being the first active sporting reserve to be developed, the standard and timing of facilities will be crucial to the future success of other sports facilities planned across Armstrong Creek. Reserve elements must ensure alignment with the principles of the Sports Development Plan.

Environmental Implications

The Armstrong Creek East Precinct District Sports Reserve Master Plan seeks to support initiatives that facilitate long-term environmental sustainability within the reserve, including water use (and re-use), vegetation improvement and ongoing maintenance.

The Armstrong Creek East Precinct District Sports Reserve Master Plan recognises that the community values the sporting field and overall amenity of the reserve. Future development will seek to protect the value of the reserve, enhance the landscape quality of the reserve, promote accessibility and improve facilities, infrastructure and functioning for the broader community.

Financial Implications

Building work at the East Precinct District Sports Reserve will be funded through a number of key stakeholders, including a contribution from the Department of Transport Planning and Local Infrastructure (DTPLI) formally the Department of Planning and Community Development (DPCD), but primarily from the Developer, through the Developer Contribution Plan.

The current available budget for Reserve infrastructure is \$7,014,638, including \$3,883,138 from the Developer Contribution Plan (DCP). These funds are to support the development of playing fields including two turf ovals, two netball courts and associated reserve civil works).

In addition, a further \$3,131,5000 will be made available from the Community Infrastructure Levy (CIL) which includes a grant of \$500,000 from the Department of Planning and Community Development (DPCD) to help advance the project.

The total cost of proposed works outlined in the above landscape plan and building concept is \$10,526,299. This presents a gap between the funding available through the DCP and DPCD, and the overall cost estimate for proposed works of approximately \$3,484,661.

The following table provides a summary of the current project funding and infrastructure provision and the likely funding gap to be considered by the City of Greater Geelong and project partners.

4. ARMSTRONG CREEK EAST PRECINCT DISTRICT SPORTS RESERVE MASTER PLAN (CONT'D)

The recommended works schedule for the reserve was costed by the landscape architect following an analysis of the site and better understanding of the key site constraints and requirement.

Proposed Reserve Infrastructure	Estimated Development Cost	Non-allocated / Gap Funding
Playing fields including two turf ovals, two netball courts and associated Reserve civil works	\$3,924,967	\$41,829
Community sports pavilion	\$3,392,000**	\$260,500
Play space	\$150,000	\$150,000
Basketball half court	\$43,730	\$43,730
Picnic / BBQ area	\$77,500	\$77,500
General landscaping	\$2,176,000	\$2,176,000
Multipurpose training facility	\$200,000	\$200,000
Design, administration, contingency and maintenance	\$562,102	\$562,102
Total funding	\$10,526,299	\$3,484,661

**Project funding for the playing fields and civil works includes the indexed DCP figure.*

***Community sports pavilion allocated funding includes the Community Infrastructure Levy identified in 2010 (non indexed) and \$500,000 from DTPLI. The estimated cost on the Community Sports Pavilion has been confirmed through independent QS.*

Policy/Legal/Statutory Implications

The Armstrong Creek East Precinct District Sports Reserve Master Plan recognises that all community members have equal rights to participate in and enjoy the benefits of sport and physical activity.

Alignment to City Plan

This project aligns with Council's strategic directions in 'Community Wellbeing' by providing improved outcomes for Healthy lifestyles, Healthy environments and Connected, creative and strong communities

Officer Direct or Indirect Interest

No Council staff or persons engaged under contract have a direct or indirect interest in the development of the Armstrong Creek East Precinct District Sports Reserve Master Plan.

4. ARMSTRONG CREEK EAST PRECINCT DISTRICT SPORTS RESERVE MASTER PLAN (CONT'D)

Risk Assessment

There are no immediate risks associated with this report. Appropriate risk management measures will be put in place when implementing the recommendations of the report.

Social Considerations

The Armstrong Creek East Precinct District Sports Reserve Master Plan recognises that participation in sport and physical activity brings about a range of personal, social, health and economic benefits for individuals and communities.

Human Rights Charter

It has been determined that the project will not have an impact on individual's human rights.

Consultation and Communication

The preparation of the the Armstrong Creek East Precinct District Sports Reserve Master Plan has been managed by a three-tiered management structure:

- Project Control Group (PCG) consisting of key representatives from Recreation and Open Space, Urban Growth Team and Sport & Recreation Victoria. The PCG provided high level strategic direction on key issues and opportunities.
- Project Steering Group (PSG) consisting of Council Officers and senior management from the following organisations - Sport and Recreation Victoria (SRV), Department of Planning and Community Development, Department of Education and Early Childhood Development, Vicsport, AFL Victoria, Cricket Victoria, Football Federation Victoria, Netball Victoria, Tennis Victoria, Tennis Australia and VicHealth
- Project Reference Group (PRG) consisting of representatives from Football & Netball Geelong, Geelong & District Football League, Geelong Football Umpires League, Geelong Football League Netball Association, Bellarine Football League Netball Association, Tennis Geelong, Geelong Lawn Tennis Club, Geelong Cricket Association, Barwon Cricket Association, Geelong Bowls Region, Hockey Geelong and Victorian Country Football League (now AFL Victoria)

In addition, the following government departments, agencies and organisations were consulted in the preparation of the Armstrong Creek East Precinct District Sports Reserve Master Plan: Sport and Recreation Victoria, DTPLI (formerly DPCD), Department of Education and Early Childhood Development, Surf Coast Shire, City of Casey, City of Wyndham, City of Melton, City of Whittlesea, Cardinia Shire, Leisure Networks, Barwon Sports Academy and Armstrong Creek Developers.

Although not current residents, initial land purchasers of Warralily Estate were also consulted to capture their views.

The planning process involved a comprehensive review of background material and the establishment of the stakeholder reference groups as outlined above to guide the planning process. The project has involved extensive consultation with stakeholders, Council staff and key community groups.

4. ARMSTRONG CREEK EAST PRECINCT DISTRICT SPORTS RESERVE MASTER PLAN (CONT'D)

The main consultation tasks have included:

- Establishment of the Project Control Group, Project Steering Group and Project Reference Group. These groups have met on a minimum of three occasions each in the lead up to this report;
- Meetings with the Growth Area Councils;
- Meetings with DEECD; and
- An online survey with land purchasers at the Warralily Estate

The Armstrong Creek East Precinct District Sports Reserve Master Plan was publically exhibited for a period of 4 week is in the month of May 2013. Three (3) submissions were received from Geelong Basketball Association, Football Federation of Victoria and Cricket Victoria. A summary and response to these submissions is contained in the final report. All avenues of local media were utilised to highlight the public exhibition of the East Precinct District Sports Reserve Master Plan. This includes a media release, Community Update, notification and promotion to all key stakeholders.

5. CENTRAL GEELONG TASK FORCE - SPECIAL COMMITTEE APPOINTMENTS

Portfolio: Central Geelong – Cr Heagney
Source: Projects, Recreation & Central Geelong
General Manager: Dean Frost
Index Reference: Subject: Central Geelong Taskforce

Purpose

The purpose of this report is to have Council formally make appointments to the Central Geelong Task Force Special Committee.

Summary

- At its meeting of 11 June 2013, Council resolved to establish the Central Geelong Task Force Special Committee under Section 86 of the Local Government Act.
- The Central Geelong Task Force Special Committee will be tasked with the development of a master plan as the Council and community plan for Central Geelong, incorporating ideas from Vision 2 and updating the 2007 Central Geelong Structure Plan.
- In addition the Committee will provide advice in relation to development initiatives/alliances and activities/events for Council consideration aimed at revitalising Central Geelong.
- The Committee will operate under a Terms of Reference and delegated authority as attached.

Cr Richards moved, Cr Macdonald seconded -

That Council:

- 1) **In accordance with Section 86 of the Local Government Act, establish the Central Geelong Task Force Special Committee, with delegated authority as outlined in Appendix 1 and Terms of Reference as outlined in Appendix 2.**
- 2) **Appoint the following representatives to the Central Geelong Task Force Special Committee until 29 October 2016:**
 - **Cr Michelle Heagney**
 - **Professor Roz Hansen**
 - **Mr Bernard McNamara**
 - **Mr William Tieppo**
 - **Ms Fiona de Preu**
 - **Mr Peter Anderson**
 - **Professor Jane den Hollander**
 - **Mr Peter Bettess**

5. CENTRAL GEELONG TASK FORCE - SPECIAL COMMITTEE APPOINTMENTS (CONT'D)

3) Appoints in an ex officio capacity the Mayor and Chief Executive Officer – City of Greater Geelong.

Carried.

Background

Geelong is Victoria's second capital city. A vibrant and exciting city centre benefits all of Geelong and its region, as the cultural, retail, entertainment and business heart of the city and region.

Central Geelong has 172,587 square metres of retail floor space of which 41% is in Westfield and Market Square. Central Geelong has 236,600 square metres of office space. The top five employment categories based on 2011 data are Health Care (5,790 employees); Public Administration and Safety (3,112); Retail Trade (2,765); Education and Training (1,929); and Food and Beverage Services (1,687). The estimated resident population is 4,200 persons.

Re-vitalising and improving Central Geelong is a key issue for most people in Geelong. The people of Geelong want a city heart that all can be proud of. We need to re-create vibrancy and 'bustle', with more people shopping, working and living in Central Geelong and Waterfront.

Central Geelong needs to be actively promoted as the regional retail centre and services hub as well as being our key cultural, civic and dining centre. Central Geelong needs to be a friendly place for people of all ages with a strong perception of safety.

It is important to make Central Geelong as attractive as possible for many more people to make their home. Projects delivering greater density of housing need to be encouraged and facilitated. Our Central Geelong has huge potential as a great place to live.

Discussion

The Terms of Reference and delegated authority related to the operation of the Special Committee are attached.

In simple terms the Committee will be tasked with overseeing the development of a master plan for Central Geelong, building on the work of Vision 2 and the 2007 Central Geelong Structure Plan.

The Committee will also provide advice to Council in relation to development initiatives/alliances and activities/events for consideration aimed at revitalising Central Geelong.

The Terms of Reference for the Special Committee proposes the following:

- 1) Chair – Brownbill Ward Councillor
Proposed Appointment – Cr Michelle Heagney
- 2) One (1) Person from City of Greater Geelong at General Manager level
Proposed Appointment – Peter Bettess
- 3) Three (3) Decision makers from State Government with expertise in Development Planning, Transport and Regional Development

5. CENTRAL GEELONG TASK FORCE - SPECIAL COMMITTEE APPOINTMENTS (CONT'D)

Proposed Appointments – Mr William Tieppo, Regional Director South Western Victoria– VicRoads

- Ms Fiona de Preu, Project Director Central Activities Area – Planning Building & Heritage
- Mr Peter Anderson, Regional Director – Regional Development Victoria

4) One (1) Person representing Deakin University

Proposed Appointment – Prof Jane den Hollander, Vice-Chancellor

5) Up to two (2) External Urban Planners experienced in Central City Development

Proposed Appointments – Prof Roz Hansen, Urban & Regional Planner – Roz Hansen Consulting

- Mr Bernard McNamara, Principal – BMDA Development Advisory

The Mayor and Council's Chief Executive Officer will be appointed as ex officio members, having the same status and rights as other committee members, but are not counted in determining a quorum.

