CITY OF GREATER GEELONG

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 10 December 2013

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

COUNCIL:

Cr. D. Lyons *Mayor*	(G21 Geelong Regional Alliance, Governance, Regional Cities)
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, 10 DECEMBER 2013 COMMENCING AT 7.00 P.M.

PRESENT: Cr D Lyons (Mayor), Crs T Ansett*(7.45pm), L Ellis, J Farrell*(7.13pm), K Fisher, B Harwood, M Heagney, J Irvine, E Kontelj, S Kontelj, R Macdonald, R Nelson, A Richards

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

OPENING: The Mayor declared the meeting open at 7.00pm

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: Nil.

CONFIRMATION OF MINUTES:

Cr Richards moved, Cr Irvine seconded -

That the Minutes of the Ordinary Meeting held on 26 November 2013 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Peter Bettess declared a Conflict of Interest in relation to Agenda Item 7 – Victorian Coastal Strategy in that he is a member of the Victorian Coastal Council, which produced the Strategy.

Peter Bettess declared a Conflict of Interest in relation to Agenda Item 10 – Rezoning Application 302-306 Aberdeen Street, Manifold Heights in that he holds Wesfarmers shares.

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.

Gwen Threlfall asked the following:

During the last few months the number of trucks driving along Lower Duneed Road between Surf Coast Highway and Horseshoe Bend Road has increased dramatically. Many of these trucks, which are the type for shifting earth, use engine brakes making considerable noise in an area that is zoned low density residential. They use the engine brakes going down the hill from the roundabout, going up the hill and along the less undulating ground. The number of trucks seems to vary depending on which projects are going on in the area at the time. Could we have signs erected asking truck drivers not to use engine brakes please?

Cr Richards responded Council appreciates the situation you are in and will respond back in writing outlining ways in which Council are able to help with the problem.

Mary Wallace asked:

In December 2009, Council in a letter signed by then Governance Co ordinator John Bleazby said, "…Council does not audio record its meetings." and I am asking has that been Council's position since and is Council still saying it does not record Council Meetings?

Jeff Wall responded that is correct. Council's Meeting Procedures Local Law states there be no video or audio recording of Council meetings.

Colin Wallace asked:

Mr Mayor, on many occasions over a long period of time and in a range of ways the Minutes have not faithfully recorded my involvement in Public Question Time such that a reader of the Minutes is likely to be misled, and this happened again in the Minutes of the last Council Meeting in regard to the CEO's response to my question and I am asking, Mr Mayor, will you act to change this so that the Minutes of each Council Meeting in so far as Public Question Time is concerned faithfully record what happens – and would you be aware, Mr Mayor, that I am not saying there must be a transcription and never have said this, simply a faithful account of what happens?

The Chief Executive Officer responded as far as he recalls the minutes are not a verbatim record, but an accurate reflection and will speak to the relevant staff to ensure that is carried out to meet the requirements of the Local Government Act and the Local Law.

Barry White addressed Council in relation to Amendment C293 as follows:

Given that we now appear to have a situation where the Lara community, the State Minister for Planning and the agents for the developers all agree with the need to protect Serendip Sanctuary with regard to future residential development, and agreement to a 200 metre permanent buffer, why do we have Council officers rejecting this position through their submission?

* *Cr Farrell entered the meeting room at 7.13pm*

Peter Bettess responded that the Council papers are reflecting the position of the Council. The Lara Structure Plan was adopted by Council and approved by the Minister for Planning.

Council adopted Amendment C73 which was refused by the Minister for Planning. All Council is doing is reflecting the position on the books of this Council.

Barry White asked – do you support the 200m buffer?

Peter Bettess responded, yes.

Frank Chalifour presented a series of comments in relation to Amendment C293, which were noted by Peter Bettess.

Annie McGeachy asked questions in relation to the Tea House at the Geelong Botanic Gardens:

Is Council aware that:

1) the Tea House was central to the gardens and a much loved destination for the community and garden visitors?
2) the Tea House was a sort after place of respite and recovery for this city?
3) the closure is affecting garden visitor numbers, regular programs and the preparation for established summer programs?
4) the degree of dissatisfaction expressed by those that do visit or phone and find the Tea House is closed?
5) garden visitor facilities are now one water fountain and 10 year old temporary toilets?
6) the Tea House close combined with 2-1/2 years of fenced off rotting conservatory, Geelong's national pre-eminence in regional botanic gardens is now challenged by much smaller regional cities?
7) I ask that Council reopen this Tea House as a matter of urgency?

Cr Richards responded that he presented a Notice of Motion at the 26 November Council Meeting requesting a report be prepared and presented to Council no later than the end of February 2014, regarding the above issues.

Lionel McWilliam asked when the developer is proposing a 200 metre buffer. Why is Council Planning suggesting a 50 metre buffer? The developer has previously agreed to a 200 metre buffer in C123, C73 and now again in C293?

The Mayor took the question on notice.

Barrie Kinnersly asked the following regarding Amendment C293:

1) Why is Council Planning Department ignoring the wishes of the people of Lara – over 3,000 objections etc unprecedented?
2) Why, when Canterbury Road East and Lara West with an additional 4,000 houses has been approved, must this be considered?

The Mayor thanked Mr Kinnersly for his comments.

Heather Boyd asked how will Council enforce the dog and cat ban to control these animals which pose a significant risk to wild life at Serendip?

Jenny McMahon responded that Council would be looking at ways in which to patrol the area. Dependent on these patrols could possibly introduce declared areas as not on leash.

Jennifer Bantow asked what commitment does Council and you Cr Lyons as our new Mayor, have to conserve the cultural urban, suburban and rural fabric of the City of Greater Geelong, to make sure the commercial and residential historical heart of the City is not spoilt and the rural landscapes are not inappropriately subdivided?

The Mayor took the question on notice for a written response within 14 days.

Elizabeth Fairlie asked is Council is committed to gradually over a period of budget yearly allocations to consider completing review of those areas of the outer areas heritage study that have not yet been reviewed, i.e. Highton, Ceres, Breamlea, Connewarre, Corio, Fyansford, Grovedale, Anakie, Avalon, Balliang, Barwon Heads, Batesford, Bell Park, Bell Post Hill, Hamlyn Heights, Lovely Banks, Little River, Marshall, Mount Duneed, Norlane, North Geelong, North Shore, Pettavel, Pt Lillias, Pt Wilson, Staughton Vale, Stonehaven, Sutherland Creek, Wandana Heights and Waurn Ponds?

Cr Richards responded that there is an undertaking by Council to look at reviewing those areas above, however have not as yet been scheduled.

Cr Nelson added yes we are committed.

Graham Gittins asked that given the submission is now from Council why cant there be a public forum?

Peter Bettess responded the Planning Minister is both the responsible authority and planning authority. Council is just a participant, the same as yourself, and make submissions to the process the same as many others. Council has the same status as anyone else and has to conform to the process set for us.

Michael Helman asked why does Council's C293 report make no reference and in fact ignores credible independent experts Woods, Pescott, Parks Victoria on the impacts of urbanisation on Serendip Sanctuary's international and domestic tourism, environmental education and captive and free range breeding of endangered and threatened native wildlife?

Peter Bettess responded because Council is not the planning authority for this amendment, it is making a submission to a proposal the Minister has put forward. Council supports the 200metre buffer and will question how that buffer will remain in the future.

PETITIONS: Nil

ELECTION OF DEPUTY MAYOR

In accordance with 11C(2) of the City of Greater Geelong Act 1993, Council must elect a Deputy Mayor upon the office becoming vacant.

Accordingly, nominations are called for the position of Deputy Mayor for a twelve month period.

Cr Richards moved, Cr Irvine seconded –

That Council elect a Deputy Mayor for the period of twelve months.

Carried.

Cr Richards moved, Cr Macdonald seconded -

That Cr Bruce Harwood be nominated as Deputy Mayor for the period of twelve months.

There being no further nominations, Cr Harwood was declared elected as Deputy Mayor of the City of Greater Geelong for a twelve month period.

Cr Harwood briefly addressed the meeting and took his place at the table.

1. ADOPTION OF AMENDMENT C289 - REZONING OF AN EXTENSION TO THE MULTI CULTURAL AGED CARE SERVICES FACILITY AT 100 WEDDELL ROAD, NORTH GEELONG

Portfolio:	**Planning – Cr Macdonald**
Source	**Economic Development, Planning and Tourism - City Development**
General Manager:	**Peter Bettess**
Index Reference	**Application: 289**

Purpose

The purpose of this report is to adopt Amendment C289.

Summary

- Amendment C289 proposes to rezone land in Weddell Road, North Geelong to provide for the completion of the Multicultural Aged Care Services (MACS) facility.
- Amendment C289 will rezone an area of 2,413 square metres (being purchased from the City of Greater Geelong) from Public Park and Recreation Zone to Residential 1 Zone – consistent with the balance of the adjoining land in the Multicultural Aged Care Village abutting to the north.
- The Amendment is combined with a planning permit application PP29/2013 for a two lot subdivision and buildings and works associate with the existing residential area care facility. This will provide for the concurrent excision for the adjoining land and its consolidation into the MACS title.
- The subject land is a drainage reserve and MACS has negotiated to purchase a small portion of the land to consolidate with their title.
- The proposal will complete the development of Stage B of the aged care facility.
- Authorisation (A02598) for this Amendment was issued on 27 August 2013 under Section 35B of the Planning and Environment Act 1987.
- The combined Amendment and draft planning permit were exhibited between 3 October 2013 and 4 November 2013.
- No submissions have been received about the Amendment and draft planning permit.
- As there are no submissions and no changes to the exhibited permit and amendment, Council is able to proceed to adoption without changes.
- Concurrent with the planning exhibition, advertising of the proposed sale of the Council land has taken place. There have been no submissions. The land can be transferred to MACS for the agreed price when the subdivision is registered.
- It is recommended the Amendment be adopted and forwarded to the Minister for Planning seeking approval.

1. ADOPTION OF AMENDMENT C289 - REZONING OF AN EXTENSION TO THE MULTI CULTURAL AGED CARE SERVICES FACILITY AT 100 WEDDELL ROAD, NORTH GEELONG (CONT'D)

Cr Macdonald moved, Cr E Kontelj seconded -

That Council:

1) **Adopts Amendment C289 in the form as outlined in Appendix 2 of this report:**

2) **Submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval; and**

3) **Recommends to the Minister that a Permit be granted pursuant to Section 96G of the *Planning and Environment Act* 1987 (Planning Permit No. 29/2013 is contained in Appendix 3).**

Carried.

Background

Amendment C289 and Planning Permit 29/2013 have been prepared by the City of Greater Geelong Council which is the planning authority for this Amendment. The Amendment was initiated by Fadgyas Planning Associated on behalf of MACS.

The land affected by the amendment and planning permit application is land adjoining the southern boundary of 100 Weddell Road, North Geelong. An aerial map of the area is shown in **Appendix 1**.

The Planning Scheme Amendment proposes to rezone the land from PPRZ to R1Z.

The amendment is required to:

- Enable the completion of the MACs Jordan Wing as planned, and the associated outbuildings (storage/maintenance sheds) and site works (parking, landscaping, and pathways); and
- Recognise the most appropriate zoning of land purchased from the Council for the proposal i.e. Residential 1 Zone, to subdivision the land purchased and consolidate it into land owned by MACS.

The Planning Permit will allow for a two lot subdivision and buildings and works associated with the existing aged care facility. More specifically, the planning permit will:

- Subdivide an area of 115 square metres from De Stefano Drive (shown as R1 on Lot 2 of PS 328825 V), and 2,298 square metres from lot 2 on PS 313723 N, and consolidate them into PC 374212 K (created in Stage 2A approved by Council in November 2012).
- Provide for the completion of the last 6 residential suites of the proposed Jordan Wing (24 residential suites approved by Council in November 2012), ancillary maintenance shed and storage sheds, car parking and site works, including a retaining wall also on the southern and eastern boundaries of the subdivided area.

Council resolved to exhibit the Amendment under delegation on 7 August 2013. The report that accompanied the delegated resolution discussed the strategic basis for the rezoning and concluded that there is sufficient planning policy support. The proposal is consistent with the relevant municipal strategies applicable to urban consolidation, housing choice and urban character. The proposal will sit comfortably within its retirement/aged care context and creates no adverse impacts for the nearest residential area to the south.

1. ADOPTION OF AMENDMENT C289 - REZONING OF AN EXTENSION TO THE MULTI CULTURAL AGED CARE SERVICES FACILITY AT 100 WEDDELL ROAD, NORTH GEELONG (CONT'D)

The State planning policy relevant to aged care facilities (clause 16.02-3) strongly supports this proposal.

A small portion of the subject land is affected by the Special Building Overlay (SBO). There is no flood conveyance or storage impact on the adjoining reserve arising from this rezoning and planning permit application as all buildings will be undertaken outside of the SBO area.

Discussion

Authorisation (A02598) for this Amendment was received from the Minister for Planning on 29 August 2013. Exhibition of Amendment C289 and Planning Permit 29/2013 took place between 3 October 2013 and 4 November 2013 with notices in local newspapers and the Government Gazette. Notice of the Amendment was sent to relevant Ministers under the *Planning and Environment Act* 1987.

No submissions have been received about the Amendment. Council is now able to adopt the Amendment and forward it to the Minister for Planning seeking approval. The Amendment to be adopted is in **Appendix 2**.

The Planning Permit recommended to be issued is in **Appendix 3**.

Environmental Implications

There are no environmental implications arising from this amendment.

The planning permit application has been prepared to avoid development on land affected by the Special Building Overlay.

Financial Implications

Council has reached agreement to sell the land to MACS. Following completion of the rezoning, the sale can be effected.

Policy/Legal/Statutory Implications

The amendment implements the objectives of Planning in Victoria by addressing the Planning and Environment Act 1987, the SPPF and the LPPF.

Alignment to City Plan

The Amendment supports the Community Wellbeing strategic direction of City Plan, in particular the proprieties of connected, creative and strong communities and through the ongoing provision of wellbeing services and activities.

Officer Direct or Indirect Interest

In accordance with section 80© of the local Government Act no Council officers have any direct or indirect interest in the matters to which this amendment relates.

Risk Assessment

There is no risk associated with this Amendment.

1. ADOPTION OF AMENDMENT C289 - REZONING OF AN EXTENSION TO THE MULTI CULTURAL AGED CARE SERVICES FACILITY AT 100 WEDDELL ROAD, NORTH GEELONG (CONT'D)

Social Considerations

The amendment is positive in terms of social considerations. MACS already operates a large aged care facility at the site which currently supports 8 independent living units and 131 high and low care beds with associated on-site car parking for staff and visitors. The demand for accommodation at this facility has necessitated on-going incremental expansions/upgrades, intended to be undertaken in 2 stages.

Stage 1 provided for the refurbishment and limited expansion of the Borrela Wing and the re-establishment of the primary car parking area to the northern part of the site, to be accessible form Weddell Road rather than De Stefano Drive. It is nearing completion.

Stage 2 provides for the construction of the new 30-bed high care Jordan Wing. Planning approval is being undertaken in 2 stages due to the need to finalise land acquisition from the Council and to rezone a small area of reservation to a more appropriate residential zone. Stage 2A (comprised of 24 beds – the majority of the new wing) was approved in November 2012, and this application for Stage 2B will facilitate the completion of this project.

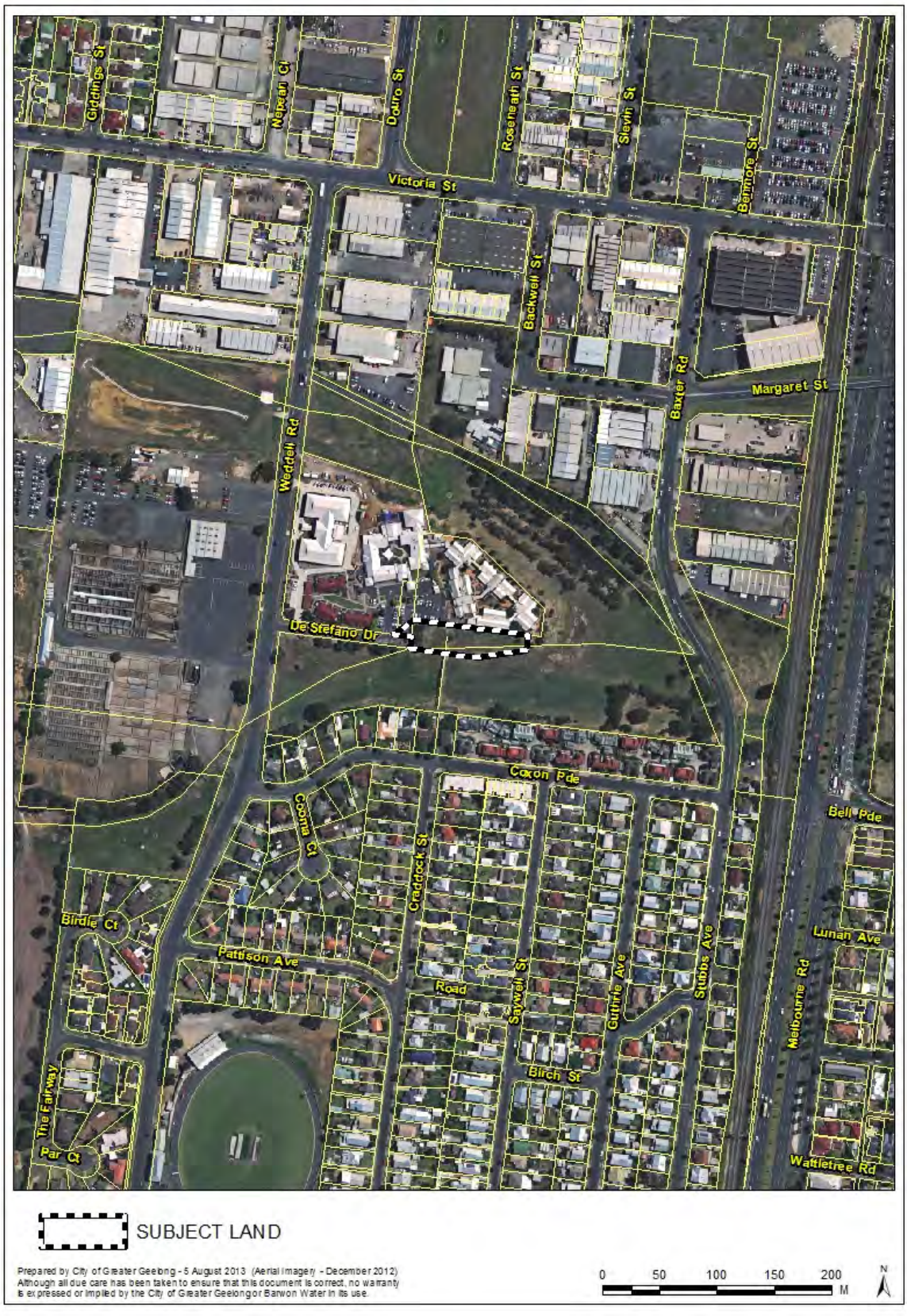
Human Rights Charter

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an exhibition process for planning scheme amendments.

Consultation and Communication

The Amendment was exhibited in accordance with the *Planning and Environment Act* 1987, including notices in City News section of the Geelong Advertiser, The Independent and Geelong News newspapers, letters to prescribed Ministers and relevant authorities, online and hard copy of the Amendment documents at the Council offices at Brougham Street. No letters were sent to local landowners and residents due to the significant separation between the subject site and the nearest residences, the substantial Council landownership around the subject site and the minor nature of the proposal.

APPENDIX 1 – AERIAL PLAN OF THE LOCALITY



APPENDIX 2 – AMENDMENT TO BE ADOPTED

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C289

INSTRUCTION SHEET

The planning authority for this amendment is the City of Greater Geelong
The Greater Geelong Planning Scheme is amended as follows:

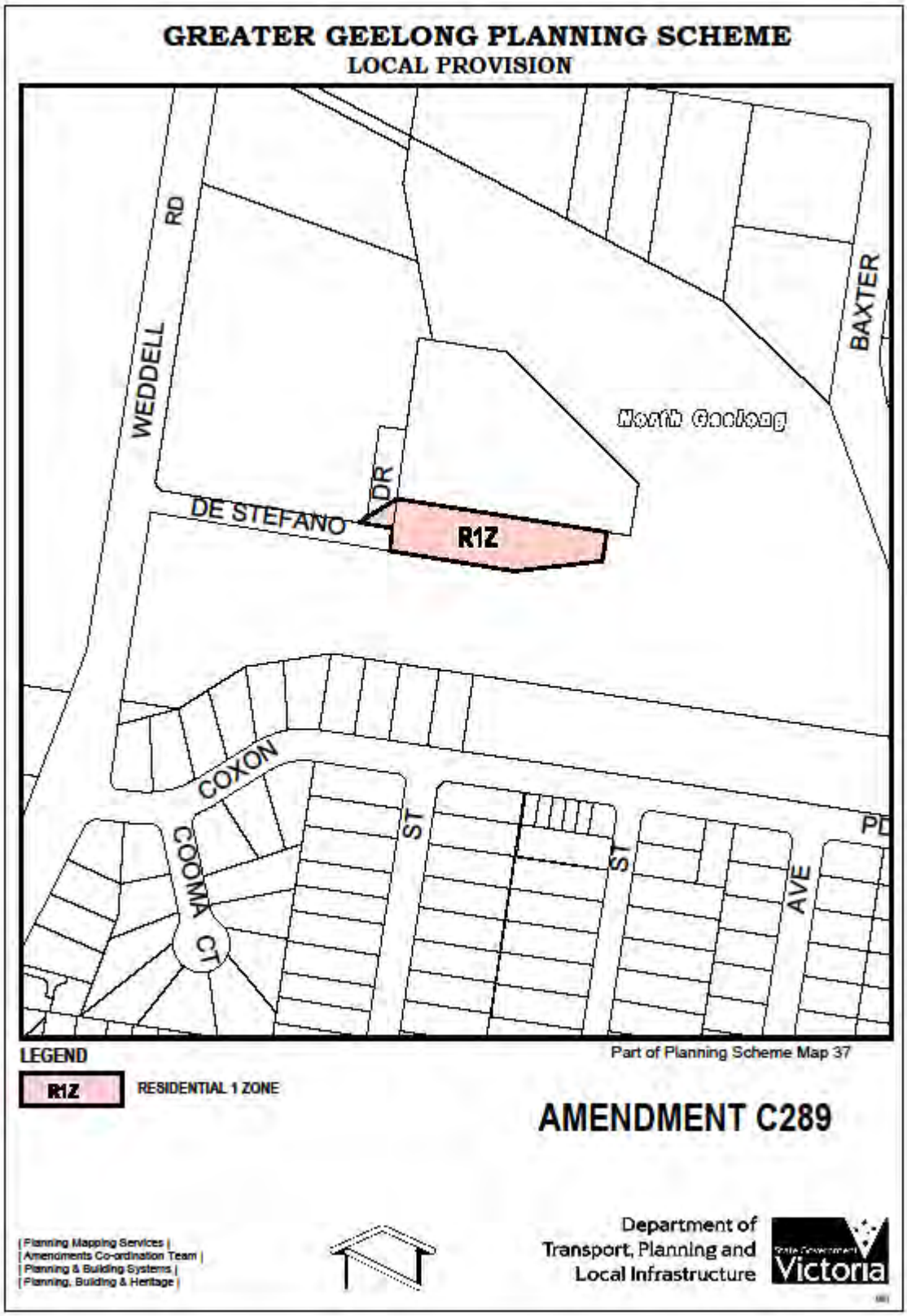
Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one attached map.

Zoning Maps

1. Amend Planning Scheme Map No.37 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C289".

End of document


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
WEDDELL RD
BAXTER
North Geelong
DE STEFANO DR
R1Z
COXON
COOMA CT
ST
ST
AVE
LEGEND
R1Z
RESIDENTIAL 1 ZONE
Part of Planning Scheme Map 37
AMENDMENT C289
Planning Mapping Services
Amendments Co-ordination Team
Planning & Building Systems
Planning, Building & Heritage
Department of Transport, Planning and Local Infrastructure
Victoria

APPENDIX 3 – PLANNING PERMIT TO BE ISSUED

PLANNING PERMIT

GRANTED UNDER DIVISION 5 OF

PART 4 OF THE PLANNING AND

eNVIRONMENT aCT 1987

Permit No.: 29/2013

Planning Scheme: Greater Geelong Planning Scheme

Responsible Authority: Greater Geelong City Council

ADDRESS OF THE LAND:	100 Weddell Road, NORTH GEELONG
THE PERMIT ALLOWS:	TWO (2) LOT SUBDIVISION AND BUILDINGS AND WORKS ASSOCIATED WITH THE EXISTING RESIDENTIAL AGED CARE FACILITY GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

DEVELOPMENT

Endorsed Plans

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.

Landscaping

2. Before the development starts, a landscape plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. This plan must be prepared by a qualified Landscape Architect who is a member of the Australian Institute of Landscape Architects, or a person with a suitable background in horticultural science or an allied field to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:

    a) Details of surface finishes of pathways and driveways
    b) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
    c) Landscaping and planting within all open areas of the site.