Environmental Implications

There are no environmental implications relevant to this report.

Financial Implications

The Task Force can be established within existing resources.

Policy/Legal/Statutory Implications

Section 86 of the *Local Government Act* requires the Council to appoint members of the Special Committee and to approve the delegation.

Alignment to City Plan

The adoption of the Special Committee aligns with the five priorities under Growing our Economy being:

1. Support existing businesses and encourage new and emerging growth sectors
2. Facilitate major infrastructure and investment to enable economic growth
3. A prosperous and innovative Geelong
4. A successful and vibrant city centre
5. Greater Geelong is a leading city for tourism, arts, culture and events

Officer Direct or Indirect Interest

No officers associated with the writing of this report have any direct or indirect interest in accordance with Section 80C of the Local Government Act.

5. CENTRAL GEELONG TASK FORCE - SPECIAL COMMITTEE APPOINTMENTS (CONT'D)

Risk Assessment

There are no significant risks associated with this report. Risks relating to the establishment and operation of the Central Geelong Task Force or Special Committee will be managed as part of the establishment process.

Social Considerations

The Central Geelong Task Force will assist in addressing some of the social issues in Central Geelong.

Human Rights Charter

No Human Rights are affected by the contents of this report.

Consultation and Communication

A Communication Plan will be established in due course.

Instrument of Delegation

Greater Geelong City Council Instrument of Delegation Central Geelong Task Force Special Committee

Greater Geelong City Council (**Council**) delegates to the special committee established by resolution of Council and known as the “Central Geelong Task Force Special Committee” (**The Committee**), the powers and functions set out in the Schedule, and declares that:

1. this Instrument of Delegation is authorised by a resolution of Council passed on 11 June 2013.
2. the delegation:
 - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation; and
 - 2.2 is to be exercised in accordance with the Guidelines set out in the Schedule and any further guidelines or policies which Council from time to time adopts; and
3. all appointed members and ex officio members of the Committee will have voting rights.

THE COMMON SEAL of GREATER)
GEELONG CITY COUNCIL was)
Affixed hereto in the presence of:)

.....
Mayor

.....
Chief Executive Officer

Powers and functions

To exercise Council's functions and powers and to perform Council's duties in relation to:

- a) the preparation of a master plan for Central Geelong as defined on the annexed plan; and
- b) on approval of the master plan by the Council, to implement the master plan to the extent delegated by the Council.

and for those purposes:

- a) To enter into contracts, and to incur expenditure within the budget that may be allocated by the Council;
- b) To exercise its functions duties and powers within the financial parameters set out in the budget that may be allocated by the Council; and
- c) To do all things necessary or convenient to be done for or in connection with the performance of those functions, duties and powers.

Exceptions, conditions and limitations

The Committee is not authorised by this Instrument to:

- a) approve the master plan;
- b) exercise the powers or functions which, by force of section 86(4) of the Act cannot be delegated;
- c) exercise the powers or functions of the Council as the planning authority and responsible authority under the Planning and Environment Act 1987; or
- d) determine an issue, take an action or do a thing which is already the subject of exclusive delegation to another Committee.

Guidelines

The powers, duties and functions set out in the Instrument are delegated to the Committee. This means that the Committee can only act under delegation when sitting in a formally constituted meeting.

This means that a meeting must be called and conducted in a manner that complies with the provisions of the Act and with the Council's meeting procedures local law.

This Committee cannot exercise its delegated powers when gathered outside the formal meeting structure as described above. For example, an informal coming together of members could not resolve to act under delegation.

Similarly the delegations do not extend to individual members of the Committee.

The Committee must not exercise its delegated powers unless it has first been the item of business on an agenda for transaction at a meeting of the Committee.

All delegations must be read in conjunction with this document and any policies and guidelines that may be adopted by the Council from time to time.

The Committee must report to Council in writing at least quarterly.

PLAN

It is proposed that Central Geelong be defined as the subject area for the 2007 Central Geelong Structure Plan as shown in the figure below. It applies to the inner city district bounded by Corio Bay, rear of York Street properties, rear of properties facing La Trobe Terrace, Carr Street, Moorabool Street, Kilgour Street, Garden Street, McKillop Street, Normanby Street, Myers Street, Orchard Street, Portarlington Road and Limeburners Road. This includes Eastern Park, the Western Wedge, the waterfront including immediate bay area, the retail and commercial core and surrounding transitional areas to residential areas. This area was selected because it takes in the key land uses and activities that define Central Geelong, and it is the focus of Geelong's business, cultural and educational, and leisure activities.



CENTRAL GEELONG SUBJECT AREA

COMMITTEE TERMS OF REFERENCE



Central Geelong Task Force Special Committee	Document No:	CTR235.3
	Approval Date:	11 June 2013
	Approved By:	Council
	Review Date:	29 October 2016
Responsible Officer: General Manager, Projects, Recreation & Central Geelong		
	Version No:	00
Authorising Officer:	Chief Executive Officer	

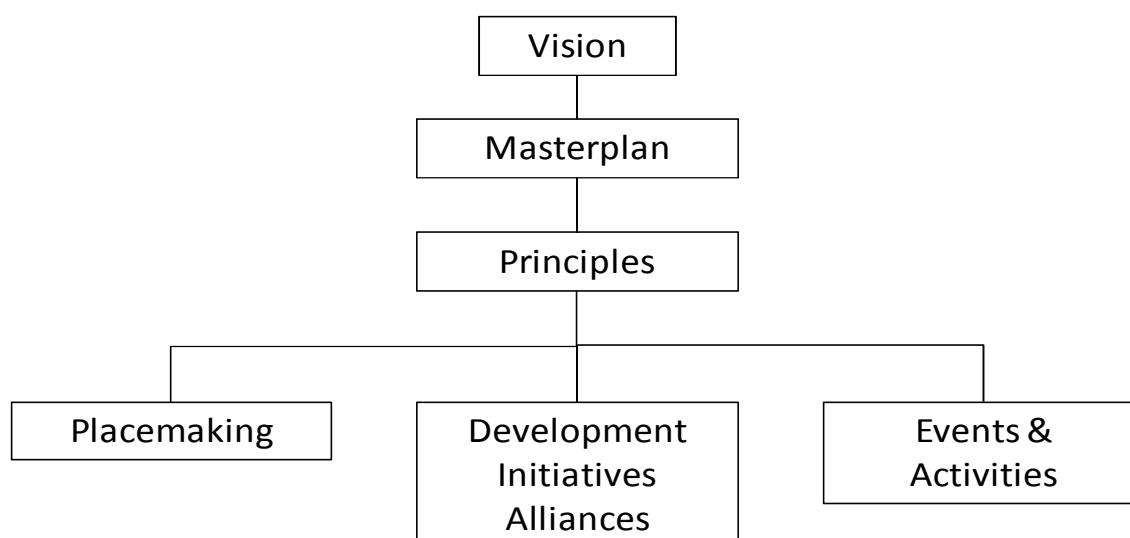
1. OBJECTIVES

The Central Geelong Task Force Special Committee will advise the Central Geelong Task Force in developing an overall Master Plan for Central Geelong which is action oriented in intent, collaborative in process and advisory in making Central Geelong the premier mixed use activity hub for Geelong and the region.

In particular, the Central Geelong Task Force Special Committee will:

1. Oversee the development of a Master Plan for Central Geelong which will inform planning and development decisions and encourage future developments and infrastructure improvements.
2. Oversee the development of business incentives and programs that could be considered to support Central Geelong development; and
3. Identify events and activities to bring more vitality to Central Geelong.

The key component of the Task Force's work will be to develop principles derived from the Master Plan against which plans, works and activities can be assessed to ensure consistency with the Plan and the maximum value is achieved from investment. The conceptual framework is shown in the figure below.



2. TERMS OF REFERENCE

2.1. Expected / Definite life of the Committee

- Committee members will be appointed until 29 October 2016 to coincide with the term of the current Council.

2.2. Constituency of the Committee

- The Special Committee shall consist of up to ten (10) persons. The Committee will comprise:
 - Chair: Brownbill Ward Councillor;
 - One (1) person from CoGG at GM level;
 - Three (3) senior decision makers from state government with expertise in development planning, transport and regional development;
 - One (1) person representing Deakin University;
 - Up to two (2) external urban planners experienced in central city development.
 - the Mayor and CEO as ex-officio members.
- The ex-officio members are full members of the Committee by virtue of holding the office of Mayor and CEO. The ex-officio members have the same status and rights as other Committee members but are not to be counted in determining a quorum.
- A vacancy for a member (not being a Councillor or ex officio member) may occur upon their resignation, death, failure to attend without cause three consecutive meetings, or by removal by resolution of the Council.
- The Special Committee may establish informal sub-committees or working groups comprising Special Committee members or other persons to assist in fulfilling its responsibilities and functions.
- Councillors not appointed to the Special Committee will be invited to attend in an observer capacity.
- The Special Committee may invite other observers as it sees fit.
- The person heading the Task Force will attend the Committee as an advisor.

2.3. Authority of the Committee

- The Council endorses the establishment and function of the Committee as a Section 86 Special Committee of Council. The powers, duties and functions of the Committee are as described in the sealed Instrument of Delegation. The Committee will have the ability to develop procedures as required to perform its assignment.

2.4. Appointment to the Committee

- It is proposed that the Council would invite relevant organisations to nominate a member or members to the Committee. The nominees will be appointed to the Committee by resolution of the Council.

2.5. Special Committee Responsibilities and Functions

- The Special Committee will be responsible for:
 - Overseeing the development of a Master Plan for Central Geelong which will inform planning and development decisions and encourage future developments and infrastructure improvements.
 - Overseeing the development of business incentives and programs that could be considered to support Central Geelong development; and
 - Identifying events and activities to bring more vitality to Central Geelong.
- The Special Committee must work with the Stakeholder Reference Group. In particular the Special Committee will:
 - Refer matters to the Stakeholder Reference Group for discussion;
 - Involve the Stakeholder Reference Group early in policy and strategy development;
 - Listen and provide feedback on suggestions and comments;
 - Provide executive, administrative and technical support through the Task Force; and
 - Respect any confidentiality requirements.

2.6. Obligations of Special Committee Members

- Special Committee Members, in performing their duties, shall:
 - Act in accordance with Council's Values.
 - Act honestly and in good faith.
 - Participate in the work of the Special Committee.
 - Perform their duties in a manner that public trust in the integrity, objectivity, and impartiality of the Special Committee is conserved and enhanced.
 - Exercise the care, diligence and skill that would be expected of a reasonable person in comparable circumstances.
 - Comply with the Terms of Reference of the Special Committee.
 - Comply with Council's Code of Conduct.

2.7. Conflicts of Interest

- In the event of a conflict of interest arising for any member of the Special Committee, the conflict must be immediately declared and the member must leave the room and abstain from any discussion or decision making regarding the matter.

2.8. Meetings and Minutes

- The Special Committee will establish its own schedule of meeting which it will provide to the Council. It is anticipated that the Committee will meet monthly for the first six (6) months then determine its own meeting pattern, although it is expected to be no less than six (6) times per year. Special Committee members must be either physically present at the meeting or participate in the meeting through pre-arranged technologies.
- Meetings of the Special Committee shall be called by the Chairperson with notice of the meeting being forwarded to members with an agenda with at least seven (7) day's notice.
- In the absence of the Chairperson at a meeting, the Special Committee will elect a Chairperson from the members present to chair that meeting.
- The quorum for meetings shall be as shown in the following table.

Number of Members appointed	Quorum
8	5
7	4
6	4

- If the Committee decides to record a vote, the Chairperson will have a casting vote, as well as an original vote.
- Special Committee meeting minutes are to be approved for distribution by the Chairperson and confirmed at the next Meeting of the Special Committee. The Minutes will be distributed to Special Committee members, Councillors, Council's Executive Management Team and available on Council's website for general access. As per normal Council procedures, any items of a commercial in-confidence nature will be excluded from the publicly available minutes.

2.9. Reports

- Advice and recommendations of the Special Committee relating to specific Council projects and policies will be reported to Council as part of the project reporting process.
- Any other matters identified by the Special Committee that require a separate decision of Council will be reported to Council by the Executive Director, Central Geelong Task Force through the CEO.
- The Special Committee shall submit a report of its activities to the Council at least annually.

2.10. Media Communication

- Media communication will be managed through the Council's Media Unit, unless the CEO authorises another person to be spokesperson on an issue.

2.11. Evaluation and Review

- A review of the Central Geelong Task Force Special Committee will be undertaken every two years to ensure that the purpose, membership and operation of the Committee is current and to make appropriate changes if required.

2.12. Remuneration and Expenses

- There is no remuneration for members. The reasonable expenses of the external urban planners will be paid with prior approval of Council's nominated officer. These expenses must relate directly to tasks completed for the Special Committee business.
- No member of the Special Committee will incur any expenses in relationship to his or her activities as a member of the Special Committee, without prior.

3. QUALITY RECORDS

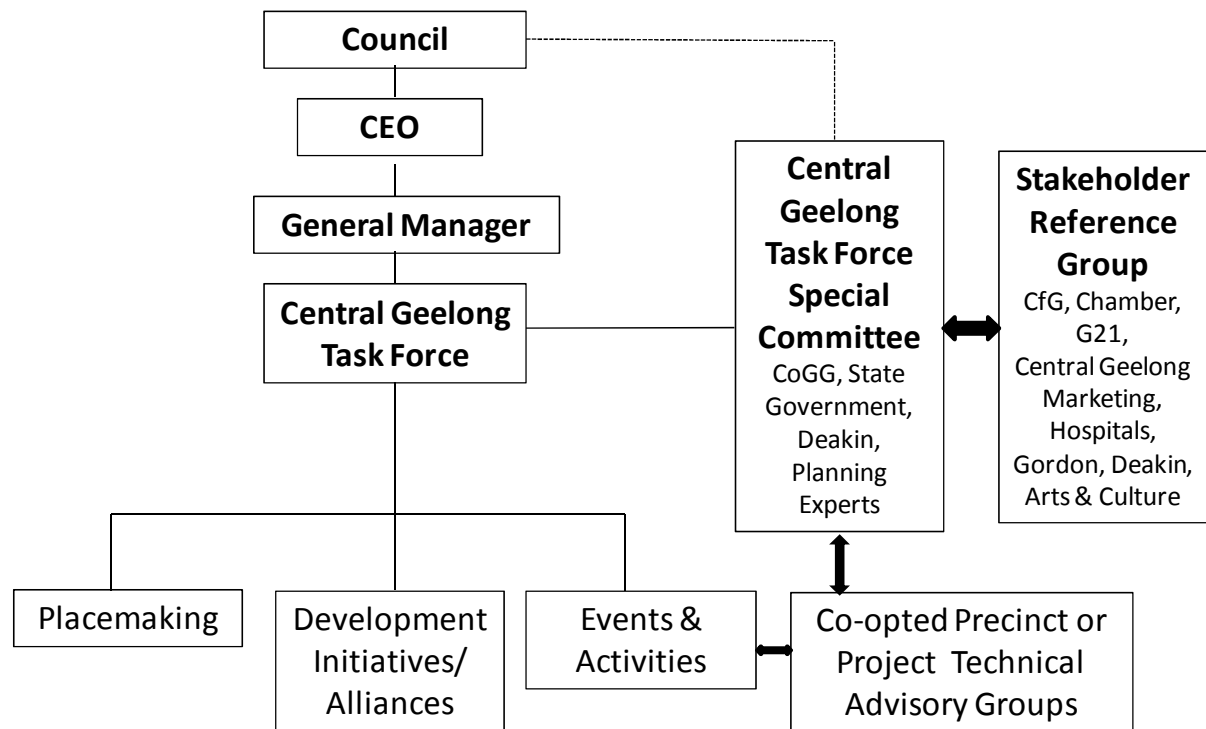
Quality Records shall be retained for at least the period shown below.

Record	Retention/Disposal Responsibility	Retention Period	Location

4. ATTACHMENTS

- Organisation Structure

Organisation Structure



6. JERRINGOT WETLAND RESERVE, BELMONT - APPROVAL OF FINAL MASTERPLAN

Portfolio:	Environment & Sustainability – Cr Richards
Source	City Services - Environment and Waste Services
General Manager:	Gary Van Driel
Index Reference	Subject: Environment - Waterways Council Reports 2013

Purpose

Adoption of the final Jerringot Wetland Reserve Masterplan as exhibited.

Summary

- Jerringot Wetland is an 18 hectare freshwater wetland on the Belmont Common, which provides significant environmental values within urban Geelong. It adjoins the Barwon Valley Golf Course to the east, the City's Belmont depot to the south, Settlement Road and Barwon Heads Road to the west and Belmont Common to the north.
- The Reserve consists of two main wetland areas which are linked to the Barwon River floodplain. The Reserve is Crown Land with the City acting as Committee of Management. The Geelong Field Naturalists Club (GFNC) has been a caretaker of the Reserve since 1972. The Wetland and surrounding reserve provides a home for over 100 resident and migratory bird species, a number of which are rare or threatened, including the internationally significant Latham's Snipe, which arrives each year in spring on a migratory route from Japan.
- The Wetland provides excellent habitat for frogs, including the endangered Growling Grass Frog. Native fish such as Common and Spotted Galaxias and the rare Australian Mudfish also use this wetland complex.
- The wetland and surrounding reserve provides a unique natural asset in urban Geelong and receives numerous visitors, including schools which participate in the annual GFNC Snipe festival and other activities throughout the year.
- Following a written request from the GFNC, Council began the development of a Masterplan for the Reserve in 2011. The aim of the Masterplan is to provide recommendations to guide Council, the GFNC and other key stakeholders regarding the on-going management of the Reserve as well as advise what infrastructure and works are required to protect and enhance the Reserve.
- A Project Working Group (PWG) was established with all the key stakeholders to oversee the development of the Masterplan. Specialist consultants, Thompson Berrill Landscape Design were appointed and a meeting was held in May 2012 to brief key stakeholders and ascertain what issues were of most interest/concern to them. Site inspections were also held with the GFNC and Barwon Valley Golf Club.
- Following feedback from the workshop with the PWG, a working draft Masterplan was developed. The working draft was then circulated back to the PWG seeking their comments and feedback. The City received feedback from six external and two internal members of the PWG. The comments received were very positive and there were only minor text changes requested. The draft Masterplan was amended to incorporate these changes.

6. JERRINGOT WETLAND RESERVE, BELMONT - APPROVAL OF FINAL MASTERPLAN (CONT'D)

- Council at its meeting on 20 March 2013 recommended the Public Exhibition of the Draft Masterplan.
- The Draft Masterplan was placed on public exhibition for a six week period from 10 April to 25 May 2013. Following the exhibition period no submissions were received.
- It is recommended that the Jerringot Wetland Reserve Masterplan be adopted by Council.

Cr Richards moved, Cr Macdonald seconded -

That Council:

- 1) adopt the Jerringot Wetland Reserve Masterplan;**
- 2) send letters to members of the Project Working Group thanking them for their assistance and support in the development of the Masterplan;**
- 3) continue to inform the local community about the implementation of the Masterplan;**
- 4) work closely with both the Geelong Field Naturalists Club and Barwon Valley Golf Club as part of the implementation of the Masterplan.**

Carried.

Background

The Jerringot Wetland Reserve is located on the Belmont Common within the natural floodplain of the Barwon River in urban Geelong. The wetland directly adjoins Settlement Road and Barwon Heads Road to the west, playing fields to the north, the Barwon Valley Golf Club and driving range to the east and the Council's Belmont Depot to the south.

The wetland may retain aspects of the natural floodplain morphology and old river courses, however the area has been subject to substantial modification associated with previous uses of Belmont Common. These modifications have included:

- Potential drainage channel and filling works associated with its use as an airfield (now occupied by the golf course and driving range).
- The model railway period with tracks still evident on the site today providing separation between the central and northern wetland cells.
- The establishment of Settlement Road which separates areas now occupied by the Criterion Track and Belmont Sunday Market from the larger natural floodplain of Belmont Common.
- The Golf Course access road which runs directly through the wetland and separated the southern and central wetland cells.
- Installation of the underground trunk sewer along Barwon Heads Road.
- The establishment of the Belmont Depot and association bund wall which now defines that southern end of the wetland.

6. JERRINGOT WETLAND RESERVE, BELMONT - APPROVAL OF FINAL MASTERPLAN (CONT'D)

Despite previous historical disturbance and the ad hoc nature of modifications to the form of the natural floodplain, the current Jerringot Wetland provides habitat for a range of birds, amphibians and mammals which historically would have occupied the natural floodplain of the Barwon River. The Wetland also provides an important function in pre-treatment of stormwater to improve water quality prior to discharge to the Barwon River and downstream RAMSAR listed Lake Connewarre System.