3. Prior to the occupation of the units, the landscaping as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority.

Prior to Commencement of Works

4. Prior to the commencement of works, engineer designed road and drainage plans prepared by a qualified person must be submitted to and approved by the Responsible Authority. The stormwater drainage system on the site must be designed such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as follows:

   80% retention of the typical annual load of suspended solids;
   45% retention of the typical annual load of total phosphorous;
   45% retention of the typical annual load of total nitrogen; and
   70% retention of the typical annual load of gross pollutants.

5. Prior to the commencement of works, an Environmental (Construction) Management Plan (EMP) must be submitted to and approved by the Responsible Authority and must address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to ensure that no polluted water and/or sediment laden runoff is to be discharged directly or indirectly into stormwater drains or watercourses during the construction period.

Car parking and access

6. Unless otherwise approved by the Responsible Authority, prior to the occupation of the development, the areas set aside for the parking of vehicles, access lanes and pedestrian paths as shown on the endorsed plans must be:

   a) constructed;
   b) properly formed to such levels that they can be used in accordance with the plans;
   c) surfaced with an all weather seal coat.
   d) drained;
   e) line marked to indicate each car space and all access lanes;
   f) clearly marked to show the direction of traffic along access lanes and driveways;

   to the satisfaction of the Responsible Authority.

   Car spaces, access lanes, pedestrian paths and driveways must be kept available for these purposes at all times.

CCMA

7. The location of the retaining walls, maintenance sheds and all other infrastructure must be located outside the Special Building Overlay in accordance with the following plans submitted for Stage 2B with the application:

   a) Proposed Site Plan: Job No. 09-825, Sheet TP02, reference R7 dated 14-05-2013.
   b) Proposed Enlarged Site Plan: Job No. 09-825, Sheet TP03, reference R7 dated 14-05-2013.
   c) Proposed Retaining Wall and Parking Plan: Job No. 09-825, Sheet TP08, reference R7 dated 14-05-2013.

8. Strictly no material is permitted to be imported into the Special Building Overlay.

Drainage

9. The site must be drained to the satisfaction of the Responsible Authority and no concentrated storm water may drain or discharge from the land to adjoining properties.

SUBDIVISION

Endorsed Plan

10. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Creation of Easements

11. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

Servicing Authorities

12. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

13. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

14. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

15. The owner of the land must enter into agreements with:

    a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
    b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

Prior to Statement of Compliance

16. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

    a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
    b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

17. Prior to the statement of compliance, the developer must construct:

    a) the site stormwater system including connections into the existing outfall drain in De Stefano Drive, or other nominated point/s as approved by the Responsible Authority in accordance with the approved drainage plans. The stormwater connection(s) must be in accordance with City of Greater Geelong Standard Drawings, and endwalls and rock beaching must be installed to the satisfaction of the Responsible Authority.

    b) the Water Sensitive Urban Design features in accordance with the approved plans to the satisfaction of the Responsible Authority.

    c) the car park including accessways, surface with an all-weather sealed coat and linemark the car and accessways in accordance with the approved plans to the satisfaction of the Responsible Authority.

Development Expiry

18. This permit as it relates to the development of buildings will expire if one of the following circumstances applies:

    a) The development of the buildings hereby approved has not commenced within two (2) years of the date of this permit.
    b) The development of the buildings hereby approved is not completed within four (4) years of the date of this permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Subdivision Expiry

19. This permit as it relates to subdivision will expire if one of the following circumstances applies:

    a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
    b) A statement of compliance is not issued within five (5) years of the date of certification.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Engineering Notes:

1. Construction of the site stormwater connection/s is to be inspected by Council Representative at various stages. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of $100 applies if the 3.25% amount is less than $100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.

2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister administering the **Planning and Environment Act 1987** under section 96I of that Act.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
   * the development or any stage of it does not start within the time specified in the permit; or
   * the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
   * the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
   * the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   * the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
   * the development or any stage of it does not start within the time specified in the permit; or
   * the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision-
   * the use or development of any stage is to be taken to have started when the plan is certified; and
   * the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

* Any person affected may apply for a review of -
  - a decision of the responsible authority refusing to extend the time within which any development or use is to be started or any development completed; or.
  - a decision of the responsible authority refusing tot extend the time within which a plan under the **Subdivision Act 1988** is to be certified, in the case of a permit relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**; or.
  - the failure of the responsible authority to extend the time within one month after the request for extension is made.
* An application for review is lodged with the Victorian Civil and Administrative Tribunal.
* An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
* An application for review must state the grounds upon which it is based.
* An application for review must also be served on the Responsible Authority.
* Details about applications for review and the fees payable can be obtained from Victorian Civil and Administrative Tribunal.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA

Portfolio:	**Planning - Cr Macdonald**
Source	**Economic Development, Planning & Tourism - City Development**
General Manager:	**Peter Bettess**
Index Reference	**Application: C293 and 1185/2013**

Purpose

The purpose of this report is to consider the Ministerial Amendment C293 and accompanying planning permit 1185/2013 proposing a residential rezoning and subdivision in Caddys Road Lara which is on exhibition for submissions until 9 December 2013. The report provides a summary of the proposal, a history of the Caddys Road area and recommends Council's submission to the Minister for Planning about the proposal.

Summary

- The Minister for Planning has prepared Amendment C293 to the Greater Geelong Planning Scheme. The amendment has been prepared by the Minister at the request of TGM Consulting on behalf of L.Bisinella Developments Pty Ltd.
- The land affected by the Amendment is 5, 15, 21, 23, 1/23, 25, 33, 40 and 50 Caddys Road, 147 – 153 and 155 – 163 Windermere Road and 121 and 131 Flinders Avenue, Lara (referred to in this report as the Caddys Road area).
- Amendment C293 proposes to rezone the land from Rural Living Zone to General Residential Zone and alters the Lara Structure Plan Map in the Municipal Strategic Statement (MSS) to correspond with the rezoning.
- The amendment is accompanied by a planning permit application 1185/2013 to subdivide the land into 150 residential lots and 2 rural living lots and remove two covenants and a drainage easement from lot 13 and 14 on PPS419302Y.
- The land affected by the planning permit application is 5, 15, 21, 1/23, 40 and 50 Caddys Road and 147 – 153 and 155 – 163 Windermere Road and 121 Flinders Avenue, Lara. This is a lesser area than the land proposed for rezoning.
- Amendment C293 is supported by Council's strategy for Lara to rezone land in the Caddys Road area for conventional residential development to take advantage of its proximity to established residential areas and easy access to a range of community facilities/services. However, the extent of land to be rezoned by Amendment C293 is lesser than mandated in Council policy in order to provide a larger buffer to Serendip Sanctuary to the north.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA (CONT'D)

- More detail for planning permit 1185/2013 and the proposed subdivision layout needs to be provided up front now before a suitable subdivision layout can be determined. Officers consider that further information about drainage, open space, road connections, native vegetation and access is required, and that the application of a Development Plan Overlay to the site as part of the amendment would greatly assist the subdivision layout and amenity of the area for future residents.

Cr Macdonald moved, Cr Ansett seconded -

That Council resolves to:

1) **endorse the response detailed in Appendix 5 to be sent to the State Government as Council's submission to Amendment C293 and planning permit 1185/2013;**

2) **authorise the Coordinator Strategic Implementation and other relevant officers to represent Council at the Directions and Panel Hearing for the proposal;**

3) **highlight to the State Government and Minister for Planning Council's support of the 200 metre set back proposal.**

Carried.

Background

Combined amendment and planning permit application

The Minister for Planning, in response to an application by L.Bisinella Developments Pty Ltd, has prepared Amendment C293 to the Greater Geelong Planning Scheme.

The land affected by the Amendment is 5, 15, 21, 23, 1/23, 25, 33, 40 and 50 Caddys Road, 147 – 153 and 155 – 163 Windermere Road and 121 and 131 Flinders Avenue, Lara.

The amendment proposes to rezone the land from Rural Living Zone to General Residential Zone and alter the Lara Structure Plan map at Clause 21.13-4 of the Municipal Strategic Statement to correspond with the extent of the rezoning.

Concurrent with the preparation of the planning scheme amendment, a planning permit application is also made pursuant to Section 96A(i) of the *Planning and Environment Act* 1987 which proposes:

- A multi-lot residential subdivision of 150 conventional size lots.
- Creation of two Rural Living zone lots and associated works.
- Removal of two covenants and a drainage easement on lots 13 and 14 on PS419302Y.

The land affected by the planning permit application is 5, 15, 21, 1/23, 40 and 50 Caddys Road and 147 – 153 and 155 – 163 Windermere Road and 121 Flinders Avenue, Lara. This is a lesser area than the land proposed for rezoning.

The amendment represents only part of the land proposed for rezoning as part of the previous Caddys Road C73 Amendment, which was refused by the Minister for Planning in November 2011. It is a reduced extent seeking to rezone approximately 19 hectares of land rather than the 36 hectares previously supported by Council.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA (CONT'D)

A key feature of this proposal is a 200 metre setback or buffer distance from Windermere Road, with the land within this setback to be retained in the Rural Living Zone and not available for conventional residential development. This has been undertaken in response to the concerns raised by the Minister for Planning in refusing the rezoning of the 36 hectares at Caddys Road under previous Amendment C73.

Appendix 1 contains an aerial locality plan of the Caddys Road area.
Appendix 2 contains the exhibited amendment documents.
Appendix 3 contains the proposed planning permit.
Appendix 4 contains the proposed residential subdivision layout.
Appendix 5 contains the proposed submission about Amendment C293 and planning permit 1185/2013.

History of the Caddys Road area

There is a long and comprehensive history to the Caddys Road area with the following a very brief overview. Residential development possibilities in the Caddys Road area began with the 1996 Urban Growth Strategy that recommended Council undertake a review of the Lara Structure Plan to investigate the opportunities for achieving further areas of urban growth, in particular investigating the opportunities for re-subdivision of Rural Living Zones closest to the town centre.

In March 2003 the first application was made for rezoning of the Caddys Road land from Rural Living to Residential 1 and was known as Amendment C73. This was deferred pending completion of the Lara Structure Plan, which subsequently was released for public comment in early 2004. The Structure Plan did not support the rezoning of the Caddys Road area. Amendment C123 was prepared to introduce the policy from the Structure Plan into the Municipal Strategic Statement (MSS). This amendment was considered by an Independent Panel which found there to be a strong case for the Caddys Road area to be considered for residential development in the short to medium term, and recommended that Council commence a review of the Lara Structure Plan in late 2007/early 2008 and that the Caddys Road area be considered as a high priority for residential development.

Council undertook this review of the Lara Structure Plan and determined that the Caddys Road land should be rezoned to conventional residential and that the area was contained within Lara's settlement boundary.

At this time amendment C73 (Caddys Road) was reignited and C198 (Lara Structure Plan) supported the rezoning of all the 'Caddys Road land', with a 50 metre public land buffer along the southern side of Windermere Road. Following exhibition of these amendments and in response to the community opposition to the Caddys Road land rezoning, Council determined to not support residential rezoning and development in the Caddys Road area. The independent panel hearing the submissions on C73 and C198 found no strategic reason or environmental grounds on which C73 should not proceed. Council subsequently reversed its position, supporting rezoning and residential development in the Caddys Road area and adopted both amendments in April 2011. Amendment C198 was approved by the Minister for Planning in August 2011 and surprisingly, C73 was refused by the Minister in November 2011.

Amendment C293 becomes the latest response to this history of the Caddys Road area.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA (CONT'D)

Discussion

Exhibition and Panel Hearing process for C293

The application is being exhibited between 7 November and 9 December 2013. A Directions Hearing is to be convened on 19 December 2013 with an Independent Panel Hearing to commence on 28 January 2014. These are unusually tight timeframes for a fully exhibited planning scheme amendment.

Council's role in the process

The Minister for Planning is the Planning Authority for this amendment. Council has a role as a submittor and due to the very tight timelines, will need to make its submission immediately after Council's consideration of the proposal.

The City of Greater Geelong submission is detailed in Appendix 5 which addresses these matters accordingly.

Submission Summary

Strategic response to Amendment C293

There is a good strategic foundation for residential rezoning in this area. The approved 2011 Lara Structure Plan nominates the Caddys Road area to be rezoned from Rural Living to Residential 1 Zone (this is being replaced by the new General Residential Zone). The Structure Plan also directs conventional residential development to Caddys Road (amongst other locations). These strategies are contained in clause 21.13-4 of the Municipal Strategic Statement.

Residential rezoning and subdivision in the Caddys Road area is supported by sound strategic planning at the state and local level. The Caddys Road land benefits from close proximity to established residential areas, relatively few infrastructure constraints and easy access to a range of community facilities, and should be rezoned to Residential.

Amendment C293 however does not fulfil the full potential of Councils adopted strategy for rezoning and development of the whole of the Caddys Road area except for a 50 metre buffer strip fronting Windermere Road. This has been supported by officers over an extended period.

Council and the Panel for Amendment C73 concluded that there would be little impact of full residential development of the Caddys Road area on Serendip Sanctuary and that subject to an appropriate buffer (50 metre open space reserve along Windermere Road), the Sanctuary and conventional residential development could co-exist next to one another.

The Amendment provides for a residential development at a range of densities within the Lara Urban Growth Boundary whilst providing for the maintenance of the rural surrounds of Lara. Whilst the proposed lot density of the subdivision at approximately 12 lots per hectare is below Council's policy of 15 lots per hectare, it is consistent with that of the existing residential areas to the south. The density is somewhat compromised by the land ownership pattern and restriction of the permit to land owned by L.Bisinella Development Pty Ltd. This is especially evident with 121 Flinders Avenue included in the permit but not the adjoining 131 Flinders Avenue, creating very large lots fronting Caddys Road.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA (CONT'D)

Unlike Amendment C73, this amendment does not include a Development Plan Overlay (DPO) to guide how the area will develop. This is considered to be a deficiency in the proposal and points to a lack of detail up front that is necessary for Council to understand and be comfortable with the development outcome.

Given the rezoning includes other land owners, which are not part of the permit for subdivision, and that there is land outside the 200 setback from Windermere Road that is not being rezoned now, a Development Plan Overlay should be applied so that all the issues (drainage, access, open space, vegetation, etc) can be considered at the one time.

This will provide a more comprehensive and strategic approach to the development of the area, and is consistent with Council's approach to urban growth planning in other areas of Lara and the wider municipality.

Response to Planning Permit and subdivision layout

The exhibited planning permit and proposed subdivision layout has not adequately dealt with a number of issues on drainage, flooding, native vegetation, open space, road widening and access, and connectivity to surrounding land. The provision of more detail up front would assist Council in responding to the proposal and determining a suitable and final subdivision layout.

The application is unclear about how any native vegetation is to be dealt with by the proposal.

The proposed subdivision layout provides poor integration with surrounding properties as there are road connections to land that is remaining within the Rural Living Zone and none to the land that is part of the rezoning to General Residential Zone. A DPO would outline how the connectivity to the surrounding area would be achieved.

The absence of the Development Plan Overlay or an Outline Development Plan does not provide Council and the community with information about how the land to be subdivided will connect with the balance of the land to be rezoned, nor with land further to the east that could be subject of rezoning in the future.

The exhibited amendment and draft planning permit application are short on detail that Council considers necessary to fully assess the final development outcome of the residential subdivision. Council requests that this information be provided upfront now in order to make a fully informed assessment of the proposal and for the benefit of presentation to a future Independent Panel Hearing.

Council will not accept flood storage in newly created road reserves.

The alignment of the western boundary of the proposed General Residential Zone and the proposed open space along the Serendip Creek needs some adjustment to better respond to actual site conditions, a revised 1% flood extent and areas of unsafe flow velocities.

Environmental Implications

Amendment C293 and planning permit application 1185/2013 have been prepared to respond to the Minister for Planning's concerns about the impact of conventional residential development on the integrity of Serendip Sanctuary to the north.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA (CONT'D)

Financial Implications

There are no financial implications associated with Council making a submission about this combined amendment and planning permit.

Policy/Legal/Statutory Implications

Amendment C293 and planning permit application 1185/2013 are generally consistent with Council's policy for increased urban development within the Lara settlement boundary. The Caddys Road location is identified as an infill opportunity for conventional residential development as it is close to the town centre, schools, recreation facilities and proximate to the Lara Railway Station.

Alignment to City Plan

Making a submission about a planning issue within the municipality does not conflict with City Plan. The Sustainable Built and Natural Environment and Community Wellbeing strategic directions encompass good planning outcomes to benefit the existing and future community of the municipality. Rezoning of land in Caddys Road Lara is consistent with City Plan.

Officer Direct or Indirect Interest

No officer involved in the preparation or drafting of this report has any direct or indirect interest in matters contained within the report.

Risk Assessment

As Council is not the planning authority for this amendment, it is imperative that Council make a submission to the amendment and planning permit application to have a say about the proposal and to influence the planning outcome.

Social Considerations

The subject site is ideally located for residential development; a key factor in its identification Council's planning policies for Lara. Caddys Road has very good access to the town centre (with its retail, commercial and community facilities, schools, recreation facilities and the Lara Railway Station.

Council's submission seeks to ensure that key issues for the future subdivision of the subject land are fully addressed to the benefit of future residents and the existing broader Lara community.

Human Rights Charter

Council has been afforded the opportunity to make a submission about the Amendment in accord with the Planning and Environment Act 1987. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel. It is expected that the Minister will refer all submissions about this Amendment to an Independent Panel for review prior to making a final decision.

2. AMENDMENT C293 AND PLANNING PERMIT 1185/2013 - MINISTERIAL AMENDMENT AND SUBDIVISION - CADDYS ROAD, LARA (CONT'D)

Consultation and Communication

Council will need to make its submission about this proposal immediately as the exhibition period closed on Monday 9 December.

As a submittor Council will be invited to be a party to the subsequent Directions and Independent Panel Hearings that will be conducted on 19 December 2013 and 28 January 2014 respectively.

Council's submission will be a publicly available document.

APPENDIX 1 – AERIAL PLAN OF LOCALITY



APPENDIX 2 – EXHIBITED AMENDMENT C293

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C293

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map.

Zoning Maps

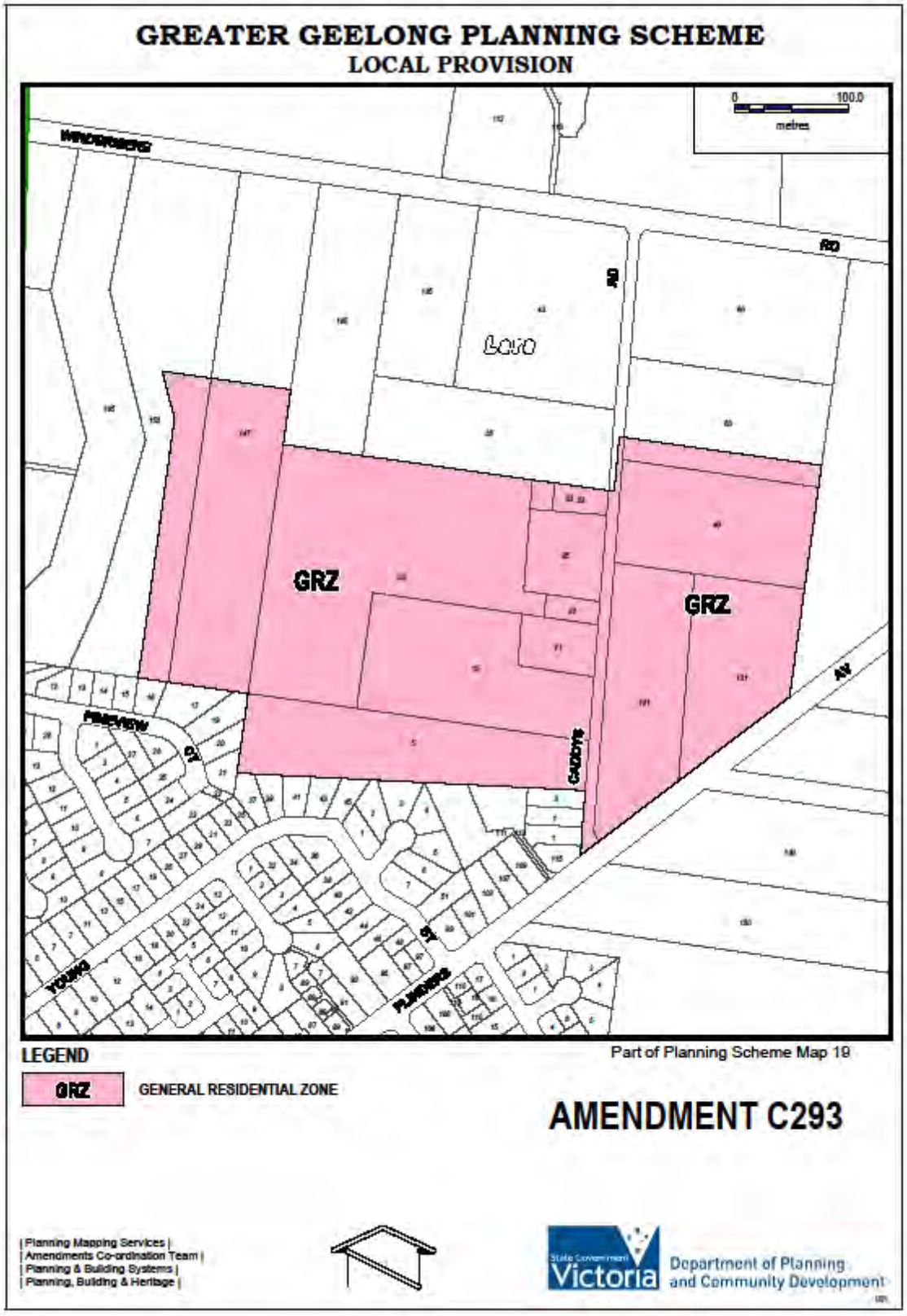
1. Amend Planning Scheme Map No.19 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C293".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In Local Planning Policy Framework – replace Clause 21.13 with a new Clause 21.13 in the form of the attached document.

End of document


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
0
100.0
metres
GRZ
GRZ
LEGEND
GRZ
GENERAL RESIDENTIAL ZONE
Part of Planning Scheme Map 19
AMENDMENT C293
Planning Mapping Services
Amendments Co-ordination Team
Planning & Building Systems
Planning, Building & Heritage
Victoria
Department of Planning and Community Development

21.13 LARA

05/04/2012 11/08/2011 Proposed C293

21.13-1 KEY ISSUES AND INFLUENCES

11/08/2011 C198

Lara is a township designated for urban growth and is strategically located between Geelong and Melbourne with excellent road, rail, seaport and airport links.

The rural landscape setting is important to the character of the town.

Key environmental, cultural and landscape features need to be protected and managed.

The Hovells and Sereindip Creek systems have a propensity to flood and in low lying areas there is a lack of overland flood conveyance and grade for drainage systems putting constraints on development in these areas.

Retail and commercial expansion is required to meet the needs of local residents and to reduce the high level of escape expenditure.

There is a strong reliance on the private motor car as a form of transport and active and public transport infrastructure and services need to be improved.

The Geelong Ring Road Employment Precinct, Avalon Airport and nearby land provide significant opportunities for employment and economic growth.

21.13-2 OBJECTIVES

05/04/2012 C225

- To maintain a compact urban form and provide for sustainable communities.
- To maintain and enhance the rural characteristics of Lara.
- To ensure an adequate supply of appropriately zoned and located residential and commercial land.
- To protect the rural landscape setting of the township particularly to the north overlooking the You Yangs.
- To consolidate retail and commercial activities at the existing Lara town centre.
- To ensure that any expansion of the Lara Town Centre integrates with the existing retail, commercial and community facilities in the Town Centre.
- To provide community and recreation services and infrastructure to meet the needs of the local and surrounding population.
- To protect and enhance key environmental, cultural and landscape features.
- To protect flood prone areas and areas that can not be readily drained from urban encroachment.
- To provide an efficient and integrated movement network for public transport, vehicular, bicycle and pedestrian movements.
- To protect Avalon Airport, Heales Road Industrial Estate and the potential intermodal transport facility from urban encroachment and

sensitive uses.

STRATEGIES

- Contain urban development within the defined settlement boundary in accordance with the Structure Plan map included in this clause.
- Support the development of areas identified for rezoning to Residential 1 and Low Density Residential in accordance with the Structure Plan map included in this clause.
- Support the rezoning of 'future residential' areas when a review of lot supply indicates rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.
- Ensure the sequential development of 'future residential' area west of O'Hallorans Road proceeds from east to west.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Ensure new subdivision developments on Residential 1 zoned land incorporates urban design treatments that reinforce the rural characteristics of the town.
- Limit Rural Living to existing zoned land within Lara.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.
- Support the implementation of the principles and objectives contained in the Lara Town Centre Urban Design Framework, including expanding the town centre to provide additional retail and commercial land including a full-line supermarket and community and transport infrastructure.
- Consider alternative town centre layout options provided that all the aims and strategies of the Lara Town Centre Urban Design Framework are satisfied.
- Limit the Patullos Road shopping strip to the existing Business 1 zoned land.
- Limit industrial uses within the township to land currently zoned for industrial purposes.
- Ensure that land use and development outside the settlement boundary does not prejudice the long term strategic directions identified in the Structure Plan map included in the clause including:
    - Retention of the rural landscape setting including views to the You Yangs;
    - Protection of agricultural land, particularly to the north of Lara and

aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport;

- Protection of buffers to the Geelong Ring Road Employment Precinct;
- Protection of opportunities for a potential intermodal transport facility
- Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

21.13-3 IMPLEMENTATION

11/08/2011
C198

These strategies will be implemented by:

APPLYING ZONES AND OVERLAYS

Apply the Residential 1 and Low Density Residential zones to identified residential infill areas with appropriate Development Plan Overlay and Development Contribution Plan Overlay controls (or similar mechanisms).

Support a precinct planning approach to the 'future residential' area west of O'Hallorans Road and apply appropriate zones and/or overlay/s

Apply the Urban Floodway Zone, Land Subject to Inundation Overlay and the Special Building Overlay to identified areas as a matter of urgency.

Apply appropriate zone/s required to facilitate commercial, retail and community development in the Lara town centre.

FURTHER WORK

Carry out the following further flooding and drainage work for Lara:

- update flood mapping data;
- develop a drainage infrastructure plan for the Lara area;
- introduce, as a matter of urgency, appropriate flood or inundation overlay controls in the planning scheme; and
- include drainage infrastructure in Developer Contributions Plans for future developments.

Support the preparation of an Avalon Airport Environs Study to consider the application of an Airport Environs Overlay.

Support the preparation of an environmental assessment of land within the vicinity of Avalon Airport to determine opportunities and constraints.

Support the detailed assessment of the proposed intermodal transport facility in the context of employment, road, rail and freight planning for this part of Victoria.

REFERENCES

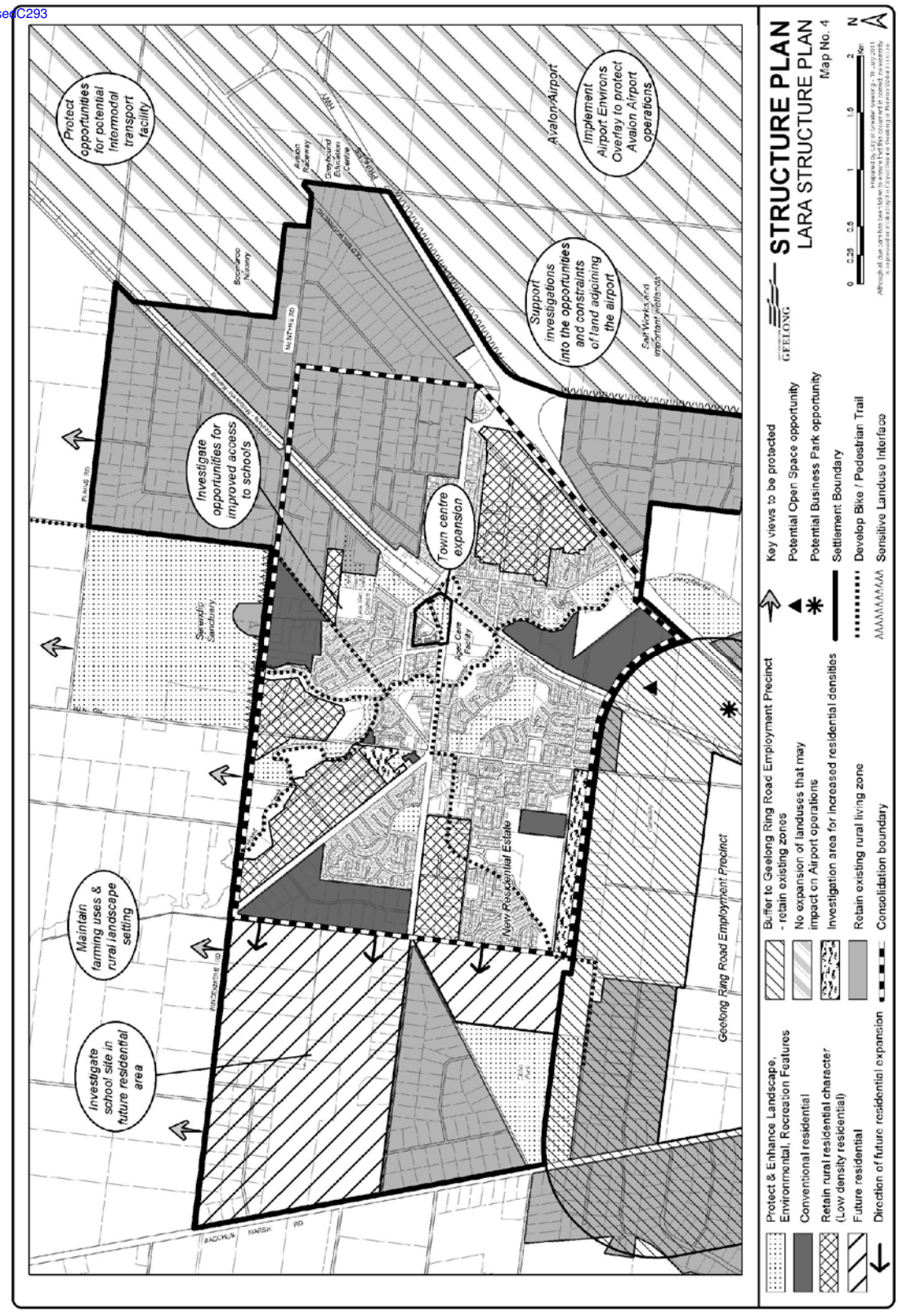
Lara Structure Plan, City of Greater Geelong, April 2011.

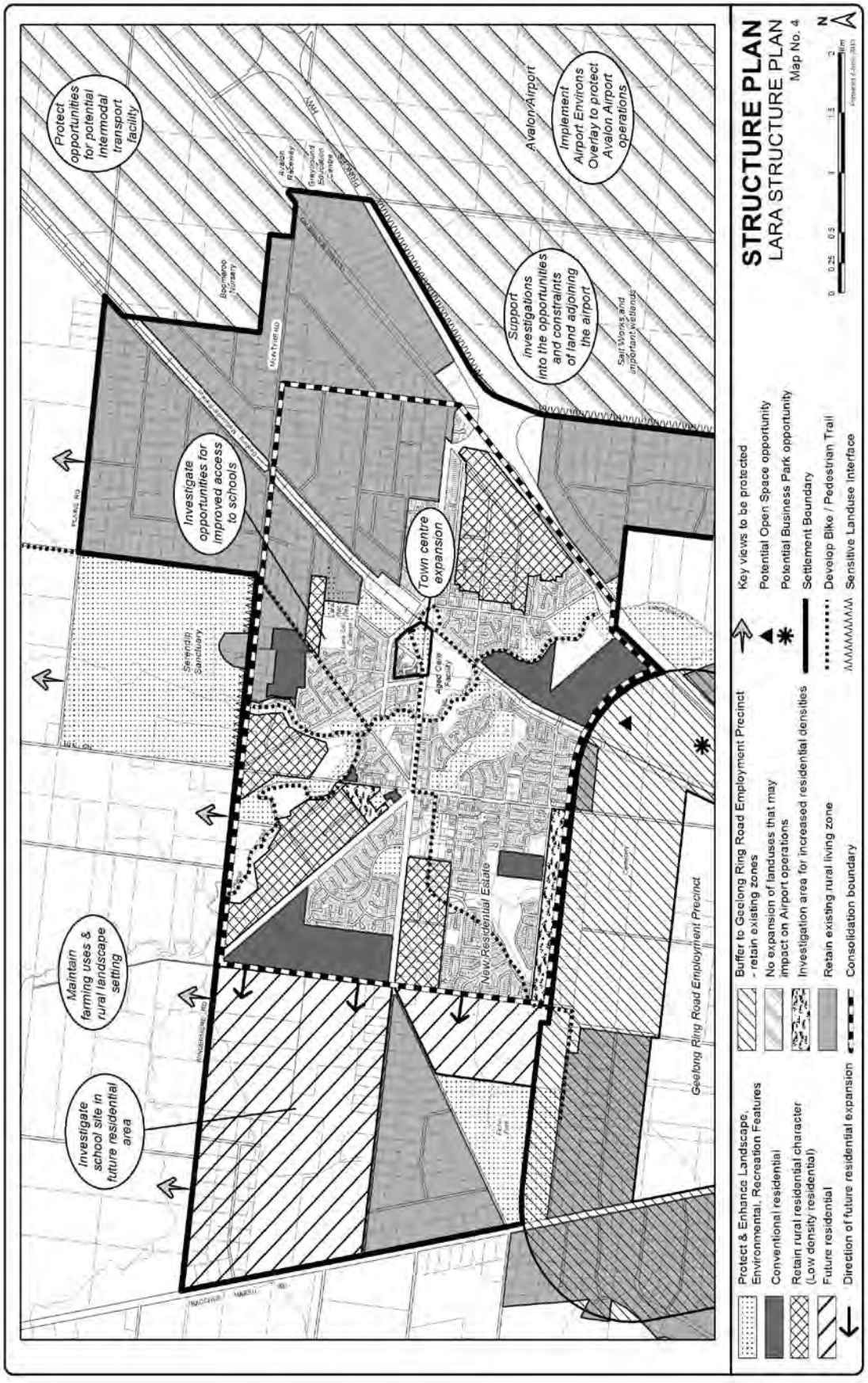
Lara Structure Plan Retail Development Issues, Tim Nott Retail Analysis + Strategy, March 2009

Lara Town Centre Urban Design Framework, David Lock Associates, March 2006.

21.13-4 LARA STRUCTURE PLAN MAP

11/08/2011
C198
ProposedC293




STRUCTURE PLAN
LARA STRUCTURE PLAN
Map No. 4
Protect opportunities for potential intermodal transport facility
Avalon Airport
Implement Airport Environs Overlay to protect Avalon Airport operations
Support investigations into the opportunities and constraints of land adjoining the airport
Investigate opportunities for improved access to schools
Town centre expansion
Maintain farming uses & rural landscape setting
Investigate school site in future residential area
New Residential Estate
Geelong Ring Road Employment Precinct
Boomaroo Nursery
Aged Care Facility
Serendip Sanctuary
Salt Works and important wetlands
Protect & Enhance Landscape, Environmental, Recreation Features
Conventional residential
Retain rural residential character (Low density residential)
Future residential
Direction of future residential expansion
Buffer to Geelong Ring Road Employment Precinct - retain existing zones
No expansion of landuses that may impact on Airport operations
Investigation area for increased residential densities
Retain existing rural living zone
Consolidation boundary
Key views to be protected
Potential Open Space opportunity
Potential Business Park opportunity
Settlement Boundary
Develop Bike / Pedestrian Trail
Sensitive Landuse Interface
0 0.25 0.5 1 1.5 2 km
N

APPENDIX 3 – EXHIBITED PLANNING PERMIT 1185/2013

Planning and Environment Regulations 2005 Form 9

PLANNING PERMIT

GRANTED UNDER DIVISION 5 OF PART 4 OF THE PLANNING AND ENVIRONMENT ACT 1987

Permit No.: 1185/2013

Planning Scheme: Greater Geelong

Responsible Authority: City of Greater Geelong

ADDRESS OF THE LAND:	5, 15, 1/23, 40 and 50 Caddys Road; 147-153 Windermere Road, 155 -163 Windermere Road, 121 Flinders Avenue Lara
THE PERMIT ALLOWS:	Removal of drainage easement and removal of covenants on lots 13 and 14 on PS419302Y, staged multi-lot residential subdivision, two (2) lot Rural Living Zone subdivision and associated works generally in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The subdivision hereby approved must not commence until a Cultural Heritage Management Plan (CHMP) has been approved by the Registered Aboriginal Party (RAP).

Amended Plans Required Prior to Certification

2. Before the plan of subdivision can be certified, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plan entitled "Proposed Subdivision Plan, Caddys Road, Lara, Drawing NO.4986-01-ODP-A, Version 8, 19.03.2013 ", but modified to show:

   (a) a staging plan;

   (b) any changes required as a result of the approved CHMP.

   (c) details of fencing adjoining proposed reserve(s)

   (d) controls for corner lots to ensure future dwellings appropriately address both streets

   (e) the hierarchy of primary, secondary and local access roads;

   (f) a wide pedestrian footway and cycle path along Caddys Road

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Planning and Environment Regulations 2005 Form 9

Subdivision to accord with endorsed plan

2. The layout and site dimensions of the proposed subdivision as shown on the endorsed plans must not be altered or modified without the written consent of the Responsible Authority. The plan of subdivision submitted for certification must be generally in accordance with the endorsed plan unless otherwise approved in writing by the Responsible Authority.

Agreement

3. Prior to the issue of Statement of Compliance the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act 1987*, to the satisfaction of the Responsible Authority. The agreement must provide for the following:

   a) No dogs or cats are to be kept on the new lots created

   The owner must pay the costs for preparation, execution and registration of the agreement and the agreement must be registered on the newly created titles.

Construction Management Plan

4. Prior to works commencing an Environmental (Construction) Management Plan (EMP) to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. The EMP must address control of site emissions during construction and the defects liability period to the satisfaction of the Responsible Authority. The plans must include measures to be taken to minimise the discharge of polluted water and/or sediment laden runoff into stormwater drains or watercourses during the construction period to the satisfaction of the Responsible Authority. The EMP must be prepared in accordance with the EPA — Guideline for Environmental Management, Doing it Right on Subdivisions, Publication 960, September 2004.

Community Contribution

5. Prior to the issue of a Statement of Compliance for each stage, the owner of the land must pay to Council a community contribution of $900 per residential lot.

Public Open Space Contribution

6. Prior to issuing Statement of Compliance for each stage of the subdivision, the owner must pay to the Responsible Authority a sum equivalent to 10 percent of the site value of all land in the subdivision or 10 percent of the subject land that is unencumbered or a combination of both to the satisfaction of the Responsible Authority.

Easements — Drainage

7. Prior to certification of the Plan of Subdivision for each stage, drainage easements in favour of the City of Greater Geelong must be created where applicable on the Plan of Subdivision to the satisfaction of the Responsible Authority.

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Engineering Drainage Management Plan

8. Prior to works commencing for any stage of the subdivision, a stormwater management plan that identifies key drainage elements, establishment of acceptable overland flow paths, detention, treatment and a legal point of discharge must be submitted to and approved by the Responsible Authority. The stormwater management plan must also:

   - Demonstrate a stormwater management system that ensures peak discharge rates of all stormwater leaving the site post development is no greater than predevelopment and has no adverse impacts to any surrounding area, upstream or downstream.

   - Provide a response to the Melbourne Water "Guidelines for Development in Flood-Prone Areas 2003" which address flow, flood storage, freeboard, site safety and access safety.

   - Provide for the collection, treatment and disposal of stormwater runoff from the site in an environmentally-acceptable manner. This may include the provision of a retarding basin, treatment pond/wetlands and bio-retention systems to achieve best practice outcomes.

Stormwater Management Design Plans

9. Prior to the commencement of works for each stage of the subdivision, engineer designed drainage construction plans that are generally in accordance with the approved stormwater management plan must be submitted to and approved by the Responsible Authority.

Construction of the Stormwater Management System

10. Prior to Statement of Compliance, a stormwater drainage system including detention basin must be constructed within easements, drainage reserve and/or road reserves to cater for all lots, roads, streets and courts created by the subdivision in accordance with approved plans to the satisfaction of the Responsible Authority.

11. The stormwater drainage system on the site must be designed such that stormwater runoff exiting the land meets the current best practice performance objectives for stormwater quality, as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999) as follows:

    80% retention of the typical annual load of suspended solids;

    45% retention of the typical annual load of total phosphorous;

    45% retention of the typical annual load of total nitrogen; and

    70% retention of the typical annual load of gross pollutants to the satisfaction of the Responsible Authority.

Engineering Construction Plans

12. Prior to the commencement of works for each stage of the subdivision, engineer designed roadworks and drainage construction plans that are generally in accordance with the endorsed plans must be submitted to and approved by the Responsible Authority.

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Construction of Roadworks/ Drainage

13. Prior to the issuing of a Statement of Compliance for each stage of the subdivision, roadworks and drainage must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and must include:

    a) Fully sealed pavement with kerb and channel;

    b) Concrete footpaths; and

    c) Underground stormwater drainage.

Engineering Construction Plans — Caddys Road/Flinders Avenue Roundabout

14. Prior to the commencement of works for of the stage of the subdivision that adjoins the Caddys Road/Flinders Avenue roundabout,, engineer designed roadworks and drainage construction plans must be submitted to and approved by the Responsible Authority showing a design for the roundabout at the Flinders Avenue/Caddys Road intersection.

Construction of Caddys Road/Flinders Avenue Roundabout

15. Prior to the issuing of a Statement of Compliance for a stage of the subdivision, the roundabout, roadworks and drainage at the Caddys Road/Flinders Avenue roundabout must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority, and at no cost to Council.

Engineering Construction Plans – Caddys Road

16. Prior to the commencement of works for the stage of the subdivision that adjoins Caddys Road, engineer designed roadworks and drainage construction plans must be submitted to and approved by the Responsible Authority for the full construction of Caddys Road in accordance with recommendations of the Cardno Traffic and Transport Assessment, 15 March 2013.

Construction of Caddys Road

17. Prior to the issuing of a Statement of Compliance for a stage of the subdivision that adjoins Caddys Road roadworks and drainage must be constructed to the satisfaction of the Responsible Authority, and at no cost to the Council.

18. Prior to the issuing of a Statement of Compliance for the final stage adjoining Caddys Road, all roadworks and drainage must be constructed for the entire length of Caddys Road to the satisfaction of the Responsible Authority and at no cost to Council.

Street Names — Place Signs

19. Street signs must be provided and placed for a stage of the subdivision to the satisfaction of the Responsible Authority prior to the issue of Statement of Compliance for that stage.

Engineering Works

20. The design and construction of the stormwater drainage connection into the existing Council infrastructure

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and any new council infrastructure must be approved and supervised by the Responsible Authority, to the satisfaction of the Responsible Authority.

A fee of 3.25% of the cost of the works must be paid to the Responsible Authority for the checking and supervision of these works. A maintenance bond of 5% of the cost of the works must be paid to the Responsible Authority and must be returned after successful completion of a three month maintenance period.

Street Lighting

21. Prior to the issuing of a Statement of Compliance for each stage of the subdivision, fauna friendly street lighting is to be provided within and abutting that stage of the subdivision to the satisfaction of the Responsible Authority and at the full cost of the subdivider.

Council Reserves — Footpath / Loam / Landscape

22. The subdivider must construct a reinforced concrete footpath, loam and sow down and landscaping within and abutting the drainage reserve to the satisfaction of the Responsible Authority.

Topsoil Removal

23. No topsoil shall be removed from the land without the consent of the Responsible Authority and any topsoil disturbed as a result of works permitted by this permit must be stockpiled on the site for later redressing of the land, to the satisfaction of the Responsible Authority.

Disturbed Surfaces

24. Prior to the issuing of a Statement of Compliance for a particular stage of the subdivision, all disturbed surfaces on the land authorised by this permit except those areas set aside for roadways and footpaths must be dressed with topsoil and, where appropriate, re-vegetated and stabilised to the satisfaction of the Responsible Authority to prevent any erosion or siltation either on or adjacent to the land.

Council Reserves — Vehicle Access Barriers

25. Suitable vehicle access barriers must be provided across the entrance of the Council Reserve to the satisfaction of the Responsible Authority. One of the access barriers must be de-mountable to allow access to Council maintenance vehicles, to the satisfaction of the Responsible Authority. The location of these barriers shall be determined by the Responsible Authority.

Vehicle Access Concrete Laybacks Required

26. Prior to the issue of a Statement of Compliance, vehicle access to the lots must be constructed in approved locations in accordance with plans, design and specifications approved by the Responsible Authority. The works must include the construction of a concrete layback, the removal of all redundant access points, and the reinstatement of the area to match adjacent materials and profiles to the satisfaction of the Responsible Authority.

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Landscape Plan

27. Prior to works commencing, , landscape plans to the satisfaction of the Responsible Authority for all landscape works on public lands, or for that particular stage of subdivision, must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The landscape plans must facilitate passive surveillance and accord with best practice Crime Prevention Through Environmental Design (CPTED) Principles and must have regard to City of Greater Geelong, "Sustainable Communities Infrastructure Development Guidelines" (October 2010) and provide detailed planting, construction and specification details for all of the proposed landscaping works on public reserves, roads, and stormwater detention & WSUD basins.

The landscape plan must show:

a) All existing vegetation to be retained, protected and/or removed, including methods of tree protection to be used during construction.

b) Proposed topography and earthworks. Any embankment should be accessible to ride-on mowers.

c) Drainage infrastructure within public reserves.

d) Landscaping and planting within all public open spaces and road reserves.

e) Street tree plantings in accordance with CoGG Street Tree Policy.

f) Landscaping of traffic management devices (e.g. roundabouts, centre medians, entry treatments etc).

g) A planting schedule of all trees, shrubs, grasses and ground covers, including botanical names, common names, supply sizes and plant numbers. This shall include the use of plant species generally in accordance with the approved Development Plan. All street trees and other trees are to be planted and are to be in a minimum 45 litre container with a minimum planted height of 1.5 metres.

h) A species list of all terrestrial & aquatic plants to be used in stormwater detention & WSUD basins, the numbers and density of aquatic plants (per m2), a cross section of the WSUD basin and details regarding the zonation of plants throughout the basin.

i) Landscape features (eg water features, paved areas, paths, retention basins, park furniture, footpaths, bridges, fencing, fauna friendly public lighting, etc).

j) All finished surfaces (eg lawns, paving, mulched garden beds etc).

k) Perimeter fencing to all private boundaries adjoining public reserves (except road reserves).

l) Location of temporary materials storage (eg soils and road construction materials).

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Completion of Landscaping Works

28. Before the Responsible Authority grants a Statement of Compliance for the Plan of Subdivision, all landscape works forming part of the endorsed landscape plans for that, particular stage, of a subdivision must be completed to the satisfaction of the Responsible Authority.

Where landscaping works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority prior to the applicant seeking a Statement of Compliance for particular stage of a subdivision, the Responsible Authority may issue a Statement of Compliance where the works are appropriately bonded or covered by a bank guarantee.

29. Prior to the issue of a Statement of Compliance for each stage of subdivision, the naturestrips must be constructed in accordance with levels and specifications submitted to and approved by the Responsible Authority. The works are to include:

a) The reshaping of the naturestrip;

b) Top dressing the area with a 75mm rolled depth of suitable quality loamy topsoil. Any imported top soil must be free of any weed or seed;

c) Seeding the area with an appropriate seed mix;

d) Construction of a reinforced footpath; and

e) Landscaping, where required.

Maintenance of Landscaping Works

30. All works forming part of the endorsed landscaping plans must be maintained for a minimum period of 24 months, to the satisfaction of the Responsible Authority. The maintenance period will commence on the date of issue of the Statement of Compliance for all, or a particular stage, of a subdivision only where the landscaping works have been completed to the satisfaction of the Responsible Authority. Where the landscape works are bonded or covered by a bank guarantee, the maintenance period will commence from the time that the landscape works have been inspected and completed to the satisfaction of the Responsible Authority.

Fencing of Council Reserves

31. In any stage which includes reserve areas, prior to issuing Statement of Compliance appropriate fencing in accordance with the landscape plan must be erected to the satisfaction of the Responsible Authority and at no cost to Council.

Illumination of Public Areas

32. Exterior lights must be installed in such positions so as to effectively illuminate all pertinent public areas, without unreasonably spilling onto the road reserve or adjoining land, and must be connected to a time clock switch or other approved system to the satisfaction of the Responsible Authority.

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Removal of Services Crossing Boundaries

33. Prior to the issue of Statement of Compliance, existing services/structures crossing new lots must be removed/relocated to the satisfaction of the Responsible Authority.