For a number of years the Geelong Field Naturalists Club (GFNC) has been undertaking a caretaker role for this wetland reserve in collaboration with the City. The City has undertaken numerous rehabilitation projects in this Reserve including weed removal, exotic tree removal and revegetation works.

The City received a written request from the Geelong Field Naturalists Club for a Masterplan to be prepared for this Crown Land Reserve which will guide its on-going management and enhancement.

Discussion

The request by the GFNC for the City to prepare a Masterplan was considered timely and one which can address a number of interrelated issues regarding the overall management of this important reserve. There were also outstanding issues to resolve regarding clarification of the operational boundaries and land use activities on the adjoining Barwon Valley Golf Club.

Prior to proceeding further with the request the City sought and obtained consent from DSE to prepare a new Masterplan for this Crown Land Reserve. Following this consent the City engaged landscape architects Thompson Berrill Landscape Design (TBLD) to prepare the new Masterplan. TBLD engaged specialist sub-consultants, Aquatic Systems Management Pty Ltd and Ecology and Heritage Partners to assess the Reserve and prepare detailed technical reports to inform and guide the development of the draft Masterplan.

A key part of developing the new Masterplan was liaising with the key stakeholders. A Project Working Group (PWG) was established comprising Cr Bruce Harwood and representatives from the Geelong Field Naturalists Club, Barwon Valley Golf Club, Parks Victoria, Corangamite Catchment Management Authority, Wathaurung Aboriginal Corporation, Geelong Environment Council, Department of Sustainability and Environment, Vic Roads, and officers from various Council Units.

A workshop was held in May 2012 at the Barwon Valley Club which briefed the PWG about the project, the process of developing the Masterplan and the timelines. The specialist consultants provided an outline of the preliminary site analysis and there was group discussion to identify the key site values and strengths, the key issues and opportunities to be addressed in the Masterplan.

It was agreed that the protection and rehabilitation of Jerringot Wetland was of paramount importance so it could remain a key fauna wetland reserve in urban Geelong. It is also a key statutory requirement of the City being the Committee of Management over this Crown Land.

Jerringot Wetland is surrounded by a diverse range of land uses each of which place significant pressures on the ecological and hydrological function of the wetland. The Masterplan will guide and inform both short and long term actions to assist with its protection, enhancement and rehabilitation.

6. JERRINGOT WETLAND RESERVE, BELMONT - APPROVAL OF FINAL MASTERPLAN (CONT'D)

The key features of the Masterplan are:

- Installation of a gross pollutant & hydrocarbon trap within the Belmont depot at the east end of the depot carpark;
- Construction of small sediment traps at each of the stormwater outlets entering the wetland;
- Installation of gross pollutant traps to collect litter from the commercial areas west of Settlement Road;
- Investigate establishing a new weir with removable plate to control water levels upstream of the existing weir and establish a new low levee along the south side of the main outfall drain;
- Establishing a new bund and weir next to shared pathway to formalise water level control at the outlet of the southern part of the wetland;
- Extending the off road shared pathway along the golf course access road including provision for a designated pedestrian/cyclist crossing point;
- Investigating construction of a new bird hide overlooking the central wetland;
- Undertaking on-going weed control and revegetation activities; and
- Establishing close liaison with the Barwon Valley Golf Club regarding the rationalising of the boundary between the wetland and the golf club operational areas.

A working draft Masterplan was prepared following the PWG workshop incorporating the feedback and suggestions from this meeting. The working draft was then circulated to the PWG for its comments and feedback. Comments were received from the GFNC, Barwon Valley Golf Club, GEC, DSE, Wathaurung Aboriginal Corporation, and two Council Units.

The feedback received overall was positive with support for the various actions proposed and the overall intent of the Masterplan. There were a number of minor suggested text changes which were supported and incorporated into the draft Masterplan. There was however one specific issue raised by DSE and the GEC in respect to Action No. 12 which states – ‘ Liaise with Vic Roads to investigate the opportunity to extend the off road shared path along the east side of Settlement Road from Barwon Heads Road and connect through to Belmont Common’. DSE advised that it generally doesn’t support the establishment of a track in this section of the Reserve as it is important to provide an environment that allows migratory birds to rest and feed without human interaction. Accordingly DSE doesn’t want to see an increase in the disturbance to birds in this part of the Reserve. A similar concern was raised by the GEC regarding the proximity of the pathway to the birds in the wetland. The City had forwarded a copy of the working draft Masterplan to Vic Roads for comment, but none were received. A subsequent telephone discussion was held with Vic Roads regarding the proposed action and it advised that it can see the strategic merit in such a linkage but would need any such pathway to be located well down the Settlement Road embankment so as to not create a safety issue or impede any future road works on this major arterial.

6. JERRINGOT WETLAND RESERVE, BELMONT - APPROVAL OF FINAL MASTERPLAN (CONT'D)

The concerns raised by both DSE and GEC were acknowledged and warranted further detailed consideration. The proposed outcome, agreed to by the respective parties, was to amend the draft Masterplan slightly to better reflect the intent of the action by removing the yellow dashed line along the Settlement Road road reserve and replace this with an arrow just north of where the existing pathway ends. It was agreed that after the public exhibition period Action No.12. can be assessed and discussed in more detail by the Project Working Group, in particular DSE, the GEC and Vic Roads, as part of the development of the final Masterplan.

The draft Masterplan was placed on public exhibition for a period of six weeks which included the following activities:

- Providing for comment on the Have Your Say page on geelongaustralia.com;
- Sending letters and a copy of the draft Masterplan to the property owners and occupiers opposite the Reserve;
- Erecting an information board on-site and at the Belmont Customer Service Centre; and
- Sending copies of the draft Masterplan to the Project Working Group.

Following the consultation period no submissions or comments were received. As agreed further consideration was given to the concerns of the PWG regarding Action No.12. Discussions were held with DSE, the GEC, Vic Roads and Councils Recreation and Open Space department and it was agreed to remove this action from the final Masterplan.

The PWG were consulted regarding the removal of Action No.12 and there were no objections to this being undertaken.

A copy of the final Masterplan is attached as Attachment A.

Environmental Implications

Many of the recommended actions within the Masterplan will result in long term protection and enhancement of the biodiversity values within this Reserve, in particular the protection of rare and threatened fauna species. Through the implementation of the Masterplan the environmental obligations on Council, via its role as Committee of Management will also be appropriately delivered.

Financial Implications

The project will involve financial costs associated with the implementation of the Masterplan. There will be costs associated with the installation of the gross pollutant traps and hydrocarbon trap, sediment traps, new weir and bund wall as well as the bird hide. At this stage the anticipated costs associated with the project are approximately \$400,000 over seven to ten years. Funding will be sought via Council's annual budget process. It is unlikely that an external income (grants will be available to assist with the implementation of the Masterplan. A number of the actions will be funded through existing core capital budgets. The on-going maintenance and operational costs will be factored into the City's waterway and wetlands maintenance budget. There is also likely to be some minor assistance received for certain parts of the project (i.e. revegetation) through local service clubs and environment groups.

6. JERRINGOT WETLAND RESERVE, BELMONT - APPROVAL OF FINAL MASTERPLAN (CONT'D)

Policy/Legal/Statutory Implications

A number of the bird and frog species that reside or frequent this waterway are protected under Federal and State legislation. The Council has a statutory obligation to protect these rare and threatened fauna species. Under the terms of the Committee of Management responsibilities the City is also responsible for protecting these birds and other protected fauna. The preparation and implementation of the Masterplan will address this statutory requirement.

Alignment to City Plan

The adoption of the Masterplan aligns with the City Plan 2013 – 2017 under the Sustainable Built and Natural Environment:

- Protecting and restoring our biodiversity.
- Engaging the community in protecting our natural areas.
- Limiting the loss of native species and natural areas and continuing indigenous plantings.
- Protecting our coast, waterways and wetlands.
- Continuing the development and implementation of reserve master plans in order to improve the quality of public open spaces.
- Building community and agency partnerships.

Officer Direct or Indirect Interest

There is no officer direct or indirect interests associated with this project.

Risk Assessment

There is a strong desire from the GFNC and Barwon Valley Golf Club for the Masterplan to be implemented as the increasing pressures from the growth of urban Geelong continues to impact on threatened species at the Reserve. The implementation of the Masterplan will reduce these risks.

Social Considerations

The project will involve the on-going close liaison with the key stakeholders, including the GFNC, Barwon Valley Golf Club, registered aboriginal party and Vic Roads. The wider community have had the opportunity to provide input into the final Masterplan through the extensive public consultation process.

Human Rights Charter

The Human Rights Charter has been considered as part of this process and there are no known conflicts with the twenty rights listed.

Consultation and Communication

The project has involved close liaison with all the key stakeholders, including the DSE, CCMA, GFNC, Barwon Valley Golf Club, registered aboriginal party and Vic Roads. There has also been consultation with the landowners opposite the reserve and the wider community through the six week public consultation period.



WATER QUALITY

The key source of inflows to Jerrington Wetland are primarily driven by local stormwater and potential ground water inputs from the urban and commercial catchments west of Settlement Road/Barwon Heads Road. Water quality testing in the central and southern wetland cells as part of this master plan confirmed the presence of contaminants including hard and organic litter, nutrients including nitrogen and phosphorus, and toxicants including heavy metals and hydrocarbons. This polluted urban runoff impacts on water quality and environmental and habitat values of the wetlands.

The key priority actions to address water quality are:

- 1 Install a combined litter and petrol/oil trap on the Council depot drain east of the depot car park. (C)
- 2 Install at and near source of litter traps on the existing drainage systems in the urban and commercial areas west of Settlement Road to minimise litter entering the wetlands. (C)

WETLANDS HYDRAULIC FUNCTION

Stormwater runoff from the adjoining catchments contribute flows to Jerrington Wetlands, with potential groundwater input to the central and southern wetland cells. Water levels in Jerrington Wetlands are controlled by existing hydraulic control points including the informal timber weir on the main outfall channel north of the golf driving range that flows into the Barwon River, the swale drain along the east of the north and central wetlands and the culvert under the golf club access road linking flows between the north and south cells. The culvert under the existing shared trail connects flows from the south wetland cell out to the golf course and flows are controlled by an interim weir adjacent to the 18th fairway on the golf course. The accumulation of sediment and vegetation at these existing control points restrict effective management of the water levels in the wetland system. Management and control of water level is recommended to allow flexibility in control of water levels to maintain seasonal habitats and improve biodiversity values in the wetland system.

- 3 Install permanent height level gauge boards to the north and south wetlands to improve water level management. (H)
- 4 Establish new bund and weir west of the existing shared path to formalise water level control at the main outlet of Jerrington Wetland South. (H)

FUTURE MAINTENANCE WORKS

Sediment loads in drainage channels and pipe outfalls connecting to the wetland contribute to build up of pollutant, Typha infestation and localised upstream flooding. The access to these areas is difficult so when routine maintenance and clean out of drainage channels and pipe outfalls is next undertaken consider the opportunities to improve sediment management systems and water level controls to reduce access difficulties and impacts on the wetland from these ongoing activities.

Prior to any drain clearance works commencing, a qualified zoologist must conduct a pre-works field survey to determine the potential presence of EPBC and Flora and Fauna Guarantee Act listed species, including the Growling Grass Frog and Mudfish within the works area.

Maintenance improvement works may include:

- 5 Access to the Main Outfall Channel is restricted via the culverts under Settlement Road. Following the next channel clearance investigate establishment of new easy to access sediment traps on the criterium track side to reduce sediment build up in the outfall channel in the future. When channel clearance is undertaken consider establishment of a new bund and side cast weirs to reduce back flooding into the Belmont Common sports fields and to enable of control flows and water levels into the north wetland. (H)
- 6 Investigate establishing a new weir with removable plate to control water levels upstream of the existing timber weir and establish a low levee along the south side of the main outfall to improve flood protection for the 2nd tee and fairway. These works may also enable seasonal harvesting of surplus stormwater from the largest catchment for golf course irrigation purposes without impacting on the wetland. (H)
- 7 Drain outlets from Settlement Road and Barwon Heads Road require ongoing clearance. As part of next works program investigate establishment of small sediment trap cells at each outlet, with priority given to the 750Ø Mitchell Street outfall, and including submerged embankments and sediment dewatering area to reduce wetland impacts and enable more frequent clearance to remove pollutants (H)

FLOODING

Belmont Common, including Jerrington Wetland is a large natural floodplain that is subject to relatively frequent and sometimes severe flooding. There have been major floods on the Barwon River in June 1952, November 1978 and November 1995. Flood flows enter Belmont Common through a narrow section on the river downstream of Settlement Road (James Harrison Bridge) and Moorabool Street (Barwon Bridge). The floodplain then spreads out across Belmont Common including the golf club, driving range, playing fields and Jerrington Wetland. The major hydraulic controls in the floodplain are the fill along the southern abutment of the river downstream of Moorabool Street, the Breakwater (Old Breakwater Road) and the railway embankment. The Council Depot has a substantial bund around it which forms the southern edge of the wetland and there is a relieving swale along Barwon Heads Road. Barwon River floods are typically of an extended duration however the various flood plain chokes and expansive floodplain capacity result in low velocities.

CULTURAL HERITAGE

Jerrington Wetland is a highly modified wetland system. Archaeological assessment completed for VicRoads as part of the new Breakwater Road Bridge identified one area of potential cultural heritage sensitivity to the south of Jerrington Wetland however the area is considered highly disturbed through previous site uses including landfill, road and airfield construction and drainage works. It is understood that the Belmont Common area was a known camping ground and meeting place for local Aboriginal people.

- Prior to commencement of any works involving disturbance of natural ground areas, liaise closely with the Wathaurung Aboriginal Corporation to investigate the need for a Cultural Heritage Management Plan.
- Liaise with the Wathaurung Aboriginal Corporation to develop interpretation signage and the appropriate wording to describe the cultural values of Jerrington Wetland.

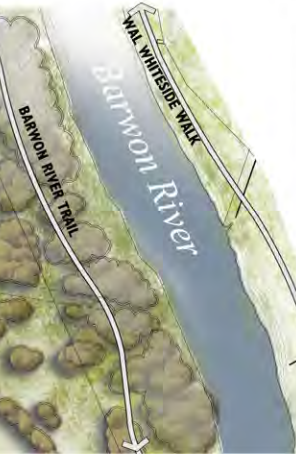
PASSIVE RECREATION

Jerrington Wetland is a passive recreation reserve which is popular with bird watching and environmental study groups. The existing path network is however disjointed. Opportunities exist to improve the path system safety, extending all ability access to popular viewing points and to complete the Belmont Common circuit path and link to the Barwon River Trail.

- 8 Utilise existing golf club facilities including toilets, carpark and BBQ area to complement and enhance passive recreation opportunities. (O)
- 9 Extend the off road shared path link along the golf course access road including provision of a designated pedestrian/cyclists crossing point near the existing bird hide to maximise sightlines for safety. (H)
- 10 Maintain existing dog on lead notifications and minimise public access to the east side of Jerrington Wetland to maximise habitat values. (H)
- 11 In consultation with the GFNC and golf club investigate the opportunities to construct a bird hide overlooking the central wetland on the golf course side of the wetland. (M)



SKETCH A: NEW BIRDHIDE



OVERALL DESIGN INTENT

Jerrington Wetland is a 18ha freshwater wetland system located on Belmont Common that discharges to the Barwon River. The wetland system provides significant environmental and habitat values within the urban setting and is a popular destination for viewing of wildlife, including a wide range of rare and migratory bird species. The key priorities of the master plan are to:

- Provide at source water quality treatment systems to minimise the impacts of stormwater discharge from surrounding roads and urban areas on water quality within the wetland.
- Investigate establishment of new hydraulic control weirs to enable improved management of seasonal water levels in the wetland to maximise biodiversity and habitat values.
- Continue weed control, revegetation and wildlife monitoring programs in close consultation with the Geelong Field Naturalists Club (GFNC) and Barwon Valley Golf Club.
- Extend the shared trail along Settlement Road and the golf club access road (subject to Vic Roads approval) to complete the Belmont Common circuit path and improve key wildlife viewing points whilst minimising impacts on bird habitat values.
- Improve the management interface with the Barwon Valley Golf Course and extend habitat links through the golf course from the wetland through to the Barwon River.

CONSERVATION VALUES

Jerrington Wetland is part of the Barwon River's natural floodplain and supports indigenous vegetation communities including Floodplain Riparian Woodland (EVC 96), Aquatic Herland / Plains Sedgy Wetland (EVC 69 I) and Grassy Woodland(EVC 175), which are listed by DSE as Endangered within the Otway Plain bioregion. Indigenous species include River Red Gum, Common Reed, Cumbungi and Tangled Lignum. Aquatic vegetation include Common Water Ribbons, Streaked Arrow-grass and Slender knotweed. The wetland and existing indigenous vegetation provides habitat values for over 120 bird species including the Australian Shoveler, Hardhead, Baillion's Crane, Cattle Egret, Sharp-tailed Sandpiper, Great Egret and various species of duck. Jerrington Wetlands also provides foraging and refuge habitat for migratory bird species including the internationally significant Latham's Snipe. The wetland is an excellent habitat for frogs, including the endangered Growling Grass Frog, and native fish including the Common and Spotted Galaxias and the rare Australian Mudfish.

WEED CONTROL, REVEGETATION AND HABITAT MANAGEMENT

Revegetation works have been successfully conducted by the GFNC in areas along the south side of the golf club access road and to the north-east of Jerrington Wetland South. Revegetation using indigenous species will continue to improve habitat values, provide screening to adjoining properties, while retaining views across the wetland and clear sightlines along shared trails.

- 12 Monitor existing nesting boxes and investigate installation of additional nesting boxes and provision of additional habitat around the perimeter of the wetland such as branches,large logs and rocks to improve habitat and biodiversity values. (O)
- 13 Monitor the extent of Typha and other invasive aquatic species in the wetland and existing swale drains. (O)
- 14 Undertake staged weed control along the existing shared trail and golf course boundary targeting high threat woody weeds including Desert Ash, Gorse, African Boxthorn, Crack Willow and Sweet Pittosporum. (C)
- 15 Establish and maintain min 1.0m wide herbicide buffer strip along the wetland - golf course boundary to prevent further spread/reinfestation of kikuyu and couch. (C)
- 16 Undertake weed control west of the 2nd tee to minimise spread of kikuyu and couch and maximise natural regeneration of ground cover vegetation including Beaded Glasswort. (C)
- 17 Continue coordination of revegetation works with the GFNC in late winter-early spring along the southern side of the central and south wetlands and along the existing shared trail using species consistent with Floodplain Riparian Woodland (EVC 96) to improve habitat. (H)
- 18 Establish new buffer vegetation with scattered indigenous overstorey trees and shrubs along the southern boundary of the Belmont Common sports fields to improve habitat links along the main outfall channel. (H)

DRAWING KEY

- EXISTING VEGETATION
- PROPOSED INDIGENOUS VEGETATION
- WETLAND AREAS
- PROPOSED WSLD TREATMENT CELLS
- EXISTING SHARED TRAIL
- NEW SHARED TRAIL
- MAINTENANCE ACCESS
- EXISTING ROAD
- EXISTING BUILDINGS
- VIEWING AREAS
- EXISTING STORMWATER PIPES
- EXISTING GAS
- EXISTING SEWER
- WEIR
- NEW BUND

IMPLEMENTATION PRIORITY

- (O) ONGOING
- (C) CRITICAL
- (H) HIGH
- (M) MEDIUM

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION

Portfolio:	Environment & Sustainability - Cr Richards
Source	City Services
General Manager:	Gary Van Driel
Index Reference	Climate Change Adaptation

Purpose

The purpose of this Report is to update Council on programs and actions carried out as part Council's Climate Change Adaptation Strategy.

Summary

- Council adopted the Climate Change Adaptation Strategy in April 2011. By doing so Council recognised that some human induced climate change is now inevitable and Council needs to consider and respond appropriately to the risks of climate change as well as continue to reduce its contribution to greenhouse gas emissions.
- The development of the Climate Change Adaptation Strategy was essential in facilitating an understanding of the risks of climate change within the City of Greater Geelong. Through consultation with representatives from all Divisions, a list of Divisional priority climate change risks were identified.
- The Strategy contributes to a greater understanding of climate risks, responsibilities and has a strong focus on building adaptive capacity within Council. In addition, the Strategy provides Council with a Roadmap to integrate adaptation into broader Council management and decision processes. The Strategy Roadmap sets out a range of actions to be implemented over a 5 year period.
- The City of Greater Geelong is at the forefront of developing systems to allow for the consideration of climate risk as part of its business-as-usual operations. One of the major accomplishments from the Climate Change Adaptation Strategy was the development of the first comprehensive Climate Change Adaptation Toolkit for local government.
- Recently the City of Greater Geelong has been invited by the Australian Centre of Excellence for Local Government to partner with other leading Local Governments in the area of adaptation, to assist in developing a practical guidance manual for Australian local governments: The project is called "Embedding Climate Change Adaptation into local government's core business".