Optic Fibre

33. The owner of the land must enter into an agreement with:

- a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

- a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the Residential 1 subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

- a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Expiry

34. This permit will expire if one of the following circumstances applies:

a) The first stage of the plan of subdivision has not been certified within two years of the date of this permit.

b) All stages of the plan of subdivision have not been certified within four years of the date of this permit.

c) A statement of compliance is not issued within five years of the date of certification of a particular stage of subdivision.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Planning and Environment Regulations 2005 Form 9

(If the permit has been amended, include the following table indicating the date and nature of amendments included in the amended permit)

Date of amendment	Brief description of amendment

Date Issued:	**Date Permit comes into operation:** (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	**Signature for the Responsible Authority**

Planning and Environment Regulations 2005 Form 9

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister administering the **Planning and Environment Act 1987** under section 961 of that Act.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

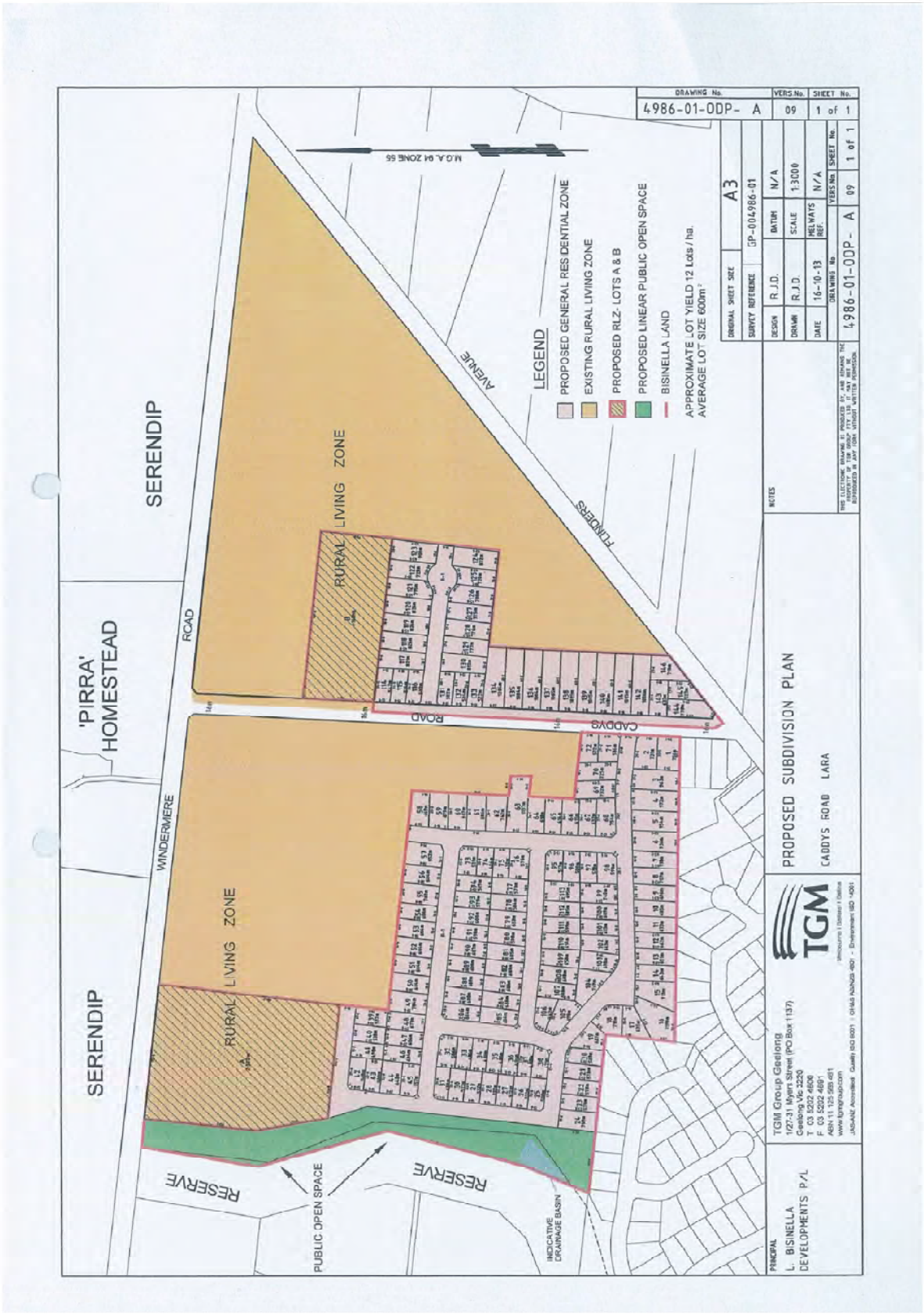
WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if -
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if -
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if -
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision-
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- Any person affected may apply for a review of -
  - a decision of the responsible authority refusing to extend the time within which any development or use is to be started or any development completed; or
  - a decision of the responsible authority refusing tot extend the time within which a plan under the **Subdivision Act 1988** is to be certified, in the case of a permit relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**; or
  - the failure of the responsible authority to extend the time within one month after the request for extension is made.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from Victorian Civil and Administrative Tribunal.

APPENDIX 4 – PROPOSED SUBDIVISION LAYOUT

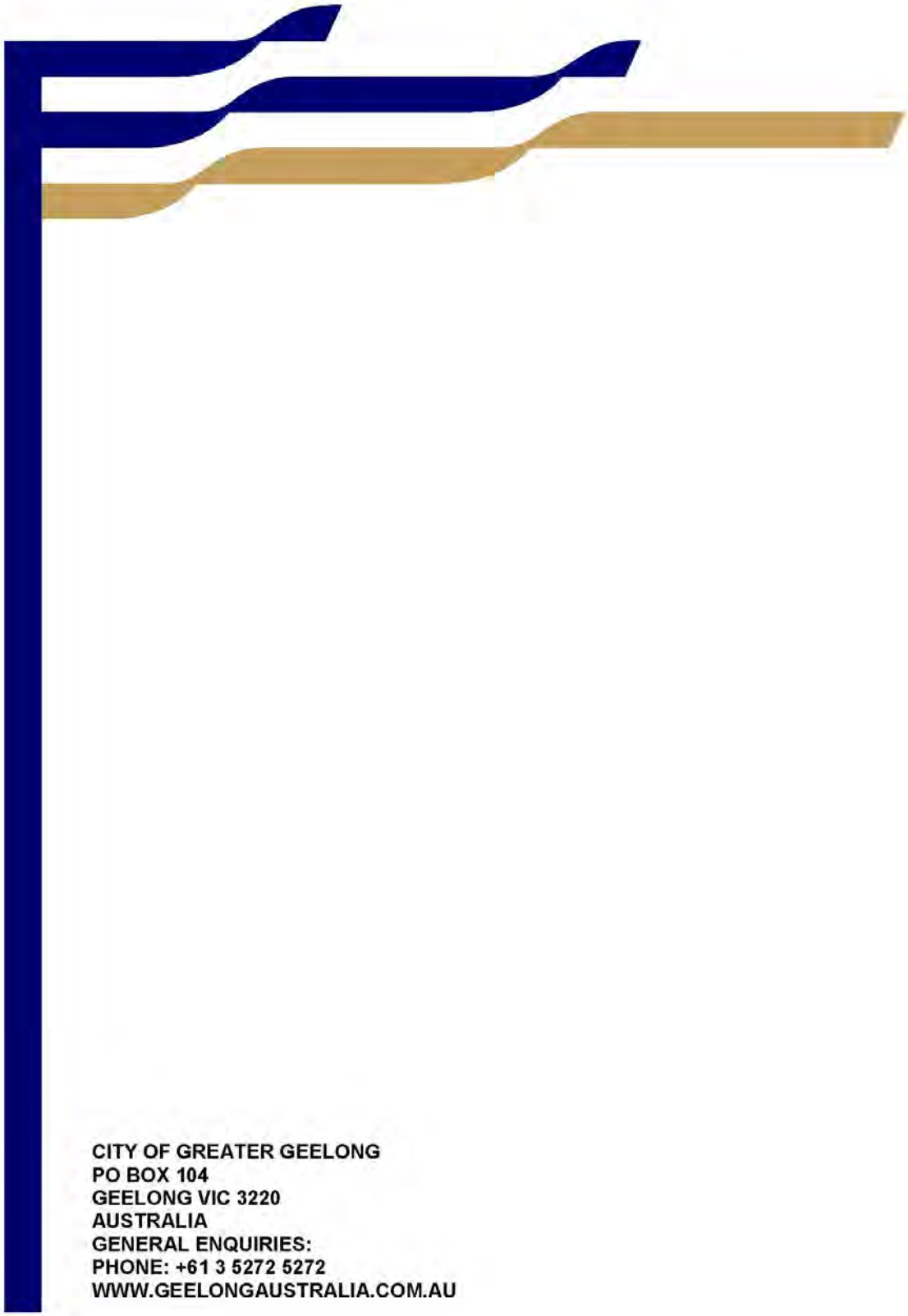


APPENDIX 5 – COUNCIL SUBMISSION TO AMENDMENT C293 AND PLANNING PERMIT APPLICATION 1185/2013

CITY OF GREATER GEELONG SUBMISSION TO AMENDMENT C293 AND PLANNING PERMIT APPLICATION 1185/2013- CADDYS ROAD, LARA

DECEMBER 2013





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1. Introduction

The City of Greater Geelong as the Responsible Authority for Lara has a key interest in the outcomes of any planning proposals and decisions affecting the community. Council welcomes the opportunity to make a submission about Amendment C293 and Planning Permit Application 1185/2013.

Council has a recent history of much strategic planning work in Lara, in particular in the planning for the direction and location of additional urban growth opportunities around the town. With this background and knowledge, Council is well placed to offer constructive comment on the proposed amendment and the draft planning permit that will guide the future development of the subject land.

The City of Greater Geelong responds to the strategic basis of Amendment C293 and to the proposed planning permit and subdivision layout.

2. Key Messages

The key messages the City of Greater Geelong offers as part of this submission are the following:

- Lara is one of the City's designated urban growth locations. The town is well placed to Geelong's north to meet the locational needs of people seeking a regional lifestyle whilst accessing Melbourne (and Geelong) for work and other services. Amendment C293 proposes to rezone some land in Council's strategically identified location that is close to many services and amenities and which promotes walking/cycling and public transport use.
- The extent of the rezoning does not reflect Council's approved Lara Structure Plan and MSS (Clause 21.13-4) and its specific strategy for the Caddys Road area. Whilst Council supports Amendment C293 to rezone some land in the area, there is a significant lost opportunity for the balance of the Caddys Road area to be available for future residential development. Council and the Independent Panel for Amendment C73 found no reason to implement a 200 metre buffer along the southern side of Windermere Road. The case for not proceeding with the full rezoning of the Caddys Road area has not been satisfactorily documented.
- The absence of a Development Plan Overlay (DPO) or an Outline Development Plan does not provide Council and the community with information about how the land to be subdivided will connect with the balance of the land to be rezoned, nor with land further to the east that could be subject of rezoning in the future. Open space, drainage, road layout and design aspects of the proposal have been either inadequately dealt with in the proposal or insufficient detail provided. But with the information sought by Council, could well be addressed in a DPO.
- The exhibited amendment and draft planning permit application are short on detail that Council considers necessary to fully assess the final development outcome of the residential subdivision. Council requests that this information be provided upfront now in order to make a fully informed assessment of the proposal and for the benefit of presentation to a future Independent Panel Hearing.
- The application is unclear about how any native vegetation is to be dealt with by the proposal.
- Council will not accept flood storage in newly created road reserves.
- The alignment of the western boundary of the proposed General Residential Zone and the proposed open space along the Serendip Creek needs some adjustment to better respond to actual site conditions, a revised 1% flood extent and areas of unsafe flow velocities.

3. Strategic Response to Amendment C293

Residential rezoning and subdivision in the Caddys Road area is supported by sound strategic planning at the state and local level. The Caddys Road land benefits from close proximity to established residential areas, relatively few infrastructure constraints and easy access to a range of community facilities, and should be rezoned to residential. Council has a good strategic foundation for residential rezoning in this area through the approved 2011 Lara Structure Plan. The Structure Plan designates the Caddys Road area as suitable for conventional residential development and this strategy is contained in clause 21.13-4 of the Municipal Strategic Statement.

Amendment C293 however does not fulfil the potential of Council's adopted strategy for rezoning and development all the Caddys Road area (except for a 50 metre buffer strip fronting Windermere Road). This extent of rezoning has been supported by officers over an extended period.

Council and the Panel for Amendment C73 concluded that there would be little impact of full residential development of the Caddys Road area on Serendip Sanctuary and that subject to an appropriate buffer (50 metre open space reserve along Windermere Road), the Sanctuary and conventional residential development could co-exist next to one another. Council supported this position in the adoption of Amendments C73 and C198, with the later being approved by the Minister for Planning.

Amendment C293 provides for a residential development at a range of densities within the Lara Urban Growth Boundary whilst providing for the maintenance of the rural surrounds of Lara. Whilst the proposed lot density of the subdivision at approximately 12 lots per hectare is below Council's policy of 15 lots per hectare, it is consistent with that of the existing residential areas to the south. The density is somewhat compromised by the land ownership pattern and restriction of the permit to land owned by L.Bisinella Development Pty Ltd. This is especially evident with 121 Flinders Avenue included in the permit but not the adjoining 131 Flinders Avenue, creating very large lots fronting Caddys Road.

Unlike Amendment C73, Amendment C293 does not include a Development Plan Overlay (DPO) to guide how the area will develop. This is considered to be a deficiency with the proposal and points to a lack of detail up front that Council considers is necessary to enable a clear understanding of and to be comfortable with the development outcome.

Given the rezoning includes land which is not part of the permit for subdivision, and that there is land outside the 200 setback from Windermere Road that is not being rezoned now, a Development Plan Overlay should be applied so that issues of drainage, access, open space, vegetation, etc can be considered at the one time. This will provide a more comprehensive and strategic approach to the development of the area, and is consistent with Council's approach to urban growth planning in other areas of Lara and the wider municipality.

There is a disconnect between the proposed subdivision layout and the proposed change to the Lara Structure Plan map. The extent of rezoning is based on restricting it to a 200 metre setback from Windermere Road yet there are properties outside of this setback that are not subject of the rezoning and which will be removed from the conventional residential designation on the Lara Structure Plan map. The subdivision layout plan suggests that the subdivision on the west side of Caddys Road would extend northwards onto land that is not being rezoned and which will lose its conventional residential designation in the Structure Plan map. Similarly for land east of Caddys Road. This needs to be rectified so that all land south of the 200 metre setback from Windermere Road is treated equally and rezoned by C293.

4. Response to Planning Permit and Subdivision Layout

Council considers that the exhibited planning permit and proposed subdivision layout has not sufficiently dealt with a number of issues on drainage, flooding, native vegetation, open space, road widening, access, and connectivity to surrounding land. The provision of more detail up front at this point in the planning process would assist Council in responding to the proposal and determining a suitable and final subdivision layout.

Permit details requiring clarification

It needs to be clarified how many lots are proposed for this subdivision. The subdivision layout plan shows 146 lots, the explanatory report refers to 150 lots and the traffic report states 149 lots. The permit application form states that the application includes the creation of easements but there is no information available about it. This needs to be clarified and details provided.

Treatment of Native Vegetation

The TGM application report states on p.23 that the land does not contain any native flora and fauna species. The Planning Permit Application submitted by Chris Marshall from TGM dated 17 October 2013 states that the permit is sought for "Multi-Lot Subdivision, Associated Works, Creation of Easements & Removal of Native Vegetation". The exhibited Planning Permit (PP1185/2013) does not include the removal of vegetation in the description of what the permit allows.

The Ecology Australia Flora & Fauna Assessment Peer Review states that it agrees with Biosis that there are three plant species that are regionally significant plus an extra one that Ecology Australia recorded. Table 2 in this report states that the measures to mitigate and manage the identified flora could involve retaining individual plants present in the 50m buffer zone and incorporate into the Revegetation Plan for the site. This is no longer relevant as there is no planted 50m wide buffer zone along Windermere Road.

There is however no plan outlining exactly where the native vegetation to be removed is located.

The previous Biosis report undertaken found three regionally significant species on the site. It is unclear whether these still remain. It is also unclear if there is any significant roadside native vegetation.

Having regard to these facts, it is very confusing and completely unclear to Council what is in fact proposed regarding native vegetation. This must be clarified as it impacts on the permit to be issued and associated conditions.

The covering letter from Ecology Australia dated 15 March 2013 to TGM states that the recommendations given on p.40 of their report remain the same, except for the 50m buffer. If this is the case there are a significant number of recommendations that will need to be included as permit conditions. Furthermore, on p.41 of the same report it lists further work to be undertaken and these three actions need to be included as requirements on the draft planning permit.

Integration with Surrounding Land

The proposed subdivision layout provides poor integration with surrounding properties as there are road connections to land that is remaining within the Rural Living Zone (and which will have their strategic basis for future rezoning to residential removed by the change to the Structure Plan Map in clause 21.13-4) and none to the land that is part of the rezoning to General Residential Zone. A DPO would outline how connectivity to the surrounding area would be achieved.

Council would prefer to see a draft plan that shows how the adjoining titles might develop, and preferably as a DPO that covers all the future intended GRZ development. The subdivision layout plan leaves existing lots fronting the west side of Caddys Road with no potential for integrating with this plan.

Treatment of Open Space and Landscaping along the Western Site Boundary

The overall stormwater treatment for this subdivision needs to be clearly outlined prior to the final subdivisional layout being finalised. It is unclear what WSUD measures are in fact proposed to treat the runoff and whether the indicative area allocated will be of sufficient area. In light of the proposal to place the WSUD treatment within the linear open space reserve there will need to be an overall landscape masterplan prepared which clearly documents the different uses and structures to be constructed in this space.

The detailed landscape masterplan needs to use only local indigenous species of the appropriate vegetation community (Plains Grassy Woodland) and those listed in the City of Greater Geelong Indigenous Plants of the Geelong Region Zone 14 guidelines. The masterplan shall also include the three regionally significant flora species found on the site as part of the offset planting and guide revegetation and/or rehabilitation works along the watercourse adjacent to the western boundary and the Windermere Road buffer. The plan will establish a habitat corridor between Serendip Sanctuary and Hovells Creek.

The suggested permit conditions should reflect these comments however Council's preferred outcome would be the application of a DPO with these provisions attached which is consistent with other similar rezoning requests in Council's urban growth/residential development areas.

Council is not convinced the proposed open space /drainage reserve boundary is the most responsive to the actual site conditions and from the research that has been undertaken by Council. Following is plan which is more representative of conditions and shows:

- Currently designated flood extent
- Existing UFZ
- Area of unsafe flow velocities
- Revised 1 % Flood extent (using WBM flows)



Fig 1 Caddys Road C73 Flooding – Shows

1.	Area of unsafe flow velocities	red line
2.	Revised 1 % Flood extent (using WBM flows)	blue line
3.	Currently designated flood extent	white cross-hatch
4.	Existing UFZ	pale blue

It is Council's view that the boundary for the General Residential Zone, and the unencumbered open space / drainage reserve referred to in the proposed rezoning maps requires further scrutiny. The second implication is that if filling is required to fit the proposed boundary, this is an additional aspect that would need to satisfy the Corangamite Catchment Management Authority (CCMA) due to loss of flood storage.

Council is seeking a revised boundary that is more aligned with the blue line of revised 1 % Flood Extent over that which has influenced the alignment of the proposed GRZ and the public open space boundary. The suggestion is endorsed that the remodelling referred to in the expert report needs to be done to be able to conclude that the additional flooding identified in the BMT WBM work can be alleviated and secondly that without the 50 metre open space buffer along Windermere Road, how the redirection of the flows can be practically implemented.

Such a review of the 2002 WBM report can be justified on the basis that the work is now over 10 years old and newer techniques may well produce a result at variance with 2002 results, particularly in the light of proposed changes from the 2007 work and the bunding in Windermere.

Open Space Provision

Land affected by the 1:100 year flood extent is considered encumbered and will not be accepted by Council as a land contribution toward the minimum 10% public open space requirement. The extent of the Urban Floodway Zone (UFZ) does not determine encumbrance on open space. Land to be contributed as public open space must be useable land and regularly shaped (i.e. square or close to square) to allow for a diversity of uses and future flexibility.

A subdivision of this size requires a local/neighbourhood park of minimum 1ha. There is no such local park within 400m safe walking distance so its provision in this area is necessary to adequately provide for the new community. Such a park would preferably be co-located with the Serendip Creek reserve and should be accessible within a 400m safe walk of all the homes west of Caddys Road.

Access to public open space to the east of Caddys Road needs to be addressed.

Traffic Management

The subdivision layout and the traffic report supporting the application have been prepared with the view that Caddys Road is a local street. Council submits that Caddys Road will have a higher order function than that of a local street. Whilst the traffic estimates indicate it will have a relatively small volume of traffic, Caddys Road is a connector or linking road between two through streets and should be managed and developed in accord with a connector road function.

The proposed 7.3 metre carriageway is inadequate for Caddys Road. Council has experience with a similar road, Buckingham Street in Grand Lakes, which has developed with this carriageway width. Problems have arisen with the on-street parking impeding the traffic lanes, and increased traffic speed when vehicles choose to park elsewhere due to the conflict between parked and moving vehicles. Council considers that Caddys Road could provide both a carriageway and indented kerbside parking along its length between Flinders Avenue and Windermere Road. A change as recommended by Council will also allow for the likely inclusion of a Public Transport Victoria bus route in the future and for adequate street tree planting.

With land along the entire eastern side of Caddys Road held by one owner, Council submits that the widening, kerb and channel treatment and footpath construction along Caddys Road should extend through to Windermere Road. As a second preference, there should be a long taper commencing at the northern boundary of the proposed Rural Living lot on the east side of Caddys Road. The footpath will assist the safe movement of school children between the schools to the south and Serendip Sanctuary to the north. Further, the 'bell mouth' at the Caddys Road/Windermere Road intersection should be widened. The extension these works to Windermere Road will assist in reinforcing the 50kph speed limit.

One access road into the subdivision on the west side of Caddys Road is inadequate. For this number of lots Council expects that two access points will be provided. Without additional access,

there will be an impact on lots around the proposed single access road and it may even be necessary to widen the road reserve at this point.

Council is keen to ensure that:

- there are no shared vehicle crossings;
- a Local Area Traffic Management Plan (LATM) is prepared;
- the 90 degree kerb in the south west of the subdivision layout is smoothed out;
- detail is provided to understand how the road ends at the northern and eastern edges of the subdivision will be treated and how vehicles will turn around; and
- detail is provided on how the kerb and channel treatment of lots 145 and 146 fronting Flinders Avenue will be transitioned eastward back to a rural profile.

Modifications to the proposed roundabout treatment for the Caddys Road/Flinders Avenue intersection will be required to reduce a 'funnelling' effect it may have on left turns into Caddys Road. An improved roundabout design may impact on the viability of proposed lot no 144.

Management of Drainage

Lara has a history of significant flood events. The geography of the township is that Lara is located on the lower reaches of Hovells Creek at the confluence with Serendip, both having rural catchments. This means that the management of flood events and overland flows are issues that Council must deal with in all rezoning and subdivision activity in Lara.

Council has carefully scrutinised the BMT WBM Report – Drainage at Caddys Rd Property – Expert Witness Statement May 2010 prepared by Dr Mark Jempson for C 73 and C198, which has been presented with this application as supporting information. The submission below refers this expert witness report and the numbered sections refer to Dr Jempson's document headings.

2. Background Reports and Flood Mapping

Council generally concurs with BMT WBM (in the original 2002 Lara Flood Study) that drainage does not represent a constraint to the rezoning and subdivision, having a potentially positive flood impact off-site but requires demonstrated assurance that:

- The benefit of this positive flood impact is not confined only to the immediate southern interface alone, where Council currently experiences impact on existing dwellings in Young Street and properties east of Flinders Avenue in Wheat Court and Barley Close.
- Is this benefit confined to intercepting flows from the north of Windermere by improving table drain interception at Windermere and directing these flows to Serendip Creek culvert or is there an intention to similarly intercept shallow flows crossing the land east of Caddys and directing this through the proposed subdivision to Serendip Creek?
- Does the revised and more accurate mapping provided by BMT in 2007 represent an increase in identified volume crossing Windermere, or is the flow accounted for in 2002 but simply at alternate location e.g. Serendip Creek?
- There is concern that the culverts at Curletts Road may act as a 'regulator' and as such introduce the increase in volume from previously undeveloped land, as an issue in elevating up-stream levels (exacerbated by loss of existing storage and contribution from any re-directed flows, particularly from the east of Caddys Road).

3. Drainage Requirements for Development of Land Contemplated by Amendment C 73

In principle, BMT WBM place some store in the positive benefits of reshaping land on either the north or south side of Windermere Road reserve in order to retain the latterly identified crossing flows, which was satisfactory when there was to be a 50 metre open space landscaped buffer with the previous Amendment C73. In this current application, there is limited control over this area (it remaining at least in part as Rural Living Zone in separate ownership).

Council queries whether it can be demonstrated that such a proposal would work within the road reserve without loss of amenity to existing development on the south west corner of Caddys and Windermere, and if not, what is the alternative contemplated?

Note: (Potential for excessively steep verges and deep table drain, which ever side the works were sited. There would also need to be certain that access to required lands was practicable i.e. vegetation, fencing, possible CHMP implications etc)

Council understands that the Expert Witness statement is not about justifying the development layout, nor endorsing the interface boundary between proposed PCRZ and the revised GRZ area on the west of the proposal. Moreover, Council also understands generally that BMTs task is to ensure that developable land in the context of GRZ should not be at risk from 1% AEP events. Hence, the conclusion on the suitability of the proposed western GRZ boundary is neither endorsed nor criticised, other than to concur, that in their opinion, future GRZ is not at risk.

Note: earlier comment in this submission on the alignment of the western boundary interface between proposed public open space and the GRZ.

Council would also refer to Dr Jempson's statement that (whatever form the mitigation works suggested above should take:

"It was noted that ....."*For future detailed analysis, it is also recommended that a review of the resolution of the portion of the hydrological model to the north of Windermere Rd be undertaken to ensure the upgraded table drain is appropriately sized*".....and that this remains a recommendation"

It should be required then that this important aspect is covered adequately by a DPO Schedule applicable to the subject land.

4th paragraph, the term 'treatment' is taken to be all encompassing of 'water quality and quantity', detention, flow management etc not just quality.

Council concurs with the philosophy of keeping infill development out of the 1% AEP (what ever is finally agreed as the boundary) and would prefer the natural terrain to dictate the general alignment than to fill land. Council also supports the requirement and recommendation that any alternative would need to remodel flooding to demonstrate no adverse impact.

6th paragraph, reference to 'retention' is questioned here, in the absence of at least the word 'detention'. Retention in a greenfield situation is difficult to justify, unless there is a specific and demonstrated need for example, to reintroduce water infiltration for the benefit of aquifers.

4. Comments on DPO Schedule 22

Note: the page and dot point references below are from Dr Jempson's report and refer also to the DPO Schedule dot points.

Page 4 of 5 Second Dot Point

Council concurs with the removal of the word 'volumes' and with the rationale for justifying this. It is Council's opinion that limiting volume is more applicable to Structure Plans or Strategy phase of planning for growth, where for environmental or flood plain storage reasons, this issue can preclude expansion generating increased run-off volume and limit development unless a recharge or infiltration system etc is workable.

It is agreed that from the engineering perspective, that the SSMP is adequate to cover treatment goals.

Page 4 of 5 Third Dot Point

Council does not concur with the expert witness interpretation of either the wording or the intent of this point.

'A stormwater management plan that includes identification of key drainage elements, establishment of accurate overland Flow path velocities and depths where relevant, and which does not include the use of road reserve for surface storage or any other method of flow management that creates lots of diminished residential amenity.'

Dr Jempson claims that:

- It is standard practice on all residential developments to use the road reserve and that the clause appears to restrict this practice and as such is not practical, and
- The expression '....*flow management that creates lots of diminished residential amenity*'.....is claimed to be subjective and should be removed.

Council must have its say in the strongest possible terms on this point, particularly on the issue of road reserves as flood storage. Council has no problem at all with using road reserves for conveyance of the excess flows that don't fit in the pipe network, provided it is compliant with the safe velocity/depth relationship.

Remembering that this is a planning scheme amendment and planning permit for subdivision as opposed to say redevelopment, in-fill or a design project to solve a drainage problem by a retro-fit solution, Council aims to never concur with green field design that proposes storage of storm rainfall volumes by effectively using the road as a detention basin.

To claim that to create lots which periodically have the road reserve full of water out front is not a *'lot of lesser or diminished residential amenity'* is an incomplete observation and Council will not accept that this is a '*standard practice on all residential developments*'. Admittedly, Dr Jempson is careful to infer that it is '*standard practice to convey* (note here convey, not store) *run-off*' within the road reserve, (which was indeed covered by Council's proposed C73 DPO item) but stops short of implying that periodically having your house isolated by a flooded roadway is a great outcome.

The DPO Schedule item should remain unaltered and included in a DPO as part of Amendment C293.

Page 4 of 5 Fourth major dot point

Dr Jempson's comment that '.....assessment of the impact of a dam burst pertaining to the Serendip Dam.....' is fundamentally a type of regional issue more than being specifically tied to this development is debatable.

As Serendip is a waterway identified by a blue line on Council's GIS system, the CCMA obviously has an interest in management of the stream and its environs in their capacity as flood plain manager. Serendip dam constitutes a structure on a waterway and as such Council would defer to any comment or requirement that the CCMA might have. However, it is anticipated that the CCMA would have an interest in knowing what the downstream consequences may be of a dam burst at Serendip.

Page 4 of 5 seventh major dot point

Council agrees with the intent of Dr Jempson's suggestion to change the implications of this point, and it is suggested also that the word '*including*' to read '*....that may include*' as well as the suggested change '*...as required to achieve best practice outcomes*'.

5 Summary

Council would have expected to see in the summary, reference to the suggested future review of the hydrological modelling in the Windermere Road area, with the potential for the implications of this to be included as an item in a DPO Schedule. Council foresees the potential to work out appropriate wording through discussion with Dr Jempson.

The 3rd dot point of the summary references Grand Lakes Estate as having significantly greater challenges than this site, but it should be noted that Grand Lakes relies on storage of stormwater volumes at successive low points in the road reserve. Council sees this as a significant compromise, having to be resolved by the application of a Special Building Overlay to ensure minimum floor levels applied.

The 5th dot point recommends a number of changes to the DPO Schedule, and Council has explanations provided earlier in this response in relation to points of agreement / disagreement.

Council is seeking a revised boundary along the Serendip Creek that is more aligned with the blue line of revised 1% Flood Extent over that which has influenced the alignment of the exhibited GRZ and the public open space boundary. The suggestion is endorsed that the remodelling referred to in the expert report needs to be done to be able to conclude that the additional flooding identified in

the BMT WBM work can be alleviated and secondly that without the 50m buffer, how the redirection of the flows can be practically implemented.

Other Permit/Development Issues

Council is concerned about the limited access to the subdivision on the western side of Caddys Road as shown on the proposed subdivision layout. There is only one access point into the subdivision for 113 lots which could be a concern for accessibility during any wildfire events. Although the site is not covered by a Wildfire Management Overlay, the subdivision layout needs to be thoroughly assessed by the CFA as Lara has been subject of significant fire events in the past.

Staging of the development in relation to delivery of infrastructure is also a concern and needs explanation. It is normal practice for staging details to be provided to Council. For example, how the widening of the Caddys Road reserve on the east and delivery of a widened carriageway relates to the road geometry and to surface water management.

The proposed planning permit condition to control the keeping of cats in any new residences is not supported. Rather, there are existing controls for this issue through the Domestic Animals Act 1994. Council has a Domestic Animal Management Plan which has introduced a cat curfew throughout the municipality. Subject to complaint, cat problems/nuisances are investigated with the option of trapping and infringements being issued as required. Avoiding the duplication or adding layers of controls is desirable and it is recommended to delete this requirement from the planning permit. Council would not be responsible for enforcing the S173 Agreement condition on newly created titles.

Land in the subdivision will need to be set aside for a substation – this has not been identified on the subdivision layout plan.

5. Conclusion

Council is supportive of rezoning for conventional residential development in the Caddys Road area proceeding. It is in accordance with adopted policy featured in the MSS. Amendment C293 represents a lost opportunity to provide further housing in proximity to a range of services. If the Amendment proceeds based on a 200 metre setback from Windermere Road, it would benefit from some changes to the Lara Structure Plan map to include all land south of the setback as capable of conventional residential zoning and subdivision.

There is a need to complement the General Residential Zone with a Development Plan Overlay and for much more detail about the subdivision to be provided up front.

Council looks forward to being able to address this detail when it is made available.

3. LEOPOLD BAY ACCESS PROJECT

Portfolio:	**Planning - Cr Macdonald** **Environment - Cr Richards**
Source	**Planning & Tourism**
General Manager:	**Peter Bettess**
Index Reference	**Leopold Bay Access Project**

Purpose

The Leopold Structure Plan includes a requirement for further work to investigate access to the Corio Bay. Earlier this year the Council resolved to request a report on a brief for a project to "*investigate access to Port Phillip Bay including the investigation of land uses (other than urban development) in the area north of Portarlington Road".*

In preparing the report on the brief, it became apparent that a more comprehensive review was required to properly address the issue. This report outlines the work to date and the future work required to assess options for further consideration of land use north of the Portarlington Road within this study area.

Summary

- The resolution was in response to the Structure Plan which specifies no urban development north of Portarlington Road as part of the future growth scenarios under the Structure Plan for Leopold.
- The initial step in responding to this resolution of Council was to undertake consultation with interested parties in Leopold to ascertain the specific level of interest in obtaining bay access and to understand other relevant issues in the consideration of change in land use north of Portarlington Road.
- There was an extensive consultation effort across Leopold in relation to the Leopold Structure Plan, with 481 submissions received to notices in the local newspapers. These submissions covered a range of issues which have ultimately assisted in determining a course of action in respect to this currently farming zoned land north of the Portarlington Road.
- Having undertaken this level of consultation (on a non statutory basis), it was considered that it was more appropriate to progress the consideration of the detailed issues relating to the area north of Portarlington Road to better inform the report to Council on the brief.
- In the meantime the Minister for Planning has introduced new rural zones which provide some flexibility which generally applies to the subject land. The zones do not provide resolution to the specific land use challenges which resulted in Council's original resolution.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

- There are effectively 3 options which could be pursued to provide public access to the Bay at Leopold. Option 1 - pursue public access via walking track and or public boating ramp with no associated additional land use; Option 2 – Facilitate a standard assessment process for a proponent driven planning scheme amendment to develop a private marina and tourism development on one of the sites to allow bay access to be formally established; Option 3 – Undertake a large scale review of the area north of Portarlington Road to consider the suitability of land for further intensive (potential urban) development. Any use of the area for this purpose would require the Structure Plan, which came into effect in May 2013, to be reviewed and changed.
- Option 3 is the preferred option as it will address the issues in a comprehensive way. A broad land capability analysis for the entirety of rural land adjacent to existing Leopold will inform future Structure Plan directions. This is in recognition of the continued strong growth of Leopold over the last decade, and the now commitment to a sub-regional activity centre to service the town and broader Bellarine region.

Cr Macdonald moved, Cr Ellis seconded -

That Council:

1) **Undertakes a broad land use capability and land constraint analysis on all rural zoned area adjacent to Leopold to inform potential growth options and future structure plan review and to assist in providing direction in relation to realising public access to the bay.**

2) **The direction in relation to bay access shall provide detailed recommendations in respect to preferred methodology to pursue bay access in an area approximate to Leopold, and provide clear direction in relation to long term land use in the event that urban development is not considered appropriate.**

3) **Pursue funding through the Victorian Regional Growth Plan Fund to match committed budget from Council to undertake the land capability/land constraint project.**

**Cr Ansett entered the meeting room at 7.45pm*

Carried.

Background

The Leopold Structure Plan directs Council to investigate options for public access to the Bay. The investigation area is between Clifton Avenue and Grand Scenic Drive. A map of the study area is shown on Appendix 1. The existing beach at this location is degraded and narrow. The water off the coast is shallow. It is approximately 100 metres from the high water mark to the low water mark and a further 100 metres from the low water mark to the minus 1 metre bathymetric contour.

Local residents report that fishermen netting in the bay results in the accumulation of sea grass along the beach, which as it decays emits an offensive odour.

The study area is currently used for a variety of land uses including two caravan parks, rural living housing, farming and a nursery.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

There is no public land in this area with private freehold extending up to the high water mark. In order for public access to be provided, Council could consider a number of options including compulsory acquisition, purchasing of land by agreement or alternatively negotiating an open space contribution as part of a broader subdivision of the area. The latter would be prohibited under the current zoning of the land and is inconsistent with the policy in the Structure Plan.

In March 2013 the City sought input from the community on how access to the Bay should be obtained. This included requests for comment on what types of activities should be provided for, what infrastructure would be require, environmental constraints and the willingness to pay for facilities.

481 submissions were received, 473 supportive submissions, 420 of which were the proforma letter prepared by a landowner in the area and 9 objecting submission 3 of which were proforma submissions. On site meetings were also held with a number of landowners in the study area.

Meetings with the landowner, his planning consultant and with the Leopold Angling and Aquatic Club were also held.

The Leopold Angling and Aquatic Club is in the process of preparing a planning permit application to develop the site for a boat club with boat storage and use of the existing shed as a club room. It is understood that the club is being "gifted" 0.4 hectare of land by the owner. The site at 711-729 Portarlington Road is in the centre of the study area. It has considerable planning history having been the subject of enforcement proceedings at VCAT following the construction of a canal from Corio Bay without approval being obtained.

A planning permit to develop part of the site as a caravan park was granted in 2007. This use has not commenced.

More recently, a planning discussion paper prepared by a planning consultant indicates that the preferred development outcome on this site would be a retirement village.

This site was also considered by the Independent Panel appointed by the Minister for Planning to consider submissions to amendment C254 which related to the Leopold Structure Plan. The proposal at that time was to develop the land for a tourist and leisure park, water front housing, low density residential development and retirement village and the development of a marina with up to 10 hectares of public land at the foreshore. The Panel did not support this proposal it concluded "*The Panel therefore does not support any development north of Portarlington Road. The Panel does not support any notation on the plan identifying that the land be the subject of further investigation as it sees no merit in developing this area for urban or tourist related purposes*." The recommendation of the Panel was "*The Leopold Structure Plan not identify any development north of Portarlington Road*."

From a policy perspective, it is clear that providing access to the Bay is supported but allowing any development north of Portarlington Road would require a change in local planning policy, however it would still be inconsistent with State Planning Policy.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

Discussion

Existing conditions

The land north of Portarlington Road has a number of constraints which would have to be addressed. The land slopes down towards the Bay and Council's engineering unit is undertaking flood modelling of the area with preliminary information indicating that much of this area is subject to inundation from drainage during a 1 in 100 year event.

The impacts of rising sea levels are being explored through the third pass assessment currently being undertaken for the Bellarine Peninsula, the second pass information released by the State Government shows that the foreshore in this area will be impacted. The draft Victorian Coastal Strategy is planning for sea level rise of 0.4 metres by 2070. The existing State Planning Policy Framework requires planning for sea level rise of not less than 0.8 metres and seeks to ensure that future development is not put at risk.

Road access into the area is from the Portarlington Road via Grand Scenic Drive, Alexander Avenue or Clifton Avenue. Moss Road is an unconstructed road which could also serve to provide access if constructed. The Portarlington Road is a significant barrier separating the subject area from the rest of the Leopold. At this location it is a four lane divided highway with a 100kmph speed limit. Depending on the nature of any development in this area, a traffic management report may be required, particularly to examine how access to the area can be managed from the Portarlington Road.

The environmental values of this area would need to be ascertained through the development of flora and fauna assessments.

The cultural heritage values of this area would have to be examined as part of any proposal to develop this land, it is likely that a comprehensive cultural heritage management plan would be required.

A comprehensive flood study should be undertaken to examine the existing drainage capacity in the area and to examine any likely inundation impacts from sea level rise to be examined in a Coastal Hazard Vulnerability Assessment.

Non-urban development

Council's resolution seeks to '*request that the project brief for investigating public access to Port Phillip Bay includes the investigation of land uses (other than urban development) in this area, north of Portarlington Highway'*.

There is no planning scheme or industry definition of 'urban development'. Council's Municipal Strategic Statement (MSS) directs housing, retail and commercial and community uses that would reasonably be expected in an 'urban' setting to existing settlements or designated growth areas.

A discussion paper prepared by planning consultants acting for a landowner proposes developing the land for a retirement village (see attachment 1).

Specifically in relation to retirement accommodation clause 21.06 – 3 of the MSS requires '*retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities'*.

On the basis of the MSS directions in relation to housing, retirement accommodation, retail and commercial uses for the purposes of this review the following planning scheme land use definitions will be considered as uses that in the appropriate locations be considered non-urban development:

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

Tourism based uses: camping and caravan park, group accommodation, host farm, backpackers lodge, function centre, residential hotel, leisure and recreation, pleasure boat facility.

Options to provide access to the Bay:

Three options have been identified which would meet Council's objective of providing public access to the Bay; these are discussed in more detail below.

1. **Public access via walking track or public boat ramp with no associated other land uses.**

Providing access would require Council to compulsory acquire land along the foreshore. Alternatively Council may be able to purchase land by mutual agreement. Either option will result in significant cost.

A loop trail would be the most desirable form of access and would more than likely effect more than one landowner. Consultation with landowners revealed mixed views about the potential for public access via acquisition of property with concerns about the impacts on security and amenity. Decisions on the most appropriate form of infrastructure to be provided would need to be made; these could include toilets, bbqs or a playground in association with the walking trail. Infrastructure costs would be borne solely by Council.

Development of a boat ramp into the Bay would incur further costs. The indicative cost for a three lane boat ramp is in the order of $880,000 which includes two breakwaters and layup pontoons.

Road access to any boat ramp would be an additional cost as would other facilities such as sealed car parks for trailer car parking, fish cleaning facilities, wash down areas and CCTV surveillance. Connection of services including power, water and sewerage would be an additional cost.

The cost of ongoing maintenance of a boat ramp in such a location would be in the order of $20,000 to $30,000 per annum, excluding costs of maintaining access roads and landscaping. By comparison, the maintenance costs at Clifton Springs are $40,000. Further dredging of the channel would also be required at regular intervals to maintain access. The dredging at Clifton Springs is undertaken every 5-8 years at a cost of approximately $200,000.

Approval would need to be sought from the State Government for such a proposal including consent under the Coastal Management Act.

The Boating Coastal Action Plan did not identify a need for additional boating facilities at this location. A new facility at Leopold will result in investment and maintenance funding being diverted from existing facilities at Limeburners (8km) and Clifton Springs (7km). An option to recover costs could be to introduce a user pays system for the boat ramp, although this would likely be unpopular and unlikely to yield a return given the availability of free facilities elsewhere.

Under this option all costs associated with access to the Bay would be incurred by Council. The costs relate to land purchase/acquisition, service connection, infrastructure provision and ongoing maintenance. The initial capital expenditure would be in excess of one million dollars. There is no provision for this facility in the 2013/14 budget or in the long term financial plan.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

2. Facilitate a standard assessment process for a proponent driven planning scheme amendment to develop a private marina and tourism development in the area.

Such an option would require Council to change its policy position on the development of tourism uses in rural locations which applies to all rural areas on the Bellarine Peninsula and throughout the rest of the municipality. The policy at Clause 22.06 indicates that Council would only support a tourism development in a rural area where the tourism use is ancillary to a farming activity. Similarly a tourism development which may be similar in form to urban development would be inconsistent with the Leopold Structure Plan which was included in the planning scheme in May 2013.

Further an assessment against the State Planning Policy Framework would have to be undertaken. The Panel which considered the Leopold Structure Plan noted that the Victorian Coastal Strategy directs development along the coast to within defined coastal settlement boundaries.

Providing public access to the Bay may be difficult to negotiate as part of a private marina and tourism development in this area, however this has not been tested at this point.

3. Undertake a large scale review of the area north of Portarlington Road to consider the suitability of the land for urban development and negotiate a public open space contribution along the foreshore.

Undertaking a land capability assessment to examine the suitability of this land for urban development would assist in determining whether the area is capable of being developed for uses other than rural uses and would assist in the analysis to determine what land uses could be suitable at this location. There are a number of physical constraints in this area but a thorough, independent analysis has not been undertaken for the entire area.

The physical constraints include flooding both from sea level rise and drainage from the wider catchment, potential coastal acid sulphate soils, native vegetation management, distance from reticulated services such as water and sewerage, physical separation due to the Portarlington Road and potential areas of cultural heritage significance.

The size of the study area is approximately 290 hectares. Given the physical constraints on the land, it is likely that a considerable portion (potentially half) of the area would not be suitable for any form of urban development. When the costs of servicing any new development are considered it may be that urban development may not be economically viable in this area. It would thus be inappropriate to rezone this area for urban development. This would therefore fail to meet Council's objective of providing access to the Bay.

As with Option 2, if Council wished to support urban development north of Portarlington Road it would require a change in planning policy for Leopold. A new structure plan would have to be development to replace that which was introduced into the planning scheme in May 2013.

If the land capability assessment was complete, the inputs could be used as an input into the next review of the structure plan. This would provide a greater opportunity for a more strategic approach to the development of the area as a whole.

If urban development was found to be possible and Council considered it appropriate, Council could negotiate with the developer to require a public open space contribution along the foreshore, however this would have to take account of sea level rise as open space should not be encumbered by flooding.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

A further point to address is the appropriateness of locating housing on the northern side of the Portarlington Road given its dislocation from the community services including schools, kindergartens, and shops to the south. It is likely that some duplication of existing service would be required.

If this area was to be developed for residential development, changes to the Portarlington Road would likely be required including changes to the speed limit, road widening to include slip lanes and the introduction of traffic signals. The views and approval of VicRoads would have to be sought as part of the analysis of the suitability of this area for residential development.

Given the availability of land in Leopold and elsewhere in Geelong, including the identification of additional investigation areas for growth in the medium to long term at Lovely Banks and Batesford South as part of the G21 Regional Growth Plan, there is no shortage of land for residential development. Housing affordability in Leopold compares favourably with other growth areas in Geelong.

The structure plan may also consider residential development to the east which provides a more straightforward development front given its contiguity with existing housing developments, availability of existing services and the lack of flooding/sea level rise constraints.

This third option would not provide public access to the Bay in the short term.

Bellarine Localised Planning Statement

The State Government has identified four locations which will be the subject of local planning statements. The Bellarine Peninsula is one of the four identified locations. It is understood the areas were identified as areas proximate to urban settlements which are currently facing considerable development pressures and therefore require additional policy protection to retain their distinct landscape characteristics. The timing for the development of the Localised Planning Statement is unclear at this time, but is anticipated to be finalised in 2014.

Other assessment processes

The three options outlined above will require a range of other assessment processes by other levels of government. These processes could be pursued by Council or by a development proponent. This may include:

- amendment to the Greater Geelong Planning Scheme-DTPLI
- consent under the Coastal Management Act by DEPI
- crown land lease for access across the Bay by DEPI
- an Environment Effects Statement by DEPI/DoE

Consideration of Options

The objective of Council's resolution was to investigate means to facilitate public access to the Bay at Leopold. Three options which could achieve this objective are presented. There are costs associated with each option.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

From the community consultation undertaken to date it is clear that there is wide support from the community for a project to pursue bay access. However an overriding concern in this area is the potential impacts of sea level rise. Council will have to consider the potential investment in public infrastructure at this location and the likely lifespan of that infrastructure when the anticipated rise in sea levels are realised. Similarly Council must assess the risks associated with allowing a tourist or urban development on this land.

Given the significant risks due to sea level rise, a fourth "do nothing" option should be considered. Obviously this would not meet the objective of the project for creating access to the Bay, however given the significant costs of Option 1, the significant risks associated with Options 2 and 3 it is concluded that providing access to the Bay at this location may not be technically feasible.

It is considered desirable to undertake a holistic land capability/constraint mapping exercise for areas immediately adjacent existing urban Leopold in order to inform future growth directions, which will be necessary in subsequent structure plans. It is on this basis that it is recommended that option 3 be adopted, in a broader manner to encompass all land adjacent to existing urban Leopold to assess its capability to accommodate any future urban development.

The Leopold Structure Plan has not to date provided for long term growth options and it is considered that this level of investigation of the land capability/constraint mapping would provide a useful resource to inform future Council decisions.

This exercise will further have the benefit of identifying more intensive uses within the area immediate foreshore and in this way assist in informing next steps in potential bay access. It is recommended that any brief be developed for this work include a very specific requirement to provide direction in relation to desirability/acceptability of land use within the immediate proximity of the foreshore and clear direction in relation to or non support for private proponents to pursue bay access.

Environmental Implications

Environmental implications will be considered through any future process associated with the development of this land. Sea level rise is being examined further through the third pass assessment currently underway and due for completion in early 2014.

Financial Implications

The Leopold Strategic Planning Project is allocated $100,000 in the 2013/14 budget. It is recommended that this be augmented with an application for matching funding from the State Government's Regional Growth Fund if Option 3 is pursued. Option 1 involves the construction and operation of a public boat ramp with associated infrastructure, land purchase/acquisition and servicing costs which would have to be considered as part of Council's budget considerations for the 2014/15 financial year or subsequent years.

Options 2 would result in limited financial implications as Council has appropriate resources in place to respond to proponent driven planning scheme amendment requests.

3. LEOPOLD BAY ACCESS PROJECT (CONT'D)

Policy/Legal/Statutory Implications

Any planning scheme amendment or planning policy change will be subject to the required statutory process as required under the provisions of the *Planning and Environment Act, 1987*.

The option recommended is considered appropriate and in line with the Council's statutory obligations, as the constraint mapping and capability analysis will appropriately inform any Council decisions in relation to the Structure Plan for Leopold and any growth associated with this key town on the Bellarine Peninsula.

Further, the G21 Regional Growth Plan which Council has adopted provides direction in relation to the necessity to provide for some level of growth on the Bellarine Peninsula and for Structure Planning to guide this. The decision in this respect to pursue the option for a full land capability and constraint analysis does limit Council to a particular position in relation to any future structure Planning.

Alignment to City Plan

This report aligns with the directions of the Sustainable and Build Environment theme in City Plan.

Officer Direct or Indirect Interest

No Council officer involved in the drafting of this report has any direct or indirect interest, in accordance with Section 80C of the Local Government Act in the land to which this report relates.

Risk Assessment

Future development in this area would take account of risks associated with rising sea levels. A coastal hazard vulnerability assessment would be required prior to decisions being made on the type of development to be allowed in the area.