Cr Richards moved, Cr Macdonald seconded -

That Council notes:

- 1) **actions undertaken as part of the Climate Change Adaptation Strategy to embed climate change adaptation into Council's core business;**
- 2) **its participation in the Australian Centre of Excellence for Local Government project: "*Embedding Climate Change Adaptation into Local Government's core business*".**

Carried.

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION (CONT'D)

Background

“Climate change will alter global and local climates. In Victoria, this means warmer average temperatures, more frequent and severe heatwaves, more very high fire danger days, reduced average and more variable rainfall, increased incidence and extent of drought, reduced snow cover, and sea level rise.” (Victorian Government’s *Report on climate change and greenhouse gas emissions in Victoria*, 2012)

These climate change impacts are likely to create many challenges for the City of Greater Geelong

These events are likely to impact directly and indirectly on residents, businesses and visitors to Geelong. They are likely to have consequences for Council’s services including infrastructure, recreation, health, planning and natural resource management. The severity of these impacts will be determined in part by Council and community preparation and response plans.

Despite uncertainties in climate change projections, they provide us with high confidence in the general trends that we can expect to see in the long term. In order to develop effective adaptation responses, the level of uncertainty must be considered alongside an assessment of vulnerability to climate change including exposure, sensitivity and adaptive capacity.

Discussion

Council adopted the Climate Change Adaptation Strategy in April 2011. By doing so Council recognized that some human induced climate change is now inevitable and Council needs to consider and respond appropriately to the risks of climate change as well as continue to reduce it’s contribution to greenhouse gas emissions.

The development of the Climate Change Adaptation Strategy was essential in facilitating an understanding of the risks of climate change within the City of Greater Geelong. Through consultation with representatives from all Divisions, priority climate change risks were identified.

At the time the Climate Change Adaptation Strategy was developed, very few local governments had carried out an assessment of their climate risks, and further to this did not have the systems in place to assess and treat the uncertainty inherent with future climate risk assessments.

The City of Greater Geelong is at the forefront of developing systems to allow for the consideration of climate risk as part of its business-as-usual operations. The first comprehensive Climate Change Adaptation Toolkit for local government was developed by Council in partnership with RMIT and NetBalance and was launched in 2011.

The City of Greater Geelong has also been recently invited to partner with other leading organizations across Australia by the Australian Centre of Excellence for Local Government, to develop a practical guidance manual for Australian local governments. The project is called: Embedding Climate Change Adaptation into Local Government’s core business.

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION (CONT'D)

Council's involvement will include:

- Participation in a Reference Group from July 2013- January 2014
- Review of Guidance Manual
- Testing the draft Guidance Manual with appropriate council officers to ensure it works as a practical guide and supports council's decision processes.
- Provision of a case study of adaptation work carried out within the City of Greater Geelong.

Update on Council's Climate Change Adaptation Strategy

Council's Climate Change Adaptation Strategy contributes to a greater understanding of climate risks, responsibilities and has a strong focus on building adaptive capacity within Council. In addition, the Strategy provides Council with a Roadmap to integrate adaptation into broader Council management and decision processes. The Strategy Roadmap sets out a range of actions from 2011 that are framed by the following priority work areas:

- Coastal Planning
- Asset Management
- Emergency Management
- Vulnerable People
- Open Space
- Biodiversity
- Building Community Engagement

The following four key tasks have also been developed to guide future adaptation planning:

- Embedding consideration of climate change risks and adaptation into Council business.
- Adopt decision processes relating to adaptation that produce robust decisions, and recognise the broader complexities of climate change.
- Forming extensive external networks.
- Continuous monitoring, review and improvement of climate impact risk procedures.

Work has commenced in several of the above Priority Work and key task areas, which includes:

Coastal Planning:

- Geelong Queenscliffe Coastal Mapping Project is a joint project between DSE, DCPD, the Borough of Queenscliff, CCMA and the City of Greater Geelong. Council's Environment and Waste Services Department is project managing the first stage of this project that will provide data sets and spatial mapping of Geelong's coastline and potential future inundation due to sea level rise, storm surge and coastal erosion.

Adopting decision processes relating to adaptation that produce robust decisions, and recognise the broader complexities of climate change:

- The development of the Adaptation Toolkit provides the basis for training and support to staff for the development of appropriate risk controls and treatment. Training Council staff in the use of the online Adaptation Toolkit will refine existing identified climate risks and may identify new climate risks for the

organisation. The development of an Adaptation Toolkit aims to support Council to:

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION (CONT'D)

- integrate adaptation and support effective and efficient risk management
- be more responsive to climate change shocks and trends
- maintain standards of service delivery in the face of more extreme conditions
- make effective and consistent decisions regarding climate change
- form linkages across different work areas, internally and externally
- incorporate uncertainty into decision making
- make adaptation decisions that work across a range of future scenarios
- build flexibility into adaptation actions.

Asset Management and Communities at Risk from heatwaves:

- The City of Greater Geelong has partnered with Wyndham City Council to explore the characteristics of Urban Heat Island (UHI) effect and communicate key risks. An UHI report has been developed and is informed by data collected using airborne thermal sensing equipment in February 2013.

The UHI effect has a range of potential impacts on health, infrastructure and resource consumption. The report and thermal imagery will include practical mitigation responses that will inform urban, open space and social planners as to where we currently have problems with extreme heat. This data will be useful for the planning and provision of passively cooled green urban landscapes and will also inform planning for vulnerable sectors of the community during heat waves.

Embedding Climate Change Adaptation through Council

Plan making:

- **Emergency Management:** During 2013 a working group from the Municipal Emergency Management Planning Committee will discuss the review the Community Emergency Risk Assessment (CERA) which is carried out on a 2-year cycle. This year climate change risks will be looked at by the Working Group including climate risks already identified by the City of Greater Geelong.
- **City Plan:** Incorporation of the Climate Change Adaptation Strategy as a key strategy for delivering on the Sustainable Built and Natural Environment Strategic direction. Consultation for City Plan 2013-17 has also considered the incorporation of climate change adaptation in the development of new strategic themes.
- **Municipal Public Health Plan (MPHP):** Consultation has occurred regarding the incorporation of the climate change adaptation work carried out to date across the organisation in the new MPHP. This is included in the draft MPHP and includes support for vulnerable persons during heat waves etc.
- **Environment Management Strategy (EMS):** Incorporation of climate change adaptation work carried out to date and incorporation of adaptation considerations in the drafting of the new EMS is currently occurring.

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION (CONT'D)

- **Open Space Strategy (OSS):** Initial consultation has occurred to discuss climate change adaptation considerations in the review of the Open Space Strategy. Coastal planning: Council's management of coastal infrastructure will be guided by the outputs of the Queenscliffe Geelong Coastal Mapping Project. Clifton Springs and Breamlea have been useful case studies in monitoring and managing foreshore erosion, landslide and inundation. Data captured to date at these sites will inform the future management of Geelong's foreshore reserves and infrastructure.
- **Sustainable Communities Infrastructure Design Guidelines:** A project is underway to review Council's Sustainable Communities Infrastructure Guidelines in relation to climate change adaptation considerations. The document will be reviewed during 2013/14 and once amended will provide guidance to developers and CoGG in the integration of climate change adaptation considerations.
- **Engineering Infrastructure Design Manual:** Consultation between the Environment and Natural Resources Department and CoGG's Infrastructure Management Unit has seen the integration of climate change adaptation in the drafting of a new "green civil infrastructure standards". The new standards will be included in the Infrastructure Design Manual and will be used by local government and developers.

Environmental Implications

Climate change will present environmental management challenges due to extreme weather events such as flooding, storm surge, increased bushfire intensity and frequency as well as impacts to our biodiversity assets from coastal erosion, sea level rise and drought. Other challenges include shifting of existing biodiversity habitat ranges due to increased temperatures, increased stress loads on ecosystems such as increased rates of soil erosion and subsequent nutrient loading. This may create environments more favourable environment for increased rates of weed invasion.

Increased temperatures will also have an impact on our energy demand in buildings and amount of water needed to irrigate open space and significant trees.

Staff training in the further assessment, treatment and treatment of these risks will further embed climate risks into Council's everyday business as usual decisions.

Financial Implications

As indicated in the British Government's Stern Report (2006), the cost of doing nothing or delaying action will invariably see a greater cost for adaptation responses. Delaying investment and action will often mean higher proportional costs should Council wish to undertake actions at a later stage.

Staff training and incorporation of climate risks into business as usual, will strengthen council's position in relation to managing climate risks to assets, essential infrastructure and service delivery. Some treatment of risks may also inform Council's 10 year financial plan.

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION (CONT'D)

Policy/Legal/Statutory Implications

Under the *Climate Change Act 2010*, local government is required to 'have regard to climate change' when preparing a Municipal Public Health and Wellbeing Plan (MPHWP). Climate change has been considered in the current draft MPHWP.

Identification and assessment of climate risks should also decrease Council's future exposure to public liability claims.

Alignment to City Plan

This report is in line with City Plan 2013-2017 Sustainable Built and Natural Environment Section. The implementation of the Climate Change Adaptation Strategy is listed as a key strategy that will assist in delivering the Sustainable Built and Natural Environment priorities

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has any direct or indirect interest relative to the advice provided in the report.

Risk Assessment

Risk methodology used to develop the Strategy will be consistent with the AS 31000 Risk Management Standard which includes an emphasis on assessing uncertainty in relation to the organisations objectives. The aim of the Climate Change Adaptation Strategy is to improve the management of risk, decision making under uncertainty and the capacity of Council to adapt. All three are necessary to build resilience within Council's divisions, policies and programs.

Social Considerations

The World Health Organisation now recognises that climate change is not simply an environmental or developmental issue but it is a significant and emerging threat to human health and wellbeing.

The likely increased occurrence of drought, heat waves in summer and the increased severity and frequency of floods, storms and bushfires are likely to impact directly and indirectly on residents, businesses and visitors in Greater Geelong.

They will likely have consequences for Council's services including infrastructure, recreation, health and planning. The severity of these impacts will be determined in part by Council and community preparation and whether Council's systems and response plans are strong when applied to a range of possible future climate risks.

Human Rights Charter

Climate change will affect the whole community. The implementation of the strategy is directed at embedding assessment of risks associated with climate change into the day to day business of council. Implementation of this strategy is consistent with the obligation under the Victorian Charter of Human Rights and Responsibility.

7. CLIMATE CHANGE ADAPTATION STRATEGY IMPLEMENTATION (CONT'D)

Consultation and Communication

The development of the Climate Change Adaptation Strategy received input from across all Council's Divisions and the draft strategy invited and received public comment before being adopted by Council in 2011.

An inclusive approach to the development and implementation of the Strategy has aimed to:

- Build a shared understanding of Council's climate risks and the associated uncertainties
- Build ownership of and commitment to the implementation of adaptation responses and ongoing management of the impacts of climate change

The Strategy's implementation has been a collaborative approach with input from a cross Council group and specialist input from many Council departments.

Communication of the Strategy's implementation has also been via Council's quarterly ecoNews newsletter and Geelong Australia website.

8. DELEGATIONS FROM COUNCIL TO STAFF

Portfolio:	Governance - Cr Fagg, Mayor
Source	Corporate Services - Administration and Governance
General Manager:	Jeff Wall
Index Reference	Subject: Delegations

Purpose

To update the delegations from Council to members of Council staff, incorporating changes to legislation as advised by Maddocks lawyers.

Summary

- Section 98 of the *Local Government Act 1989*, section 188 of the *Planning and Environment Act 1987*, section 58A of the *Food Act 1984* and other legislation empowers Council to delegate its powers duties and functions to appropriate Council officers
- Whilst most delegations to staff are in the form of sub-delegation from the Chief Executive Officer, there are a small number that require specific delegation from Council.
- Updated delegations reflect recent legislative amendments that are advised by Maddocks lawyers bi-annually.

Cr Macdonald moved, Cr Richards seconded -

In the exercise of the powers conferred by section 98(1) of the Local Government Act 1989 (the Act) and the other legislation referred to in the attached Instrument of Delegation, Greater Geelong City Council (Council) resolves that –

- 1) There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached *Instrument of Delegation to members of Council staff* (Appendix 8-1), the powers, duties and function set out in that instrument, subject to the conditions and limitations specified in that instrument.**
- 2) The instrument comes into force immediately the common seal of Council is affixed to the instrument.**
- 3) On the coming into force of the instrument all previous delegations to members of Council staff (other than the Chief Executive Officer) are revoked.**
- 4) The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of council that it may from time to time adopt.**

Carried.

Background

These delegations are based on a model developed and maintained by Maddocks Lawyers who are engaged to provide an update service and include legislative changes up to 29 May 2013.

8. DELEGATIONS FROM COUNCIL TO STAFF CONT'D

The delegation model is based on:

1. Delegations from Council to the CEO
2. Delegations from Council to members of Council staff
3. Sub-delegation from the CEO to Council staff.

This report addresses delegations from Council to members of staff.

Discussion

The proposed delegations of Council to members of staff detail sections of Acts and Regulations and nominate officers by position title to undertake specific powers, duties and functions on behalf of Council.

Delegations were last approved by Council in February 2013 as a requirement to review them within 12 months of an Election.

Attachment 1 to the Instrument of Delegation sets out the complete schedule of the relevant powers, duties and functions being delegated.

Attachment 2 lists the changes from the previous delegations approved in February 2013.

The latest review of legislation by Maddocks Lawyers reflect the extensive changes to the *Planning and Environment Act* 1987, which come into force in 2 stages, stage 1 commencing 22 July 2013 and stage 2 on 28 October 2013. These changes include the abolition of the development assessment committees and reaffirming the role of council as the primary decision maker on planning matters in the municipality. A new planning application committee (PAC) will be set up to work with council's on complex planning matters. Other amendments include:

- more scope for councils to deal with applications for amendments to permits and extension of expired permits;
- the Minister must notify council within 10 business days of receiving a planning scheme amendment of the outcome, if no notification is received, council can proceed to prepare the amendment;
- planning authorities must give the copies of planning scheme amendments to the Minister 10 days prior to exhibition;
- ability to amend or end section 173 agreements by council in certain instances;
- recording of section 173 agreements on title;
- streamlining of the VCAT process.

These delegations have also been amended to streamline the use of the Common Seal in accordance with the recommendation of the report to Council on July 9, 2013 on Council Meeting Procedures Local Law 2013.

Environmental Implications

There are no environmental implications relative to this report.

Financial Implications

There are no financial implications relative to this report.

8. DELEGATIONS FROM COUNCIL TO STAFF CONT'D

Policy/Legal/Statutory Implications

The delegation schedule has been prepared in accordance with the Maddocks lawyer's model.

Alignment to City Plan

How we do business.

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has a direct or indirect interest.

Risk Assessment

A properly prepared system of delegations minimises the likelihood of officers acting outside their powers and exposing Council to unacceptable risk. Regular review of the delegations ensures accountability and responsibility for decisions when the decision makers are identified. Delegations can be subject to legal scrutiny in courts and tribunals.

Social Considerations

There are no social considerations relative to this report.

Human Rights Charter

No Human Rights are affected by the contents of this report.

Consultation and Communication

All delegations are published on Council's internal website, Cityweb.

Appendix 8-1

**Greater Geelong City Council
Instrument of Delegation
to Members of Council Staff**

In exercise of the power conferred by section 98(1) of the *Local Government Act* 1989, and the other legislation referred to in the Schedule (Attachment 1), Greater Geelong City Council ("Council") by this instrument:

1. delegates each duty and/or function and/or power described in columns 1 and 2 of the Schedule (and summarised in column 3 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described opposite each such duty and/or function and/or power in column 4 of the Schedule;
2. delegates each duty and/or function and/or power described in columns 1 and 2 of the Schedule (and summarised in column 3 of the Schedule) to any member of Council staff to whom a member of Council staff listed in column 4 of the Schedule reports;
3. declares that a delegate is not authorised by this Instrument of Delegation to:
 - 3.1 determine any planning permit application which any Councillor requests be referred to the Development Hearings Panel, Planning Committee or Council and such request is made before the delegate has made a decision on the permit application; or
 - 3.2 exercise the power conferred by the *Planning and Environment Act* 1987 to determine upon any application in cases where six or more objections to the grant of the permit have been made.
 - 3.3 refuse a permit under Section 52(1A) of the *Planning and Environment Act* 1987.
4. declares that—
 - 4.1 this Instrument of Delegation is authorised by a resolution of Council passed on <insert date> and
 - 4.2 the delegation authorised by a resolution of Council passed on 12 February 2013 is revoked; and
 - 4.3 the delegation:
 - 4.3.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation;
 - 4.3.2 remains in force until Council resolves to vary or revoke it;
 - 4.3.3 is to be exercised in accordance with the exceptions, conditions and limitations set out in the Schedule and with the guidelines or policies which Council from time to time adopts.
 - 4.3.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

- 4.4 the delegate must not determine the issue, take the action or do the act or thing:
- 4.4.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council; or
 - 4.4.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a
 - (i) policy; or
 - (ii) strategy adopted by Council; or
 - 4.4.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 98(1)(a)-(f) (inclusive) of the Act or otherwise; or
 - 4.4.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff

THE COMMON SEAL of GREATER)
GEELONG CITY COUNCIL was affixed)
hereto in the presence of:)

Mayor

Chief Executive Officer

Date: / /

9. COUNCIL'S SHAREHOLDING IN REGIONAL KITCHEN

Portfolio:	Governance – Cr Fagg, Mayor
Source	Community Services – Aged and Disability Services
General Manager:	Jenny McMahon
Index Reference	Customer: Regional Kitchen Group
	Subject: Food Services

Cr Fisher moved, Cr Nelson 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 J Farrell

REALLOCATION OF CAPITAL FUNDS – BEANGALA WARD

Council allocated \$46,540 in the 2012/13 budget for Collendina Reserve Sports Lighting (C13820), \$13,400 in the 2013/14 budget for Collendina Reserve Playground (C14822) and \$192,000 in the 2013/14 budget for the Collendina Reserve Master Plan (C14821).

These budget lines remain unspent and it is proposed that these funds are consolidated into one budget for the Collendina Recreation Reserve – Master Plan Implementation. With the remaining \$45,145 from C13820, \$13,400 from C14822 and \$192,000 from C14821 being used for public toilet improvements, relocation of the playground, improvements to the associated road network to address safety concerns and finally implementing safety measures to reduce sports equipment going into the adjoining creek.

Reallocation of \$250,545 from these projects to the Collendina Recreation Reserve – Master Plan Implementation will enable the continuous development and improvement of the reserve.

Cr Farrell moved, Cr Fisher seconded -

That Council support the following reallocations:

Ward	Project description	Budget	Budget ID
Beangala	Collendina Reserve Sports Lighting	-\$45,145	C13820
Beangala	Collendina Reserve Playground	- \$13,400	C14822
Beangala	Collendina Reserve Master Plan	-\$192,000	C14821
Beangala	Collendina Recreation Reserve – Master Plan Implementation	\$250,545	

Carried.

NOTICE OF MOTION – Cr Ansett

REALLOCATION OF CAPITAL FUNDS – WINDERMERE WARD

As part of the 12/13 budget, Council allocated \$400,000 to Lara Sporting Club Development (C13847) and in the 13/14 budget Council allocated \$30,000 to Corio Cricket Club (C14858).

At present \$388,040 remains unspent from C13847 and \$30,000 from C14858.

A number of projects have been reprioritised to address the immediate needs of the community.

It is proposed that the funds are re-allocated to the following project:

- **Lara Sporting Club – Infrastructure Upgrades**
This project will involve a number of infrastructure upgrades that will benefit all sections of the sporting club.

Reallocation of \$388,040 from project C13847 and \$30,000 from C14858 to this project will mean the community have improved recreation facilities.

Cr Ansett moved, Cr Fisher seconded -

That Council support the following reallocations:

WARD	PROJECT DESCRIPTION	BUDGET	BUDGET ID
Windermere	Lara Sporting Club	-\$388,040	C13847
Windermere	Corio Cricket Club	-\$30,000	C14858
Windermere	Lara Recreation Reserve – Infrastructure Upgrades	\$418,040	

Carried.

COMMON SEAL REGISTER

Cr Macdonald moved, Cr Irvine seconded -

That the following documents be signed and sealed by Council.

Carried.

1. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND KRISTINE ELIZABETH EDWARDS AND CAROLYN DENISE GOATES FOR 13 MARGATE STREET BARWON HEADS

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	13 Margate Street, Barwon Heads
Application No:	825/2011/A

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 10b) of Planning Permit No. 825/2011/A issued on 9 September 2011 which allowed the construction of two dwellings and a two lot subdivision.

The purpose of the Agreement is to link the subdivision with the approved development.

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

Owner's Obligations

The Owners obligation is to ensure that all development on the land is in accordance with the endorsed plans forming part of Planning Permit 825/2011 (or any amendment to that permit) or any subsequent Planning Permit.

Council Obligations

Nil.

2. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND DIRECTOR FOR HOUSING FOR 106 PLUME STREET, NORLANE

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	106 Plume Street, Norlane
Application No:	1313/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 9 of Planning Permit No. 1313/2012 issued on 8 January 2013 which allowed two (2) dwellings and two (2) lot subdivision generally in accordance with the endorsed plans.