Social Considerations

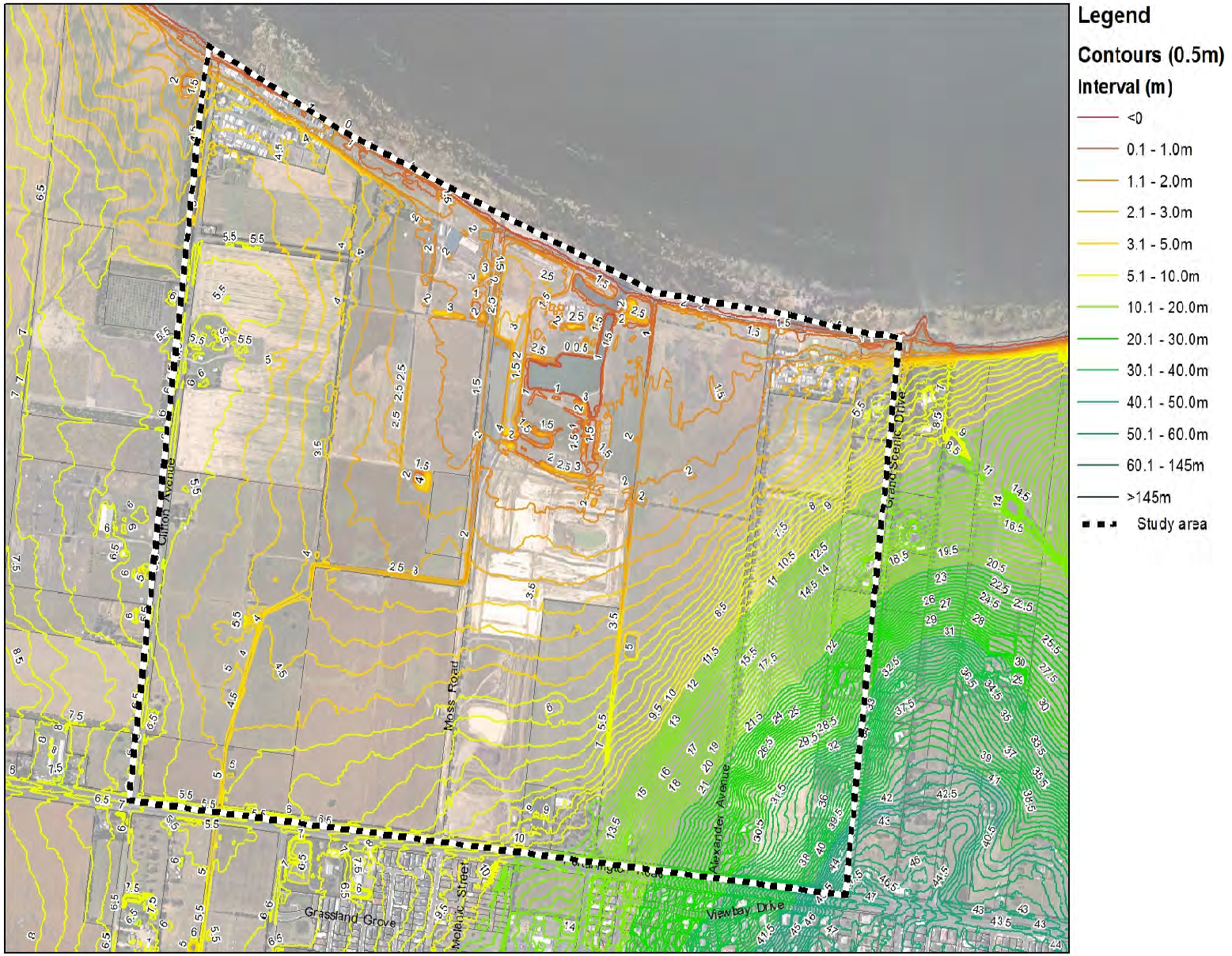
Social considerations would be addressed in any planning scheme amendment process and as part of any action under the Land Acquisition and Compensation Act.

Human Rights Charter

We have taken into consideration the human rights relative to the subject matter of this report, including rate-payers property rights and a right to a fair hearing.

Consultation and Communication

Consultation on public access to the Bay was undertaken in March 2013 as detailed in the report. In proceeding with the recommended approach there will be a further level of engagement and consultation undertaken to inform any future recommendations to Council. Any future planning scheme amendment change will be subject to the statutory one month exhibition period.


Legend
Contours (0.5m)
Interval (m)
<0
0.1 - 1.0m
1.1 - 2.0m
2.1 - 3.0m
3.1 - 5.0m
5.1 - 10.0m
10.1 - 20.0m
20.1 - 30.0m
30.1 - 40.0m
40.1 - 50.0m
50.1 - 60.0m
60.1 - 145m
>145m
Study area
Clifton Avenue
Moss Road
Melanie Street
Alexander Avenue
Viewbay Drive
Grassland Grove
Grand Scenic Drive

4. GEELONG GALLERY BUSINESS CASE DEVELOPMENT

Portfolio:	**Arts & Culture - Cr Heagney**
Source	**Community Services - Arts & Culture**
General Manager:	**Jenny McMahon**
Index Reference	**Subject: Arts & Culture**
	Customer: Geelong Gallery

Purpose

The purpose of this report is to provide Council with information on a funding application for a Business Case for consideration of the development of the Geelong Gallery and the potential options currently identified for this purpose.

Summary

- The Geelong Gallery's collection of historical and contemporary art is widely acknowledged as one of the finest and most valuable held by a regional gallery in Australia. The Gallery continues to provide the region's residents and visitors with outstanding exhibition and education programmes.
- The Geelong Gallery forms a pivotal component of Geelong's Cultural Precinct and has been identified as having the greatest potential as a cultural tourism attractor for the Precinct and Central Geelong.
- The Geelong Cultural Precinct Masterplan, jointly funded by the City of Greater Geelong and the State Government (December 2007), identified five key components in need of development: the Geelong Performing Arts Centre (GPAC), the Geelong Library and Geelong Heritage Centre, the Geelong Gallery, the old Courthouse building and the urban realm.
- The Masterplan is gradually being implemented. The Old Courthouse was significantly upgraded and re-inaugurated in 2012 while the Geelong Library and Geelong Heritage Centre and GPAC undertook Business Cases to identify and analyse options for their development. The Business Cases resulted in preferred options for development for both facilities. Stage One of GPAC's development is complete (upgrade of the Playhouse) with the integrated Geelong Library & Heritage Centre to commence construction shortly.
- A preliminary Options Paper was prepared for the Gallery in 2010 which identified five possible options: Do nothing; expand within existing footprint; expand into City Hall; expand into one floor of the GLHC; or develop a new gallery on a greenfield site.
- A new option has also recently been identified – the possible expansion into a new wing constructed on the civic plaza immediately adjacent to City Hall and the Gallery.
- A Business Case is now required to fully analyse the needs, demands and options for the Gallery's potential development. A submission under the State Government's Regional Growth Plan - Developing Stronger Regions Programme - has therefore been submitted by Council in partnership with the Geelong Gallery.

4. GEELONG GALLERY BUSINESS CASE DEVELOPMENT (CONT'D)

Cr Heagney moved, Cr Richards seconded –

That Council note the submission for funding under the Regional Growth Fund for a Business Case for the Geelong Gallery.

Carried.

Background

Established in 1896, the Geelong Gallery was officially opened in the current heritage building 1915, and was erected as a memorial to the late George M. Hitchcock. The first additions to the Gallery occurred in 1928 when the Henry P. Douglas Gallery was opened, followed by the H.F. Richardson Gallery in 1937. The main entrance to the gallery was relocated to Little Malop Street with the opening of the J.H. McPhillimy Gallery in 1938. Further expansion followed in 1956 then in 1971 with an adaptation of its Little Malop Street frontage. A further upgrade to parts of the building was undertaken in 2001.

The Geelong Cultural Precinct Masterplan (December 2007) recognised the Precinct had significant potential as a major contributor to Central Geelong with associated cultural, social and economic benefits to the G21 region. Five key components for development were identified: the Geelong Performing Arts Centre (GPAC), the Geelong Library and the Geelong Heritage Centre, the Geelong Gallery, the old Courthouse building and the urban realm.

As part of the Masterplan development a Precinct vision was formed: "*to create a cultural precinct that enlivens the cultural life of the people of Greater Geelong, the G21 region and its visitors, that is widely regarded as a quality destination providing a high level of cultural offerings through a range of exciting, inclusive and engaging activities, events and facilities*."

Since the Masterplan was developed the Old Courthouse Building has been upgraded and inaugurated in 2012 now providing first class facilities for Courthouse Arts and Back to Back Theatre Company as well as the Courthouse Café. Business Cases have been completed for the Geelong Performing Arts Centre (GPAC) and the Geelong Library and Heritage Centre (GLHC). GPAC's Stage One – Refurbishment of the Playhouse ($3M) has been completed with the new integrated GLHC due to commence construction shortly following financial commitment from Council ($20M - $15M Capital, $5M Collection and Car parking), Federal ($10M) and State ($15M).

Discussion

The Gallery forms a pivotal component of Geelong's Cultural Precinct. Its collection of historical and contemporary art is widely acknowledged as one of the finest and most valuable held by a regional gallery in Australia. The Gallery provides the region's residents and visitors with outstanding exhibition and education programmes. It attracts close to 70,000 visitors annually and has a reputation of excellence for its exhibition programme standards. It has been identified as having the greatest potential as a tourism attractor for the Precinct and Central Geelong. However the Gallery is seriously restricted by its current physical limitations of space and layout. This means opportunities to develop major exhibitions (in dimension and scope) are severely constrained. Its curatorial reputation is very highly regarded at a national and international level so exhibitions which could attract large audiences are well within its professional capacity.

4. GEELONG GALLERY BUSINESS CASE DEVELOPMENT (CONT'D)

The Gallery is experiencing a range of other physical challenges including insufficient storage for its existing collection, inadequate space for the proper care and maintenance of its collection, a poor loading dock and substandard and minimal administration areas. Over recent years only works of art that are considered to be of prime importance have been able to be accepted due to the storage constraints.

Temporary solutions to the Gallery's most urgent needs have been addressed partially in the design of the new GLHC. The loading bay servicing the facility will also provide vastly improved conditions for the Gallery. Additional storage for temporary exhibition crates and display furniture has also been created and most importantly, an additional exhibition space of 220sq metres will be accessible to the Gallery with the two buildings being linked. Some temporary compromises have been made by the GLHC to allow the Gallery to utilise this space, however, the space will be required to revert back fully to the GLHC in future years.

A preliminary Options Paper was prepared for the Gallery in 2010 which identified five possible options: Do nothing; expand within existing footprint; expand into City Hall; expand into one floor of the GLHC; or develop a new gallery on a greenfield site.

A new option has also recently been identified – the possible expansion into a new wing constructed on the civic plaza immediately adjacent to City Hall and the Gallery.

A Business Case is now required to fully analyse the needs, demands and options for the Gallery's potential development.

The opportunity to apply for funds to develop a Business Case has recently emerged under the State Government's Regional Growth Plan - Developing Stronger Regions Programme. A partnership between Council and the Geelong Gallery in the development of the Business Case is considered to give the best opportunity of success to secure this funding. An allocation has been made from Council to the Gallery of $60,000 for Business Planning in the previous financial year with the Gallery Foundation providing $20,000. Project Management costs would be in the order of $20,000 making the application to the Regional Growth Plan (dollar for dollar) $100,000.

Environmental Implications

The process of developing a Business Case would include a review of current environmental issues as well as consideration of best practice for future development. Council's Sustainable Buildings Policy would be referenced along with other relevant documents such as the (currently draft) Environment Management Strategy.

Financial Implications

Current budget allocations enable a submission to be lodged under the State Government's Regional Growth Plan with project management to be provided by Council.

Income of $100,000 will be sought from the State Government.

Expenditure of $100,000 is made up of $60,000 from Council's previous budget allocation to the Geelong Gallery, $20,000 from Geelong Art Gallery Incorporated and $20,000 for project management.

The total Business Case budget is anticipated to be $200,000.

Outcomes of the Business Case would determine future budget requirements.

4. GEELONG GALLERY BUSINESS CASE DEVELOPMENT (CONT'D)

Policy/Legal/Statutory Implications

The Geelong Art Gallery is located on Crown Land with a lease period of 999 years due to expire on the 16th June 2854. The Building is a Council asset, operated by the Geelong Art Gallery Incorporated, as a body associated for artistic and cultural purposes. The Board is elected each year at the Annual General Meeting. The Board operates under a Charter. Councillor Michelle Heagney, Portfolio Holder for Arts & Culture is currently Council's representative on the Geelong Gallery Board.

Alignment to City Plan

The development of a Business Plan aligns with multiple City Plan Strategic Directions and Priorities:

- Community Wellbeing
    - Connected, creative and strong communities
- Growing Our Economy
    - Support existing businesses and encourage new and emerging growth sectors
    - A successful and vibrant City Centre
    - A leading city for tourism, arts, culture and events
- How We Do Business
    - Lead by advocating and collaborating on issues important to the Greater Geelong community

The Business Case would respond to key principles embodied in multiple Council strategies, including:

- Implementation of the Cultural Precinct Masterplan
- Council's current Cultural Strategy Creativity +
- Geelong Major Events Strategy
- Geelong Otway Tourism Strategic Plan.

Officer Direct or Indirect Interest

There is no officer direct or indirect interest in this project.

Risk Assessment

As the City's most significant tourism draw-card, and custodian of a nationally significant collection of works of art, consideration of the Geelong Gallery's development is crucial. No major development has occurred since 1971 with some additional upgrading of the facility in 2001.

In order to safeguard the Collection on behalf of the Geelong community, to maximise its tourism potential and to vastly improve the visitor experience a rewarding one, it is essential to establish the best option for the Geelong Gallery's future development.

4. GEELONG GALLERY BUSINESS CASE DEVELOPMENT (CONT'D)

The Gallery has an outstanding reputation as a leading regional gallery to maintain. To do so it must be able to continue to develop its exhibition and educational/public programmes and activities, particularly to attract the tourism market and to substantially develop its educational activities. The physical constraints, making the hosting or development of large-scale temporary exhibitions extremely challenging, put at risk the Gallery's other operations. This leads to increasing pressure on high performance in these areas.

Social Considerations

Galleries play a significant role in the cultural, social, educational and economic development of the community. The Geelong Gallery plays an important role in the collection, conservation and exhibition of the Region's material heritage as expressed in works of art. The Gallery's programmes are similarly a significant contributor to community wellbeing in terms of programmes and the unique amenity of gallery spaces. The reputation of the Gallery, as one of the finest regional galleries in Australia, is a source of civic pride. The Galleries exhibitions, educational and public programmes as well as curatorial services are highly valued and sought-after resources. The opportunities that the Gallery provides for our emerging and established artists are vital to the Region's cultural development. The Gallery contributes to the amenity and attraction of Central Geelong and, as one of the City's major cultural attractions in the Cultural Precinct, contributes significantly to cultural tourism.

Opportunity to consider and plan for the Geelong Gallery's future development is therefore crucial.

Human Rights Charter

This report has no direct impact on the human rights of the residents of the City of Greater Geelong.

Consultation and Communication

It is anticipated significant consultation would occur with key stakeholders and community as part of the development of the Geelong Gallery Business Case.

5. LARA HERITAGE REVIEW

Portfolio:	**Heritage – Cr Ansett** **Planning – Cr Macdonald**
Source	**Planning Strategy**
General Manager:	**Peter Bettess**
Index Reference	**Council Reports 2013**

Purpose

This report seeks Council's endorsement of the Lara Heritage Review Vol 1,2 & 3, 2013 prepared by Authentic Heritage Services Pty Ltd and support for the preparation of a planning scheme amendment to introduce the recommendations into the Greater Geelong Planning Scheme.

Summary

- In March 2012 Council passed a motion to review the Outer Areas Heritage Study in relation to Lara in order to determine which places still have a level of heritage significance that may be appropriate for heritage protection through a planning scheme amendment.
- Phase 1 of the project commenced in June 2012. RBA Architects reviewed the Study and recommended that 26 places be included in the heritage overlay, 14 places be subject to further investigation and 15 places did not warrant inclusion in the heritage overlay.
- Phase 2 of the project commenced in October 2012 by Authentic Heritage Services Pty Ltd with the preparation of individual citations for each of the properties recommended for a heritage overlay and further investigations on individual properties where additional information was required.
- Phase 2 recommended 32 sites be included in the Heritage Overlay (including 10 places to have external paint controls and 6 places to have tree controls), include 3 new ruin sites and update information 5 existing ruin sites on the Victorian Heritage Inventory, prepare incorporated plans for 1 site and update the Greater Geelong Planning Scheme to reflect the changes.
- In May 2013 the recommendations from phase 2 where placed on informal public exhibition including letters to individual land holders.
- As a result of public exhibition 9 submissions were received. Of these 4 objected, 3 supported with minor changes, 1 requested an additional site be considered and 1 requested a correction be made.
- Council officers have reviewed the submissions and responses to the submissions are detailed in this report.
- Subject to minor changes it is recommended Council pursue a planning scheme amendment to implement the findings of the Lara Heritage Review.

5. LARA HERITAGE REVIEW (CONT'D)

Cr Ansett moved, Cr Macdonald seconded -

That Council:

1) **notes the Lara Heritage Review Report Vol 1, 2 & 3 2013;**

2) **supports the preparation and exhibition of an amendment to the Greater Geelong Planning Scheme to implement the findings of the Lara Heritage Review Report Vol 1, 2 & 3 2013 as outlined in this report;**

3) **requests the Minister for Planning authorise the preparation of an amendment as detailed in this report;**

4) **submits to the Victorian Heritage Inventory the assessments recommended in this report.**

Carried.

Background

Council undertook the Outer Areas Heritage Study between 1998-2000. The Study comprises of 16 volumes and was prepared by Authentic Heritage Services Pty Ltd.

Volume 12 of the Study details sites in the township of Lara and its surrounds. To date these sites have not been included in the planning scheme.

In March 2012 Council passed a motion to review the Outer Areas Heritage Study in relation to Lara. In June 2012 Council engaged RBA consultants to undertake phase 1 of the review. RBA determined that:

- 26 sites had at least local heritage significance and being worthy of planning scheme protection;
- 14 sites had heritage significance however further historical research and/or site inspection was required to determine if individual heritage protection is warranted; and
- 15 sites did not have heritage significance worthy of planning scheme protection.

Council engaged Authentic Heritage Services Pty Ltd to undertake phase 2 of the review. This included the preparation of individual citations for each of the 26 properties recommended for in the heritage overlay and further research and individual citations if required for the 14 properties identified further assessment.

The resulting phase 2 report '*Lara Heritage Review 2013 Vol 1,2 & 3'* and subsequent public exhibition, submissions and response to submissions is discussed below.

5. LARA HERITAGE REVIEW (CONT'D)

Discussion

The '*Lara Heritage Review 2013 Vol 1,2 & 3'* prepared by Authentic Heritage Services Pty Ltd made the following recommendations:

a) Include these sites as places of local significance with heritage overlay:

Anakie

- 785 Bacchus Marsh Road, Anakie – House (Site 36).
- 450 Staceys Road, Anakie – Roselea (Site 54).

Lara

- 125 Buckingham Street, Lara – Laurence Park (Sites 42 & 43).
- 29 Curletts Road, Lara – Holy Trinity Church of England Tower & Lintel Stone (Site 4).
- 85 Curletts Road, Lara – Cottage (Site 5).
- 1B Flinders Avenue, Lara – Pioneers' Memorial Cairn (Site 8).
- 1B Flinders Avenue, Lara – Lara Uniting Church Complex (Sites 7 & 9).
- 450 Flinders Avenue, Lara – The Pines (Site 12).
- 31-45 Forest Road South, Lara – Limella Cottage (Site 18).
- 49-51 Forest Road South, Lara – Cottage (Site 19).
- 110-120 Forest Road South, Lara – Lake Bank Hotel (Site 20).
- 155 Forest Road South, Lara – Clover Hill (Site 21).
- 80 Gebbies Road, Lara – Cottage Complex (Site 47).
- 30 Hicks Street, Lara – Cottage & Dairy Outbuilding (Site 24).
- 295 Patullos Road, Lara – Lochnaben (Site 52).
- 170 Peak School Road, Lara – Tallaranie Homestead (Site 26).
- 8 Rennie Street, Lara – Former Shire Engineer's Residence (Site 28).
- Cnr Walker & Rennie Streets, Lara – Bills Trough (Site 56).
- Walkers Road, Lara – Avenues of Honour, Cypresses & Memorial Gates & Fencing (Sites 31 & 32).
- 14 Walkers Road, Lara – Waverley (Site 33).
- 11 Waverley Road, Lara – Lara Community Centre (former Presbyterian Church) (Site 34).
- 10 Windermere Road, Lara – Glenoe (Site 35).

Little River

- 25 Branch Road, Little River – Former Duck Ponds Parsonage & School (Site 2).

Lovely Banks

- 75 Staceys Road, Lovely Banks – Kia Ora (Site 53).

b) Include these ruins on the Victorian Heritage Inventory:

- 220 Hams Lane, Anakie – Lara Hill House & Outbuilding Ruins (Site 38).
- 60 Branch Road, Lara – Cottage Ruins (Site 3).
- 270 Peak School Road, Lara – Dairy Ruin (Site 25).

5. LARA HERITAGE REVIEW (CONT'D)

c) Include updated assessments for these existing ruins already on the Victorian Heritage Inventory:

- 575 Flinders Avenue, Lara – Cottage Ruins (Site 13).
- 25 Blairs Road, Lara – Ruins (formerly Blairgowrie) (Site 39).
- 105 Blairs Road, Lara – Lime Burning Site (Site 41).
- 120 Duggans Road, Lara – House & Outbuilding Ruins (Site 44).
- 370 Windermere Road, Lara – Ruins (Site 40).

d) Include additional heritage controls in the Schedule to the Heritage Overlay for external paint controls:

- 125 Buckingham Street, Lara – Laurence Park (Sites 42 & 43).
- 29 Curletts Road, Lara – Holy Trinity Church of England Tower & Lintel Stone (Site 4).
- 85 Curletts Road, Lara – Cottage (Site 5).
- 1B Flinders Avenue, Lara – Pioneers' Memorial Cairn (Site 8).
- 1B Flinders Avenue, Lara – Lara Uniting Church Complex (Sites 7 & 9).
- 110-120 Forest Road South, Lara – Lake Bank Hotel (Site 20).
- 155 Forest Road South, Lara – Clover Hill (Site 21).
- 80 Gebbies Road, Lara – Cottage Complex (Site 47).
- Cnr Walker & Rennie Streets, Lara – Bills Trough (Site 56).
- 25 Branch Road, Little River – Former Duck Ponds Parsonage & School (Site 2).

e) Include additional heritage controls in the Schedule to the Heritage Overlay for tree controls, given that trees are considered to contribute to significance of these places:

- 125 Buckingham Street, Lara – Laurence Park (Sites 42 & 43).
- 31-45 Forest Road South, Lara – Limella Cottage (Site 18).
- 49-51 Forest Road South, Lara – Cottage (Site 19) (as a result of submissions amended to include 51 only and no tree controls)
- 110-120 Forest Road South, Lara – Lake Bank Hotel (Site 20).
- 80 Gebbies Road, Lara – Cottage Complex (Site 47).
- Walkers Road, Lara – Avenues of Honour, Cypresses & Memorial Gates & Fencing (Sites 31 & 32).

f) Prepare Incorporated Plans for the following places:

- 29 Curletts Road, Lara – Holy Trinity Church of England Tower & Lintel Stone (Site 4). The Incorporated Plan could exempt other fabric (apart from the Church Tower and Lintel Stone) from the need for planning permit under the heritage overlay for any buildings and works (no longer required as heritage overlay has just been applied to the Tower and Lintel Stone)
- 1B Flinders Avenue, Lara – Lara Uniting Church Complex (Sites 7 & 9). The Incorporated Plan could exempt the later 20th century Church building from the need for planning permits for external alterations that are 2 m clear of the historic buildings. The owners were notified in writing of this option but did not respond. For this reason the incorporated plan is not being applied in this instance and the standard heritage overlay control will apply.

5. LARA HERITAGE REVIEW (CONT'D)

g) Include as Reference Documents in Clause 22.09 of the Greater Geelong Planning Scheme the following documents:

- Lara Heritage Review Phase 2, 2013 Volumes 1, 2 & 3

As a result of the public exhibition of the Lara Heritage review which occurred between May – July 2013 nine submissions were received.

Of these submissions:
- 4 objected to their property being identified for a heritage overlay
- 3 supported the inclusion of a heritage overlay subject to some changes
- 1 requested an additional site be considered for a heritage overlay
- 1 requested a site address be updated as the nominated address was incorrect.

A summary of the submissions and corresponding recommendations is provided in Appendix 1. The Lara Heritage Review 2013 Vol 1,2 & 3, citations and maps have been updated to reflect the changes.

It is recommended the Lara Heritage Review proceed to a formal planning scheme amendment process to introduce the recommendations into the Greater Geelong Planning Scheme. This includes introducing a reference to the Review in the Cultural Heritage clause 22.09 'References' section and updating the schedule to the Heritage Overlay in clause 43.01 to include the recommendations discussed earlier in this report. This process includes a formal exhibition period and another opportunity for submissions to be considered.

Environmental Implications

There are no environmental implications as a result of implementing the Lara Heritage Review recommendations.

Financial Implications

There will be associated planning scheme amendment costs as part of the implementation process given this is a Council initiated amendment. This can be accommodated within the existing budget for planning policy and Council initiated amendments.

Policy/Legal/Statutory Implications

The introduction of a heritage overlay over identified places in Lara in the Greater Geelong Planning Scheme is consistent with State and Local Planning Policy Frameworks. The planning scheme amendment will be carried out in accordance with the Planning and Environment Act 1987.

Alignment to City Plan

Protection of the City's significant heritage places makes a positive contribution to the built environment.

5. LARA HERITAGE REVIEW (CONT'D)

Officer Direct or Indirect Interest

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

Risk Assessment

There is considered to be a limited risk in implementing the review recommendations. The recommendations will result in a planning control (heritage overlay) being applied to places that have been identified as having heritage significance. Given the relatively small number of places being added there are considered to be no ongoing resourcing issues.

Social Considerations

The introduction of a heritage overlay over identified places in Lara in the Greater Geelong Planning Scheme will ensure the cultural and social history of Lara is adequately protected; this will be beneficial for the identity of the township and the community.

Human Rights Charter

There are no issues in relation to the Human Rights Charter with the implementation of Review and proposed amendment process.

Consultation and Communication

All submitters have been acknowledged in writing. The progress of this review will be communicated to stakeholders via the planning scheme amendment process which includes a public exhibition period. Those properties that are directly affected by the amendment will be contacted individually as part of the planning scheme amendment.