The purpose of the Agreement is to link the subdivision with the approved development.

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

Owner's Obligations

The Owners obligation is to ensure that all development on the land is in accordance with the endorsed plans forming part of Planning Permit 1313/2012 (or any amendment to that permit) or any subsequent Planning Permit.

Council Obligations

Nil.

3. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND DIRECTOR OF HOUSING FOR 12 CAMELLIA CRESCENT, NORLANE

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	12 Camellia Crescent, Norlane
Application No:	1333/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 9 of Planning Permit No. 1333/2012 issued on 8 January 2013 which allowed construction of two (2) dwellings and subdivision of land into two (2) lots generally in accordance with the endorsed plans.

The purpose of the Agreement is to link the subdivision with the approved development.

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

Owner's Obligations

The Owners obligation is to ensure that all development on the land is in accordance with the endorsed plans forming part of Planning Permit 1333/2012 (or any amendment to that permit) or any subsequent Planning Permit.

Council Obligations

Nil.

4. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND DIRECTOR OF HOUSING FOR 45 TENNYSON STREET, NORLANE

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	45 Tennyson Street, Norlane
Application No:	1336/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 10 of Planning Permit No. 1336/2013 issued on 8 February 2013 which allowed Construction of Two (2) Single Storey Dwellings and a Two (2) Lot Subdivision.

The purpose of the Agreement is to link the subdivision with the approved development.

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

Owner's Obligations

The Owner covenants, acknowledges and agrees with the Responsible Authority that all development on the Land will be in accordance with the endorsed plans forming part of the Permit (or any amendment to the Permit) or any subsequent planning permit issued by the Responsible Authority.

Council Obligations

Nil

5. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND DIRECTOR OF HOUSING FOR 47 TENNYSON STREET, NORLANE

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	47 Tennyson Street, Norlane
Application No:	1337/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 10 of Planning Permit No. 1337/2013 issued on 8 February 2013 which allowed Construction of Two (2) Single Storey Dwellings and a Two (2) Lot Subdivision.

The purpose of the Agreement is to link the subdivision with the approved development.

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

Owner's Obligations

The Owner covenants, acknowledges and agrees with the Responsible Authority that all development on the Land will be in accordance with the endorsed plans forming part of the Permit (or any amendment to the Permit) or any subsequent planning permit issued by the Responsible Authority.

Council Obligations

Nil

6. SECTION 173 AGREEMENT BETWEEN GREATER GEELONG CITY COUNCIL AND DOUGLAS GORDON CORNWELL FOR 3 HOPKINS STREET, CORIO

Portfolio:	Planning – Cr Macdonald
Source:	Economic Development, Planning & Tourism
General Manager:	Peter Bettess
Property:	3 Hopkins Street, Corio
Application No:	221/2012

Officers' Comments

This Agreement pursuant to Section 173 of the Planning and Environment Act 1987 was required by Condition 13 of Planning Permit No. 221/2012 issued on 23 July 2013 which allowed a two (2) lot subdivision and the construction of a second dwelling.

The purpose of the Agreement is to link the subdivision with the approved development.

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

Owner's Obligations

The Owners obligation is to ensure that all development on the land is in accordance with the endorsed plans forming part of Planning Permit 221/2012 (or any amendment to that permit) or any subsequent Planning Permit.

Council Obligations

Nil.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Governance – Cr Fagg (Mayor)
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 Farrell moved, Cr Ellis seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 13 August 2013)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Disability Advisory Committee 8 July 2013	Cr Fisher	K Pritchard (MGR) S Muratti (OFF) C Mulla (OFF) F Hemingway (MGR) N Valentine (CO ORD)	• Disability Action Plan • Geelong Visitor Access Centre • Geelong Library & Heritage Centre • Driveway Safety • Public Transport • Accessible Documentation • Skilled Stadium • Communication Procedure for DAC Members and Council Officers	Nil.
Geelong Library & Heritage Centre – Project Control Group 23 July 2013	Cr Fagg	S Griffin (CEO) J McMahon (GM) D Frost (GM) S Cavanagh (MGR) P Manolis (CEO Geelong Regional Library Corporation)	• Design Update • Planning & Heritage Application Status • Budget Update • Master Program Overview • Risk Register Update	Nil.
Geelong Visitor Access Centre Working Group 24 July 2013	Cr Fisher	K Pritchard (MGR) S Bentley (MGR) C Carlyon (OFF) C Mulla (OFF)	• Geelong Library Heritage Centre • Summary of Findings from Consultation • Costing from the Report • Service Model: Comparing Geelong & Melbourne • Potential for co-location • Disability Care Australia • Where to from here • Funding Opportunities	Nil.

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Councillor Briefing 6 August 2013	Crs Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Macdonald, Nelson,	D Frost (ACT/CEO) A Downie (ACT/GM) P Jane (ACT/GM) J McMahon (GM) P Bettess (GM) G Van Driel (GM) K Pritchard (MGR) F Giggins (CO ORD)	• Presentation – Community Chef • Council’s Shareholding in Regional Kitchen (Confidential) • Presentation – Australian Early Development Index • Presentation – Owners Corporation Maintenance of Public Open Space • Release of Geelong Port and Land Freight Infrastructure Plan • Armstrong Creek East Precinct District Sports Reserve Master Plan • Armstrong Creek Sports Development Plan • Central Geelong Task Force – Special Committee Appointments • Delegations from Council to Staff • Jerringot Wetland Reserve, Belmont – Draft Masterplan • Climate Change Adaptation Strategy Implementation • Knowledge Economy Activities Update	Nil.

PLANNING DELEGATIONS

Portfolio:	Planning - Cr Macdonald
Source:	Economic Development, Planning & Tourism - City Development
General Manager:	Peter Bettess
Index Reference:	Delegation

Summary

- Section 98 of the Local Government Act 1989 and section 188 of the Planning and Environment Act 1987 empower Council to delegate its powers, duties and functions under relevant legislation to members of Council staff.
- Council may also delegate to committees comprising Councillors and staff or a combination of both, pursuant to sections 86 and 87 of the Local Government Act and section 188 of the Planning and Environment Act.
- At its meeting on 13 March 2007 Council established a Planning Committee and a Development Hearings Panel with delegated powers to determine upon any development applications which have been the subject of an objection or in circumstances where officers have recommended refusal of the application.
- At its meeting on 23 September 2008 Council adopted a recommendation to allow Officers (restricted to Manager, Coordinator and Team Leader level) the ability to consider and approve applications with five or less objections.
- The appendix to this report contains a schedule of all applications determined under these delegations.

Cr Macdonald moved, Cr Richards seconded -

That the information be received.

Carried.

MONTHLY DECISIONS REPORT - JULY 2013					
App No	Location	Application Type	Description	Decisions Date	Authority Description
1209/2012	39 Ritchie Boulevard, GEELONG VIC 3220	Use and Development of the land for an Outdoor Recreation Facility (Ferris Wheel) and associated Signage	Grant a Planning Permit	09/07/2013	Development Hearings Panel
352/2013	17-19 Ormond Road, EAST GEELONG VIC 3219	Buildings and works to construct alterations and additions to the existing building and reduction of the standard car parking and bicycle facilities requirements associated with a medical centre	NOD - Grant a Planning Permit	19/07/2013	Development Hearings Panel
371/2013	5-7 Wiltons Road, OCEAN GROVE VIC 3226	Subdivision of land into ten (10) lots and variation of easements	NOD - Grant a Planning Permit	05/07/2013	Development Hearings Panel
560/2013	6 Chalon Court, Highton	Construction of a dwelling over a height of 7.5 metres	Grant a Planning Permit	19/07/2013	Development Hearings Panel
1218/2012	199 Thompson Road, BELL PARK VIC 3215	Change of Use to Restaurant, Sale & Consumption of Alcohol associated with a Cafe/Restaurant licence, Buildings & Works Associated with an extension to the Restaurant, Display of Externally Illuminated Business Identification Signage and Reduction in Car Parking Requirements	NOD - Delegate	03/07/2013	Delegates Authority - Objectors 4
141/2013	55 The Esplanade, OCEAN GROVE VIC 3226	Subdivision of the land into two (2) lots and creation of a carriageway easement	NOD - Delegate	30/07/2013	Delegates Authority - Objectors 2
149/2013	7 Chanel Avenue, BELL POST HILL VIC 3215	Two Lot Subdivision and Construction of Second Dwelling	NOD - Delegate	12/07/2013	Delegates Authority - Objectors 1
185/2012	154 Weller Street, GEELONG WEST VIC 3218	Demolition of Existing Dwelling and Outbuildings & Construction of A New Dwelling & Garage	NOD - Delegate	15/07/2013	Delegates Authority - Objectors 2
187/2013	23-25 Mitchell Street, BELMONT VIC 3216	Use of the land for a Child care centre, buildings and works to construct alterations and additions to the existing building, reduction of the standard car parking requirement and display of a Business identification sign	NOD - Delegate	10/07/2013	Delegates Authority - Objectors 1
299/2013	54 Fellmongers Road, BREAKWATER VIC 3219	Variation to Existing Club Licence - Extend Trading Hours in External area adjacent to Bistro Lounge	NOD - Delegate	08/07/2013	Delegates Authority - Objectors 2
309/2013	19 George Street, GEELONG WEST VIC 3218	Partial demolition and construction of buildings and works in association with an existing dwelling	NOD - Delegate	17/07/2013	Delegates Authority - Objectors 3
350/2013	31-39 Kensington Road, LEOPOLD VIC 3224	Use and Development of Place of Assesmeby (Leopold Community Centre) including a Child Care Centre, Kindergarten, Medical Centre Removal of Native Vegetation.	NOD - Delegate	22/07/2013	Delegates Authority - Objectors 3
360/2013	21 Deakin Street, BELL PARK VIC 3215	Construction of Two (2) Single Storey Dwellings and a Two (2) Lot Subdivision	NOD - Delegate	15/07/2013	Delegates Authority - Objectors 1
402/2013	14 Thacker Street, OCEAN GROVE VIC 3226	Construction of Dwelling greater than 7.5 metres in height.	NOD - Delegate	08/07/2013	Delegates Authority - Objectors 3
87/2013	31 Margaret Street, RIPPLESIDE VIC 3215	Partial Demolition and Building and Works to Construct an Extension to an Existing Dwelling	NOD - Delegate	24/07/2013	Delegates Authority - Objectors 1

Cr S Kontelj moved, Cr Richards seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 8.25pm

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 8.35pm

CLOSE OF MEETING

As there was no further business the meeting closed at 8.35pm. Tuesday, 13 August 2013.

Signed: _____
Chairperson

Date of Confirmation: _____