APPENDIX 1
Lara Heritage Review Response to Submissions

Site/Address	Submission Summary	Officer Response
Site 5 **85 Curletts Road, Lara**	• Owner objects to any future heritage overlay over property. • Overlay would unfairly burden owners with excessive levels of bureaucracy & red tape. • External paint controls would be historically inaccurate. • Fencing should always remain adaptable. • Outbuildings should always remain adaptable. • Siting & form of environmental products such as solar power and water tanks would be severely compromised. • Local interest alone is not a sufficient reason for listing small and historically insignificant properties. Pirra and Elcho Homesteads were given as places of historical significance. • The Heritage Review clearly points out that all the properties currently under review are in an altered condition. • It appears the only the very front of the property is of interest and this is much altered and lacks the integrity required for a heritage listing. • The 1986 'Geelong Region Historic Buildings and Objects Study' did not include any of the properties currently under review as they did not meet the criteria of being historically significant.	• The submission does not provide any details on any factual errors in the history or description of the property. • Council provides a free heritage advisory service to assist owners in managing changes to their heritage listed properties. • The recommendation for external paint controls is to ensure that the unpainted bluestone quoin work ideally remains unpainted. There is no suggestion that the existing colour scheme is original. • While it is acknowledged that Clause 43 already indicates that a permit is required to paint an unpainted surface of a building under a heritage overlay, this recommendation has been suggested to be consistent with many other properties of unpainted masonry construction in the Greater Geelong Schedule to the Heritage Overlay (where external paint controls apply). • It is agreed that fencing (and particularly fencing in a farming context) should always remain adaptable. No specific additional control is suggested for fencing. Of particular interest from a heritage viewpoint is front fencing as this is the fence most exposed to public view. The heritage citation recognises that the existing front fence has been introduced. It also recognises that under the heritage overlay, a permit is required for fencing, but the suggested heritage overlay only covers the house plot and not the whole site. • The outbuildings are considered to contribute to the historic significance of the place. In most cases, there are opportunities for adapting heritage buildings, as this often ensures their long term viability. A heritage listing does not negate opportunities for adaptation. • Given the siting and location of the buildings, there may be opportunities for the installation of solar energy facilities and rainwater tanks in recessive locations without having any impacts on the character and

		appearance of the dwelling complex when viewed from Curletts Road. • The assessment of this and other comparable properties has recognised the altered integrity of these small Victorian vernacular cottages. However, they have been considered to meet the relevant assessment criteria at the local level for historic significance. There is sufficient surviving fabric in which the historic significance is embodied. This is more than just the front façade, but includes the three dimensional gabled forms and other details outlined in the heritage assessment. • Since the preparation of the Geelong Region Historic Buildings and Objects Study in the 1980s, there have been thousands of properties listed under heritage overlays. The Geelong Region Historic Buildings and Objects Study was not an exhaustive study of the Greater Geelong area. • Recognised heritage assessment criteria has been used in determining the heritage values in the Heritage Review. • It is recommended that the property at 85 Curletts Road is retained in the Lara Heritage Review. • It is recommended that the property be considered for a heritage overlay in any future planning scheme amendment
Site 53 **75 Staceys Road, Lovely Banks**	• Consultants on behalf of the owners object to the proposed heritage overlay. • Heritage review suggests that the significance stems from the previous land use as a successful sheep grazing enterprise established by John Sutherland on the property in 1906 as opposed to the architectural merit of the existing dwelling. The owners question the merit of the significance as outlined in the review. • The Review consultants did not enter the site to inspect the dwelling, the inspection being by the road side only. Some of the significant elements of the building as referred to may be incorrect.	• Permission was sought to enter the property to photograph the dwelling as per the recommendation in the Lara Heritage Review Stage 1. Permission was denied by the owners (31 October 2012). • It is recommended that the accuracy of the heritage assessment (in relation to the physical evidence outlined in the heritage citation) is confirmed or countered by a site visit at the time of the formal exhibition of the Lara Heritage Review (subject to the owners' permission). • It is recommended that the property at 75 Staceys Road is retained in the Lara Heritage Review. • It is recommended that the property is considered for a heritage overlay in any future planning scheme

		amendment.
Site 54 **450 Staceys Road, Anakie**	• Submission states the dwelling has undergone numerous additions and alterations internally and externally, including the cladding. • The garden remnants and cypress trees are not 'historic'. • Dwelling is currently under a maintenance agreement. • The owner reserves the right to make alterations and maintenance decisions where required without the necessary burden of council red tape. • Owner did not give permission for anyone to enter or photograph the property. • Owner fails to see any relevance of the Leigh family farming practices ie crops, sheep, having anything to do with the house. • Submitter indicates that if Council wishes to proceed with heritage listing that it should purchase the property.	• Some of the external alterations have been identified in the heritage assessment, including the introduced wall cladding, alterations to the eave on the west side, and replacement of gable infill. • Views of the dwelling from Staceys Road clearly indicate the Federation design of the dwelling and this is supported by aerial photographs. • The historical details provided about the garden and the cypress trees have been added to the heritage citation. • General maintenance (including the replacement of "like for like" materials) is exempt from the need for a planning permit under the heritage overlay. • The consultants did not enter the property to photograph the dwelling and outbuildings. They were photographed from the Staceys Road roadside (public land). • It is recommended that the property is retained in the Lara Heritage Review. • It is recommended that the accuracy of the heritage assessment (in relation to the physical evidence and the alterations that have been carried out) is confirmed or countered by a site visit at the time of the formal exhibition of the Lara Heritage Review (subject to the owners' permission). • It is recommended that the property be considered for a heritage overlay in any future planning scheme amendment.
Site 13 130 Branch Road, Lara	• Submitter lives on a neighbouring property and indicated that the subject ruins are located at 130 Branch Road not 575 Flinders Avenue.	• A cross reference of an aerial image with the photograph taken during the fieldwork confirms that the ruin is located at 130 Branch Road. • References to 575 Flinders Avenue have been corrected with 130 Branch Road in the Review Report, Thematic History and Heritage Citations.
Site 52 **295 Patullos Road, Lara**	• The owner(s) do not object in principle to the heritage overlay, although some suggestions were given on the extent of the heritage overlay and the potential to reduce it	• Additional (and in some instances more accurate) historical information has been included about the home, Spalding family and the naming of the

	while still maintaining the house setting. • Further historic information was provided on the property.	property, 'Lochnaben'. • The proposed revised extent of the heritage overlay has been determined to have no future adverse affect on the significant view of the dwelling from Patullos Road and therefore a reduction in the overlay extent is supported and the citation map has been updated to reflect the change. • The heritage citation has been updated to reflect the additional historical information provided by the Spalding family. • It is recommended that the property be considered for a heritage overlay in any future planning scheme amendment.
Site 22 **14 Hicks Street, Lara**	• The submission encourages a more thorough review and reassessment of the potential heritage values of the general store. • The submitter has objected to the General Store sign being removed and discarded. • The copper engraved walls in the entrance room interior are unique and have stood for 95 years. • Submitter contests that the building has been undervalued in the Heritage Review and that it is a local historical icon.	• At the time of the fieldwork, it was found that the roof cladding, metal wall cladding and aluminium framed shopfront windows and door have been introduced, and that the original central ingo has been removed. • It is certainly recognised that the former General Store is one of very few surviving commercial buildings in the Lara area, the difficulty is the low integrity. Other altered buildings have been recommended for heritage overlays in Lara, but generally these other buildings have slightly higher integrity, by virtue of retained roof, wall, window or door and/or other fabric. • Informal heritage advice was given on the proposed changes to the parapet sign (brief discussions and an analysis of photographs suggests that there have been some minor modifications to the existing sign). It was suggested that the existing sign is retained and that any new sign should be affixed over the existing sign, without substantially damaging it. • At the time of the Lara Heritage Review, no information or community attitude towards the building was provided to Council when historical and other information was sought from the public. The property might have potential for social value (being embodied in the gabled form and parapet that reflect part of its early character and design) if there was considerable evidence through community feedback. This does not

		appear to be the case. • It remains doubtful that there is sufficient documentary, social and physical evidence that would warrant the reconsideration of this property for a heritage overlay. • It is recommended this property not be included in the Lara Heritage Review and subsequent planning scheme amendment.
Site 34 11 Waverley Road, Lara	• Council's Community Development Department have been looking at redevelopment options for this site for some time. • Redevelopement of the site will improve and expand on the range of community services currently provided. • The existing church building does provide some constraints for redeveloping the site and not all of the buildings on the site have heritage significance. • The heritage overlay should only be applied to the significant church building and not the whole site.	• The alterations and additions to the building and the various developments on the site have been noted and considered in the heritage assessment. Not all buildings are significant or require a heritage overlay. • The size of the overall site may provide opportunities for the removal of non□significant buildings, in addition to the existing open portion of the site on the south side of the church. • The significant fabric is confined to the front steeply□pitched gabled portion of the former church building, with potential opportunities to remove the rear gabled addition and side addition. No internal controls are recommended. • Limiting the heritage overlay to the footprint of the church building only has the potential for future heritage impacts, as the building is a three dimensional entity and the location/interface, scale, construction and form of any new development would need careful consideration. • The heritage overlay is not proposed over the whole site but over the portion of the site that includes the church building and later additions. • It is recommended that the proposed extent of the heritage overlay is retained to ensure the church building remains a prominent feature on the site, at least when viewed from Waverley Road. • It is recommended that the property be considered for a heritage overlay in any future planning scheme amendment.
Site 20 120 Forest Road South, Lara	• Submitter indicated that the photo used in the heritage citation is outdated, with repairs to the former	• The heritage citation has been updated to include the information provided by Mr Bisinella.

	hotel complex now completed at a cost of approximately $500,000. • In April 2013, the building became the home of the new Lara Museum and Historical Centre, being made possible by Bisinella Developments leasing the property to the local community group, • Lara Heritage and Historical Inc. • The new museum was officially opened on Thursday 18 April 2013 and it was opened to the Lara community at a gala celebration on Sunday 21 April 2013. • Details on the more recent repairs, costs, uses and ceremonies associated with the former Lake Bank Hotel were provided. • A more updated photograph (provided) would give an accurate appreciation of the existing character of the hotel building.	• The heritage citation has been revised to include an updated photograph (taken 26 July 2013). • It is recommended that the property be considered for a heritage overlay in any future planning scheme amendment.
Site 19 49-51 Forest Road South, Lara (amended to 51 only)	• The submitters support a heritage overlay over the allotment (51 Forest Road South) that contains the significant cottage. • The submitters do not support a heritage overlay over the vacant allotment at 49 Forest Road South. • Tree controls are not considered warranted, and subsequently tree controls are considered to be unnecessary.	• The initial assessment of this property did not include 49 Forest Road South. • The removal of the allotment at 49 Forest Road South would not have any adverse affect on the significance of the cottage at 51 Forest Road South. • The existing peppercorn trees make a contribution to the character and appearance of the property, however given there is no historical information in support of the peppercorn trees, not having tree controls is supported. • The heritage overlay has been reduced to the allotment at 51 Forest Road South and the citation and proposed extent of the heritage overlay have been updated accordingly. • It is recommended that the property be considered for a heritage overlay in any future planning scheme amendment.

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 36 785 Bacchus Marsh Road, Anakie

House

See Heritage Citation



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 38 220 Hams Lane, Anakie

Lara Hill House & Outbuilding Ruins

See Heritage Citation.
Recommended for the Victorian Heritage Inventory.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

Site 54 450 Staceys Road, Anakie

Roselea

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 39 025 Blairs Road, Lara

Ruins (formerly Blairgowrie)

See Heritage Citation.
Recommended for the Victorian Heritage Inventory.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 41 105 Blairs Road, Lara

Limeburning Site

See Heritage Citation.
Recommended for the Victorian Heritage Inventory.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

Site 03 60 Branch Road, Lara

Ruins

See Heritage Citation. Recommended for Victorian Heritage Inventory only.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

Site 13 130 Branch Road, Lara

Cottage Ruins

See Heritage Citation.
Recommended for Victorian Heritage Inventory Only.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

Site 42 & 43 125 Buckingham Street, Lara

Laurence Park Dwelling & Stables

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 04 29 Curletts Road, Lara

Holy Trinity Church of England Tower & Lintel stone

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 05 85 Curletts Road, Lara

Cottage & Outbuilding

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 44 120 Duggans Lane, Lara

House & Outbuilding Ruins

See Heritage Citation.
Recommended for the Victorian Heritage Inventory.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

Site 08 1B Flinders Avenue, Lara

Pioneers' Memorial Cairn

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 07 & 09 1B Flinders Avenue, Lara

Lara Uniting Church Complex

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 12 450 Flinders Avenue, Lara

The Pines

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 14 45 Forest Road North, Lara

Lara Lime Company

Historic interest only - first established in 1894-94 by James Spalding, the former Lara Lime Company is largely comprised of 20th century buildings today (when viewed from the public realm).



References Spalding, *The Lara Lime Company 1874-1974,* Geelong Heritage Centre.

Heritage Significance Citation Prepared No **Recommended for HO No**

Site 18 031 Forest Road South, Lara

House

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 19 051 Forest Road South, Lara

House

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 20 120 Forest Road South, Lara

House (fmr Lake Bank Hotel)

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 21 155 Forest Road South, Lara

Clover Hill Farm

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 46 35 Gebbies Road, Lara

Cottage

Historical interest only. Cottage possibly built in c.1870s for J.E. Meyrick & extended at the front in the 1890s when owned by William &/or Hezekiah Foot. The wall cladding, front door & verandah posts have been introduced. The cottage has low integrity. There appear to be no over-arching significant historical associations embodied in the surviving early fabric.



References

Heritage Significance Citation Prepared No **Recommended for HO No**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 47 80 Gebbies Road, Lara

Cottage complex

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 22 14 Hicks Street, Lara

Lara General Store

Historic interest only - built in c.1918 by the Spalding brothers & first leased to Rupert Gillett, hairdresser. The roof cladding, metal wall cladding & aluminium framed shopfront windows and doors have been introduced (with central ingo removed). The building therefore has low integrity although it is a rare surviving commercial building in Lara.



References Corio Shire Books,1918, 1919-20, 1921-22, 1922-23. Mathieson, 'My Reflections on 77 Years in Lara', pp.35-36, Budd, Delaney & Grainger, From Duckponds to Lara.

Heritage Significance Citation Prepared No **Recommended for HO No**

Site 24 30 Hicks Street, Lara

House & Dairy Outbuilding

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 49 24 Patullos Road, Lara

Cottage

Historic interest only - possibly constructed in the 1870s, the dwelling was relocated to this site by A.J. Spalding in c.1920-21. The integrity has been diminished by the loss of the front verandah.



References Shire of Corio Rate Books, 1919-20, 1920-21, 1921-22, 1926-27, Geelong Heritage Centre. Interview by Darcy Seller with Reg Spalding, Lara, November, 1999.

Heritage Significance Citation Prepared No **Recommended for HO No**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 50 32 Patullos Road, Lara

House

Historic interest only - the Edwardian dwelling was built in c.1905 for A.J. Spalding. Since 2000, a garage has been constructed at the side and additions built at the rear. There appear to be no over-arching significant historical associations.



References Shire of Corio Rate Books, 1895, 1900, 1904-05, 1908-09, Geelong Heritage Centre, A.W. Mathieson, *My Reflections on 77 Years in Lara,* p.32.

Heritage Significance Citation Prepared No **Recommended for HO No**

Site 52 295 Patullos Road, Lara

Lochnoben

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 26 170 Peak School Road, Lara

Tallaranie Homestead

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 25 270 Peak School Road, Lara

Dairy Ruin

See Heritage Citation.
Recommended for Victorian Heritage Inventory only.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 27 5 Rennie Street, Lara

House

Historical interest only - dwelling appears to have been built c.1910 and relocated to existing site in 1936 for the Corio Shire. From the front, the Edwardian roof forms, windows and verandah are intact, although the overall three dimensional integrity has been diminished recently with rear additions. There appear to be no over-arching significant historical associations.



References Shire of Corio Rate Books, 1933-34, 1936, 1945, 1954, 1957, Geelong Heritage Centre. *Sands & McDougall's Directory of Victoria,* 1934, 1956.

Heritage Significance Citation Prepared No **Recommended for HO No**

Site 28 8 Rennie Street, Lara

House

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 56 Cnr Walker & Rennie Streets, Lara

Bills Trough (under repair)

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 33 14 Walkers Road, Lara

Waverley

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 31 & 32 Walkers Road, Lara

Avenues of Honour, Cypresses & Memorial Gates & Fencing

See Heritage Citation for WW1 and WW2 Avenues of Honour and Lara & District War Memorial Gates.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 34 11 Waverley Road, Lara

Lara Community Centre (former Pres. Church)

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 35 10 Windermere Road, Lara

Glenoe

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 40 370 Windermere Road, Lara

Ruins

See Heritage Citation.
Recommended for the Victorian Heritage Inventory.



References

Heritage Significance Citation Prepared Yes **Recommended for HO No**

LARA HERITAGE REVIEW - LIST OF PLACES 2012-13

Site 02 25 Branch Road, Little River

Former Duck Ponds Parsonage & School

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

Site 53 75 Staceys Road, Lovely Banks

Kia Ora

See Heritage Citation.



References

Heritage Significance Citation Prepared Yes **Recommended for HO Yes**

6. ENVIRONMENT MANAGEMENT STRATEGY

Portfolio: **Environment and Sustainability – Cr Richards**
Source: **City Services - Environment and Waste Services**
General Manager: **Gary Van Driel**
Index Reference: **Environment**

Purpose

To seek Council endorsement to publicly exhibit the draft Environment Management Strategy.

Summary

- Strategic direction for Councils environment and sustainability programs has been derived from the Environment Management Strategy 2006-2011 (EMS).
- A new draft Environment Management Strategy has been developed.
- The development of the draft Strategy has been overseen by an Advisory Committee consisting of Council, community groups and government departments and agencies.
- Input for the new draft Strategy has been sought from Council staff, community and government departments and agencies.
- A community survey was undertaken with 175 individuals and community groups responding to questions about the regions environmental future. The respondents provided over 7000 comments to the various questions.
- A staff survey was undertaken with 72 staff providing 781 comments to the questions.
- A biodiversity and landscape protection workshop was attended by 26 environment groups as well as government departments and agencies, attracting over 50 attendees in total.
- A clean technology workshop was attended by representatives from industry, business and educational sectors, including peak bodies such as the Geelong Manufacturing Council.
- A series of draft strategies have been provided to key stakeholders, including the Advisory Committee seeking feedback and refinement of the draft Strategy.
- The draft Strategy is now recommended to be placed on public exhibition for a six week period enabling the wider community the opportunity to assess the Strategy and provide comments.

Cr Richards moved, Cr Harwood seconded -

That Council:

1) **notes Development of the next Environment Management Strategy;**
2) **notes the community consultation undertaken to-date including high level of interest from environment and other groups;**
3) **support the public exhibition of the draft Environment Management Strategy for a six week period.**

Carried.

6. ENVIRONMENT MANAGEMENT STRATEGY (CONT'D)

Background

The City of Greater Geelong has acknowledged the importance of environmental management for many years and this led to Council adopting its first Environmental Management Strategy in 1999. Council re-confirmed its commitment to sustainability and sound environmental management in Geelong by adopting the Environment Management Strategy 2006-2011 (EMS). This EMS covered many topics and listed Achievements', 'Objectives', 'Targets' and 'Actions' for each of the topics. Topics within the EMS included;

- Council Policy, Programs & Planning
- Education and Partnerships
- Biodiversity Management
- Sustainable Agriculture
- Coastal and Marine
- Waterways and Wetlands
- Air Quality
- Resource Use
- Waste, Recycling and Reuse
- Urban Settlements

In addition to the two EMS documents (1999 as well as 2006-2011) Council has adopted various additional strategies which were either identified as priority actions within the two EMS documents and/or further assist with setting strategic environment and sustainability directions. These strategies include;

- Biodiversity Strategy
- Geelong Wetland Strategy
- Greenhouse Response
- Climate Change Adaptation Strategy

The Environment Management Strategy 2006-2011 identified 223 actions, involving a large number of key participants, with the City taking the lead role in directing and facilitating environmental reform. To-date approximately 75% of the actions within this EMS have been implemented. Work is ongoing to continue to implement actions within the EMS 2006-2011 including development and implementation of a Sustainable Buildings Policy, Pest Plant and Animal Strategy, reducing corporate greenhouse emissions, enhancing relationships with key stakeholders and incorporating sustainability throughout the organisation via the 'EcoChallenge' program.

Since the development of City's Environment Management Strategy 2006-2011 issues have arisen that were not given adequate consideration in the strategy, for instance climate change. In addition Council has undertaken considerable amounts of strategic work in other areas which need to be incorporated into the next Environment Management Strategy. With the expiry of Council's EMS 2006-2011 work began in 2012 on the development of Councils next Environment Management Strategy. It is anticipated that this document will continue many of the actions and strategic directions set out in the previous document as they continue to be relevant and ongoing.

6. ENVIRONMENT MANAGEMENT STRATEGY (CONT'D)

Environment Management Strategies (EMS) are seen as a strategic vehicle by which local governments can plan and prioritise the development and delivery of services and support for environment programs to enhance sustainable environmental, economic and social outcomes. In particular, environmental management strategies facilitate local government's ability to work in partnership with the community to improve environment and community outcomes by;

- increasing support for environment programs
- improving access to services, support and opportunities for participation
- providing a framework and facilitate integration between various Council and community environment initiatives
- increasing the responsiveness of services and efficient use of other resources, by identifying service integration and collaboration opportunities
- promoting environment areas and programs as important to local communities
- maximising resources and undertaking long-term planning for environment programs including the development and evaluation of services, activities and facilities which enable Council to make more informed and strategic decisions about future needs and priorities
- providing a mechanism to respond locally to national, state and regional environmental objectives; and
- providing a framework for monitoring and reporting around environmental issues and outcomes.

Discussion

Following an Expression of Interest process, Russell Fisher, Managing Director of Sustainability in Mind was selected to assist with the preparation of Strategy. Russell has extensive experience in the environmental and education fields, including development of environment strategies for Councils and state government departments as well as previously holding roles such as President of Environment Victoria and board member of the Alternative Technology Association.

An Advisory Committee was created to oversee and provide assistance and direction with the development of the new Strategy. The Committee consists of;

Internal;

- A Councillor, being the Environment Portfolio Councillor, or his or her proxy, should the Portfolio Councillor be absent
- General Manager City Services
- Manager - Environment and Waste Services

External;

- One representative from each of the following authorities: Department of Sustainability & Environment (DSE), Department of Primary Industries (DPI), Environment Protection Authority (EPA), Barwon Water, Sustainability Victoria & Corangamite Catchment Management Authority (CCMA)
- One representative from the Geelong Environment Council

6. ENVIRONMENT MANAGEMENT STRATEGY (CONT'D)

- One representative from the Geelong Field Naturalists Club
- One representative from the Geelong Sustainability Group
- One representative from the Barwon Regional Waste Management Group
- One representative from the Wathaurung Aboriginal Corporation

One of the first tasks for the consultant was the development of a Discussion Paper. The purpose of the Paper was to gain input from the Advisory Committee (and subsequently staff and broader community) on the following topics and questions raised in the paper;

- Role of Council
- State of the Greater Geelong Environment
- Future Trends & Issues
- Council's Approach to Environmental Sustainability
- Implications for Strategic Directions

Extensive consultation has occurred to-date. A Council staff survey was undertaken in July/August 2012. The purpose of the survey was to canvass staff views on how their work is connected to environmental issues, and what information and support is needed by staff to contribute to Council's overall environmental efforts. Seventy-two staff responded, providing 781 comments/answers to the questions.

A community survey was undertaken in November 2012 which asked respondents to answer a series of questions relating to the regions environment future. The survey sought to identify community concerns, what local environment features the community values, ideas and opportunities as well as what is currently working. One hundred and seventy five individuals and community groups responding to questions about the regions environmental future. The respondents provided over 7000 comments/answers to the questions.

A biodiversity and landscape protection workshop was held in late November 2012. The workshop was attended by 26 environment groups as well as government departments and agencies, attracting over 50 attendees in total. The primary objectives of the workshop were to;

- Identify key trends & issues affecting land use, land management & biodiversity in the COGG
- Assess implications of these and identify clearly the role of Council
- Identify ideas for strategic direction for Council and priorities for action and innovation

A clean technology workshop, organised in conjunction with Councils Planning Strategy and Economic Development unit, was held in December 2012. This was attended by representatives from industry, environment, business and educational sectors, including peak bodies such as the Geelong Manufacturing Council. The primary objectives of this workshop were to;

- Learn about the strategic trends and issues for clean technology innovation
- Focus on opportunities for clean tech innovation in CoGG

6. ENVIRONMENT MANAGEMENT STRATEGY (CONT'D)

- Develop action plans for network clusters for clean tech industries, services and green buildings

Further consultation has been undertaken by via facilitated meetings with key community groups, such as the Barwon Heads Sustainability Group.

The surveys, workshops and meetings have provided a wealth of information upon which the draft Environment Management Strategy has been developed. Major topics of concern, interest and/or action identified to-date include;

- Reducing pollution and greenhouse gas emissions
- Preserving and protecting biodiversity
- Sustainable development
- Waste disposal and recycling
- The need for partnerships across environment groups, agencies etc
- Air quality
- Food security (growing food locally)
- Maintain and expand open space

A series of draft strategies have been provided to the Advisory Committee seeking feedback and refinement of the draft Strategy. The general feedback has been that the Committee is happy with the document. Changes that have been made (or will be examined) to the draft Strategy following feedback include;

- Greater emphasis on biodiversity to reflect the importance of this to the public and as a result of only 5% of the original extent of pre European settlement vegetation remaining.

- Ongoing examination as to whether the Strategy can be incorporated as a referral document in the Planning Scheme.

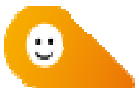
- That the notion of Intrinsic values be added to ensure that flora and fauna and biodiversity is not valued solely for what it contributes to the economy or standard of living.

- Consider a stewardship program to deliver extension services using the Trust for Nature program as a model.

The new draft Strategy incorporates the environmental sustainability principles from One Planet Living (www.oneplanetliving.org). These are an internationally recognised set of principles increasingly being adopted by local governments across the world. The ten One Planet principles provide a practical and measurable framework that allow Councils to examine the environmental sustainability challenges we face and to develop action plans that enable us to live and work within a fair share of the earth's resources.

6. ENVIRONMENT MANAGEMENT STRATEGY (CONT'D)

The ten principles are;

 Zero carbon	Making buildings more energy efficient and delivering all energy with renewable technologies
 Zero waste	Reducing waste, reusing where possible, and ultimately sending zero waste to landfill
 Sustainable transport	Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel
 Sustainable materials	Using sustainable healthy products, with low embodied energy, sourced locally, made from renewable or waste resources
 Local and sustainable food	Choosing low impact, local, seasonal and organic diets and reducing food waste
 Sustainable water	Using water more efficiently in buildings and in the products we buy; tackling local flooding and watercourse pollution
 Land use and wildlife	Protecting and restoring biodiversity and natural habitats through appropriate land use and integration into the built environment
 Culture and community	Reviving local identity and wisdom; supporting and participating in the arts
 Equity and local economy	Creating bioregional economies that support fair employment, inclusive communities and international fair trade
 Health and happiness	Encouraging active, sociable, meaningful lives to promote good health and well-being

Environmental Implications

The implementation of the new EMS will have considerable environment and sustainability benefits for the community as well as natural and built environments.

It is envisaged that implementation of the new EMS will assist Council efforts to;

- Increase community awareness, confidence and knowledge of energy and water conservation and waste minimisation
- Preserve and enhance biodiversity
- Reduce sources of carbon and other greenhouse gas emissions
- Ensure compliance with relevant policy and legislation
- Improve marine and freshwater habitats
- Improve urban and rural water quality
- Enhance sustainability features of new urban developments
- Assist maintenance and development of sustainable agriculture
- Improve air quality

6. ENVIRONMENT MANAGEMENT STRATEGY (CONT'D)

Financial Implications

Once completed the new EMS will have a range of actions, it is anticipated that many of these will be built into normal business operations. Any additional funding for specific actions can be considered by EMT and Council through normal budget processes.

Policy/Legal/Statutory Implications

It is important that the EMS is updated to take into account new State and Federal policy and legislation. A new EMS is likely to identify areas of further policy development to be undertaken by Council.

Alignment to City Plan

The development and maintenance of the EMS is an important component of meeting Council's Corporate Plan (City Plan 2013-2017) objectives, in particular *'Partnering with our community to protect and enhance our natural ecosystems and to encourage sustainable design and reduced resource consumption.'*

Officer Direct or Indirect Interest

No Council staff involved in the preparation of this report have a direct or indirect interest in the matter to which the report relates.

Risk Assessment

There have been no identified risks to Council in the development of the new EMS. The new EMS will aim to minimise Councils Risk by developing actions that ensure sound environmental management, and ensure compliance with relevant legislation.

Social Considerations

The development of the EMS is an opportunity for the community to provide input into Council's environment and sustainability initiatives. Implementation of the EMS will involve working constructively with members of the public and community groups and all levels of government.

Human Rights Charter

The draft Environment Management Strategy has been considered in relation to the Victorian Charter of Human Rights and Responsibilities, and there are no known positive or negative impacts.

Consultation and Communication

Councils Environment Department has been working in conjunction with the Marketing and Communication Department, Corporate Strategy Department as well as the Advisory Committee to provide communication and actions associated with this project. Community consultation is an important component of the development and implementation of the Strategy. Council has proactively been seeking ideas, and feedback through the development of the Strategy by utilising a range of techniques including surveys, Council's CONSULT system, workshops, meetings and via traditional media e.g. newspapers. The draft Strategy is now recommended to be placed on public exhibition for a six week period enabling the wider community the opportunity to assess the Strategy and provide comments.

DRAFT

CITY OF GREATER GEELONG

ENVIRONMENT MANAGEMENT STRATEGY

2013–2017



GEELONGAUSTRALIA.COM.AU/ENVIRONMENT

eco CHALLENGE

CITY OF GREATER GEELONG

DRAFT

The Environment Management Strategy 2013-2017 is a key document for guiding planning, decision-making and activities that impact on the Greater Geelong environment and community.



DRAFT

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DRAFT

OUR COMMITMENT TO ENVIRONMENTAL SUSTAINABILITY

MESSAGE FROM THE MAYOR

In common with many other cities Geelong's environmental future will be shaped by population growth, consumption patterns and climate change. Global issues such as peak oil production and climate change will naturally affect us here in Geelong. At the same time we will have more specific local issues to manage in the future, including an ageing population, and increased demand for health services, transport and housing.

The Environment Management Strategy 2013 – 2017 will serve as a roadmap for Council's stewardship of our local environment. This strategy will guide our planning decisions and policy making in all those areas that have the ability to influence or impact on the environment. It also identifies significant opportunities to help improve our environment, economy and lifestyle.

Much of the Council's strategic work, ranging from recreation master plans to township structure plans, will refer to the Environment Management Strategy for information and guidance.

By setting a clear strategic direction we can ensure that environmental impacts and issues are managed in a considered and holistic way. Council has several roles to play – in our policy making, in our operations and as role model for other community and industry sectors. The Environment Management Strategy 2013 – 2017 contains actions to address these various ambitions.

The Strategy is tailored to the specific environmental values identified within our municipality. These include the health of our waterways, the bay and our coastline, the preservation of remnant vegetation and local biodiversity including indigenous fauna and flora much of which is at great risk.

In preparing the Environment Management Strategy 2013 – 2017 we sought the ideas, views and opinions of a great many people. This is especially important given the high value our community places on the preservation and rehabilitation of our local environment, and the interconnectedness of environmental issues.

The result is a strategy that reflects the aspirations, needs and concerns of our community and will serve as a blueprint for improving Geelong's environmental future.

Cr Darryn Lyons
Mayor, City of Greater Geelong

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INTRODUCTION

PURPOSE OF THE STRATEGY

The Environment Management Strategy 2013-2017 is a key document for guiding planning, decision-making and activities that impact on the Greater Geelong environment and community.

The Strategy shapes future planning and growth, and provides a framework and roadmap for navigating future environmental challenges and opportunities.

As an overarching reference and informing document for a number of other Council strategies, master plans and initiatives (outlined in Appendix 1) the Strategy expands on the Sustainable Built and Natural Environment section of City Plan (2013-2017).

ENVIRONMENTAL STEWARDSHIP ROLE

Everyone has a part to play in looking after our environment.

Our principal roles as Council are to:

- → minimise our own ecological footprint;
- → use our legislated and delegated powers to deliver the highest standard environmental outcomes for the community – and work in partnership with other agencies and arms of government to do the same;
- → respond to the aspirations of the community to safeguard the long-term environment for future generations while meeting today's needs through partnerships, programs and community engagement; and
- → educate and build the capacity of the community and community organisations to understand and care for the environment

Our approach is to develop strong business, agency and community partnerships to protect and enhance our natural ecosystems, encourage sustainable growth and development, and minimise resource consumption.

HOW THE STRATEGY WAS DEVELOPED

The Strategy was prepared during 2012 and 2013 and builds on the success of the Environment Management Strategy 2006-2011.

The Strategy is the result of examination of our previous efforts, research on the trends and issues influencing Greater Geelong's future, an extensive survey of community views and detailed conversations with staff, stakeholders and community leaders.

A discussion paper was developed early on to gain input from our Environmental Advisory Committee and used for broader engagement with staff and the community.

A staff survey in July/August 2012 canvassed staff views on how their work is connected to environmental issues, and what information and support they need to contribute to our overall environmental efforts.

A community survey in November 2012 identified community concerns, what local environment features the community values, ideas and opportunities as well as what is currently working. The response rate was pleasing with 175 individuals and community groups participating in the survey.

A biodiversity and landscape protection workshop in late November 2012 attracted over 50 attendees representing 26 environment groups, as well as government departments and agencies. The workshop addressed:

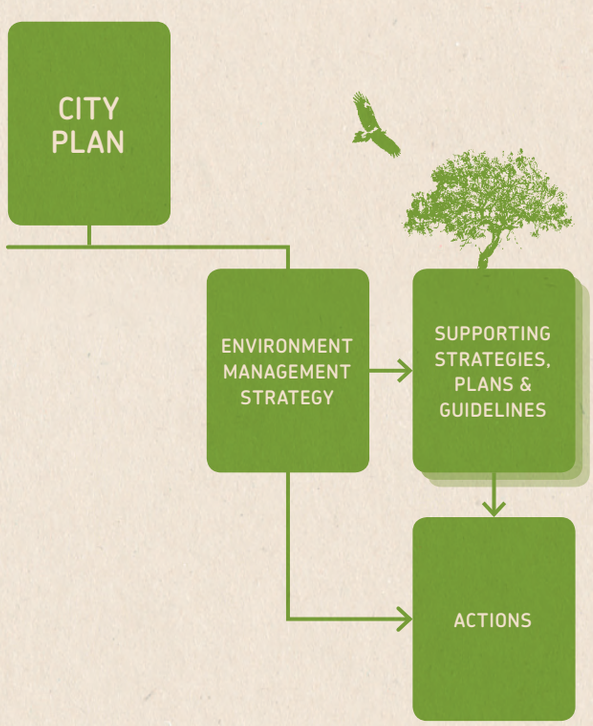
- → Key trends and issues affecting land use, land management and biodiversity
- → Implications of trends and issues for our roles and responsibilities
- → Ideas for strategic direction for Council and priorities for action and innovation.

A clean technology workshop, organised in conjunction with Councils Planning Strategy and Economic Development unit, was held in early December 2012. Key representatives from industry, environment, business and educational sectors, including peak bodies such as the Geelong Manufacturing Council attended the workshop which covered:

- → Strategic trends and issues for clean technology innovation
- → Opportunities for clean tech innovation
- → Directions for network clusters for clean tech industries, services and green buildings

Other consultation included meetings with key community groups, such as the Barwon Heads Sustainability Group.

The Strategy also draws on the results of the consultations undertaken in the development of the City Plan (2013-17).



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GEELONG'S ENVIRONMENTAL FUTURES

The key drivers of our environmental future are population growth, consumption patterns and climate change.

Other trends and issues that impact our environment include an ageing population, increased expectations and pressures for services, increasing tourism and increased demand for health and education services supported by faster, cheaper and better quality information and communications technology.

The way these drivers, trends and issues play out will determine whether or not the continual shrinking of our natural capital can be halted, degraded land restored, coastlines, waterways and wetlands protected and our remaining biodiversity able to thrive.

In this story of the future we each have an equal stake and an important role. As the key representative body for the community at a local level, Council is well placed to take the lead. However collective efforts are required to respond and turn these complex and uncertain challenges into opportunities for our local economy and communities.



ENVIRONMENTAL CHALLENGES

Our environmental challenges sit within a local and global context.

At the local level, key challenges include:

- → Increasing temperatures and associated impacts of climate change
- → Health of waterways, the coastline and Corio Bay
- → Severe risk to remaining biodiversity and poor linkages between remnant vegetation
- → Degraded, acid sulphate and saline soils
- → At risk indigenous fauna and flora highly degraded except for small areas on public and private land

We are also part of a deeply interconnected global economy that is overusing natural resources at rates faster than they are being replenished.

Geelong has long been mindful of these challenges and sought to turn them to opportunities. We will continue to do so.

The standard measure of the impact of our lifestyles is the ecological footprint.

The ecological footprint is a measure of the amount of land required to provide for all the needs of a human life.

The amount of land required by the average Victorian equates to one and a half times the land area available in Victoria. It is also four times more than that which would enable all humans to live sustainably on the planet.

Our energy consumption patterns are the biggest contributor to this footprint, largely due to our reliance on emissions-intensive electricity generation and use.

The way we currently live and run our economy is turning natural resources into waste at a faster rate than nature can turn waste back into natural resources. This basic equation threatens the viability of our environment, and in turn undermines the sustainability of the economy and human well being.

Our challenge is to better understand and value nature's services and to 'de-couple' economic activity from environmental degradation.

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FUTURE OF CITIES

The future agenda for cities is being driven by partnerships between government, business, education/research institutions and communities focused on rapidly reducing carbon intensity and environmental degradation while at the same time growing innovative environmentally sustainable industries and enterprises and bringing nature back into the city.

Examples of 'zero carbon' buildings, precincts and cities are already happening in other parts of Australia, Europe, Asia and the Middle East.

Communities in these cities understand the importance of natural spaces within city boundaries for public health and well being, and aggressively seek to protect, restore or minimise the loss of neighbouring rural land. They also seek to increase urban agriculture to produce sustainably developed food products.

Cities are also becoming hubs of innovation for a greener economy, through a focus on integrated transport solutions, resource efficient manufacturing, biodiversity protection and ecologically sustainable building and neighbourhood design.

There is an increasing uptake by local authorities of building and neighbourhood standards and benchmarks such as LEED (US) and BREAM (UK), One Planet Living and Green Star Communities. These are used to assess and certify the sustainability of community-level projects. It enables best practice benchmarks and third-party verification of the sustainability of community and precinct-wide developments.

The net result is increased quality of life with a stronger and more vibrant economy while at the same time reducing our ecological footprint.

POLICY CONTEXT

State and Federal Government policies related to the economy, urban growth, transport and tourism are likely to have the most impact on the future of our local environment.

Victoria has more than 25 pieces of legislation and over 30 strategies that relate to our environmental management. In addition, there are a large number of applicable federal laws and programs as well as international frameworks and conventions to consider.

Key regional strategies such as Barwon Region Waste Management Plan and the Corangamite Catchment Management Authority Regional Catchment Strategy guide our environmental activities at the local level.

This policy context presents Council with a complex set of opportunities and challenges that require ongoing assessment, interpretation, advocacy and engagement.

LOCAL GOVERNMENT TRENDS

Best practice in urban areas demonstrates how investment in biodiversity conservation can contribute to improved quality of life and sustainable growth. Urban biodiversity provides cities with multiple benefits, including recreational options, air and water regulation, and educational opportunities. Improved biodiversity and ecosystems at the landscape level result in increased resilience for cities, helping adapt to climate change and other pressures.

There are strong incentives for cities and local governments to develop innovative ways to integrate natural capital in the development and implementation of urban landscape strategies. For example, a recent European study[1] showed that the cost of restoring urban woodland returned three times the financial value to the community by way of carbon storage, air quality, energy savings, storm water reduction and recreation.

Key aspects of best practice for biodiversity conservation include:

- → Local planning schemes that are highly informed by biodiversity needs and strategies.
- → Biodiversity efforts succeed if all sectors of society work together, with the involvement and leadership of local and regional government authorities and stakeholders within a city and across neighbouring borders.
- → Children have been a special target group for biodiversity action together with the help of volunteers and support from the business sector.
- → Urban landscapes are integrated with agricultural and rural development.
- → Effective biodiversity action need not wait for detailed biodiversity surveys or audits; a great deal can be achieved by applying basic ecological principles (e.g. vegetation corridors).

International local government best practice examples demonstrate that:

- → Sustainability is embedded into all systems, governance and deliverables through an organisational culture of sustainability
- → The importance of sustainability is reinforced in Councils work and key documents
- → Councils need to take a strong external advocacy role to improve sustainability policy
- → Progress towards sustainability needs to be measured and publicly reported on at least an annual basis
- → Federal, State and International environmental sustainability development obligations are met and the ISO14001 standard is achieved or exceeded (whether certification exists or not)
- → Council needs to identify and increase their organisational capacity for change
- → Council needs to work with its community to build awareness and action for sustainability

[1] http://iucn.org/about/union/secretariat/offices/europe/?11262/Biodiversity-a-wealth-for-cities

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BUSINESS OPPORTUNITIES

The key long-term drivers for business are population dynamics and ecological boundaries. At the international level, economies are starting to embrace the concept of decoupling economic growth from natural resource depletion. Speed, agility, scalability and environmental sustainability across the value chain are increasingly the determinants of the success or otherwise of business in the global economy.

At the local level business plays a pivotal role in achieving sustainability by providing many of the necessary innovative and practical solutions to meeting community needs in ways that do not harm the environment.

Business requires the right framework of public policies that provide the right incentives. The right settings need to be predictable, certain and long-term. This will encourage business to work with investors, to innovate in order to compete and scale up solutions.

Council is very active in advancing business innovation for sustainability through initiatives such as G21, Future Proofing Geelong, the Low Carbon Growth Plan and Eco Challenge. Key challenges and opportunities include helping businesses lower the financial and environmental cost of their operations (emissions, water, energy, waste, etc.), better understand the business case for change, and make the transition to a low-carbon growth economy.

COMMUNITY ENGAGEMENT

Community attitudes and engagement are vital to a sustainable future. The community response to this Strategy and to the City Plan consultations has clear messages for Council leadership on the environment. In the consultations for this Strategy and the City Plan, respondents wanted to be more engaged and want Council to play a stronger role in education and empowerment programs. There was a strong call for helping community groups become more resilient and effective, such as Council providing more advertising of community activities and helping groups develop revenue streams through local business community partnerships. Others saw a stronger role for Council in building capacity through story telling and using the data it collects to tell stories.

The environmental features most valued by respondents are biodiversity, coast and waterways, followed by open space. A strong theme from both consultations was for a 'cleaner and greener' Geelong. Respondents wanted a significantly improved planning framework focused on long-term analysis of environmental risk.

Biodiversity and planning were the standout issues of concern. Waste management, coast and waterways, streetscapes and traffic control/ infrastructure were second tier issues, followed by public transport and renewable energy. Long-term concerns are availability of water, protection of the local environment and keeping a sense of community.

COUNCIL PREPAREDNESS FOR THE FUTURE

Council actions have an impact on the environment in two distinct ways:

1. The environmental impact of Council operations (i.e. water consumption, waste, greenhouse gas emissions, etc.; and
2. The environmental consequences of Council planning decisions, road maintenance programs, procurement, infrastructure development, service delivery, community development programs and so on.

Council has a proud history of achievement and responsibility in environmental management.

Council aspirations are to provide stronger leadership particularly in demonstrating to the community through its own operations, using Council powers to achieve higher environmental standards and encourage best practice and engaging, partnering and advocating more broadly and effectively to achieve Council's vision.

As environmental knowledge is increasingly decentralised, the Environment Unit is better placed to provide a more strategic and less referral role with a focus on systems, tools, and capability development across the organisation.

There are a range of internal challenges in achieving an integrated approach to sustainability. Directions include developing means to measure environmental performance, better forward planning, cross-organisational planning and projects, stronger capacity building, more robust business case development and cost benefit analysis, a focus on what instead of why, demonstration projects and more effective engagement with the community.

The availability of resources is increasingly constrained. Council has sought to manage and conserve resources through a strategy of managing an increasing demand with improved efficiencies, and a shift to the use of sustainably managed renewables to the greatest extent possible. Integrated design based on life-cycle assessment can reduce demand while improving operational efficiency, quality and more effective delivery.



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IMPLICATIONS FOR FUTURE DIRECTION

Key messages:

1. Leadership Focus

The environment is a huge agenda. It is not the role of Council to work on all environmental issues. Rather it needs to focus on the critical issues and concerns that are within its role and responsibilities. Long-term costings and frameworks for planning and decision-making need to be strengthened to reflect the true environmental, social and financial opportunities and risks. We need to highlight where effort is most required. Robust measurement systems and tools will enable us to measure impact and return on investment and effort. Benchmarking against international best practice will drive the leadership agenda.

2. Capacity Building and Innovation

The strongest message in the community consultations was for greater Council support with education and capacity building. Council has a wealth of expertise that could be better utilised to provide the community and community organisations with the knowledge, skills, tools and information required for concerted action.

Reducing the ecological footprint while growing the population, economy and lifestyle requires new ways of doing business. Council will need to continue to provide (or advocate) for the right frameworks and incentives that support and drive 'green' innovation. Increased investment is needed for understanding global best practice and developing small-scale models for testing and scaling up locally. A strong culture and methodology of action research and knowledge sharing will be key to meeting future challenges.

3. Partnership, Engagement and Communication

Many of the drivers that determine the outcomes for our environment are beyond Council's control. However, we play a key role in connecting all forms of government, business, education and community. We are a pivotal player in the community story about environmental stewardship – with the relationships, authority and means to work across all sectors to tell the story of change.

We need to strengthen our partnership approach to planning, design and delivery of all environmental programs with community, business and other agencies. There are opportunities to partner with educational institutions in partnerships to promote learning and innovation and understand the social, financial and environmental benefits that accrue. We have a role in developing collaborative skills more broadly to ensure partnerships are better designed and made more resilient.





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STRATEGIC FRAMEWORK

VISION

Our vision for Greater Geelong is "building our community through enterprise, opportunity and innovation in a quality environment" (City Plan 2013-17).

The focus of this Environment Management Strategy (EMS) is to set directions and our priorities to ensure a 'quality environment'.

ENVIRONMENTAL SUSTAINABILITY PRINCIPLES

The principles of environmental sustainability proposed in this EMS are those of One Planet Living (www.oneplanetliving.org). These are an internationally recognised set of principles increasingly being adopted by local governments across the world.

The ten One Planet principles provide a practical and measurable framework that allows us to examine the environmental sustainability challenges we face and to develop action plans that enable us to live and work within a fair share of the earth's resources. The principles are:



HEALTH AND HAPPINESS

Encouraging active, sociable, meaningful lives to promote good health and well-being



EQUITY AND LOCAL ECONOMY

Creating bioregional economies that support fair employment, inclusive communities and international fair trade



CULTURE AND COMMUNITY

Reviving local identity and wisdom; supporting and participating in the arts



LAND USE AND WILDLIFE

Protecting and restoring biodiversity and natural habitats through appropriate land use and integration into the built environment



SUSTAINABLE WATER

Using water more efficiently in buildings and in the products we buy; tackling local flooding and watercourse pollution



LOCAL AND SUSTAINABLE FOOD

Choosing low impact, local, seasonal and organic diets and reducing food waste



SUSTAINABLE MATERIALS

Using sustainable healthy products, with low embodied energy, sourced locally, made from renewable or waste resources



SUSTAINABLE TRANSPORT

Encouraging low carbon modes of transport to reduce emissions, reducing the need to travel



ZERO WASTE

Reducing waste, reusing where possible, and ultimately sending zero waste to landfill



ZERO CARBON

Making buildings more energy efficient and delivering all energy with renewable technologies

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PLANNING & DECISION MAKING

The following guidelines will be used to assist Council's planning and decision-making on the environment.

1. Where Council has a full role or responsibility for an aspect of environmental management, Council will choose to either:

→ Provide leadership in its own activities;

→ Use its powers to determine or regulate the activities of landowners, residents and businesses; and/or

→ Provide services to support the community and business to act sustainably.

2. Where Council shares responsibility with other agencies, Council will partner, support or seek to influence other agencies to develop an environmental solution consistent with this strategy.

3. Where Council has no direct responsibility, Council will consider the importance of the plan or activity and its impact on the local environment and determine whether there is a case for advocacy on behalf of the community.

4. Council applies long-term thinking and life-cycle assessment to planning and decision-making and assesses each plan or activity against short, medium and long term risk and benefit parameters.

5. Council actively seeks to keep up with and use the latest and best thinking, knowledge and practice. All efforts are made to ensure that reliable scientific and technical findings are available to assist planning and decision-making. Prevention of environmental degradation is not delayed due to lack of full scientific certainty.

6. Evidence is predominantly based on publication in peer reviewed journals or reports, or where there is a high degree of support from those with subject matter expertise.

7. Assessment of proposals is made of the capacity and capability of Council and the community to effectively respond to:

→ The immediate and ongoing impact on Council resources, systems and liability requirements.

→ The impact on the current community and future generations

→ Community and stakeholder engagement requirements

→ Integration of economic, social and environmental aspects

8. Actions that deliver a net environmental gain are those actions that:

→ Restore, protect and maintain our natural assets or ecological processes to provide clean air, water, soil and resilient functioning of native plant and animal communities

→ Prevent further environmental degradation

→ Reduce our resource consumption to within the capacity of natural systems to continually replenish themselves and increase resource re-use

→ Develop a culture of sustainability and strengthen the community's ability to care for the environment

9. Plans and activities are assessed to determine the environmental/ public benefit for a given unit of cost and level of investment required.

MONITORING AND REVIEW

The impacts of Council's actions and those by others on the environment need to be monitored and regularly reviewed.

The Strategy will be monitored and updated as required. Monitoring will focus on the extent the measures within the Strategy are:

→ Meeting their objectives

→ Being successfully implemented and followed

→ Still appropriate.

Council will conduct a formal review every 2 years. The results of such reviews will form the basis for continual improvement of the Strategy and associated subordinate strategies, plans, policies and procedures. A full review will be undertaken in 2017.

COMMUNICATION & REPORTING

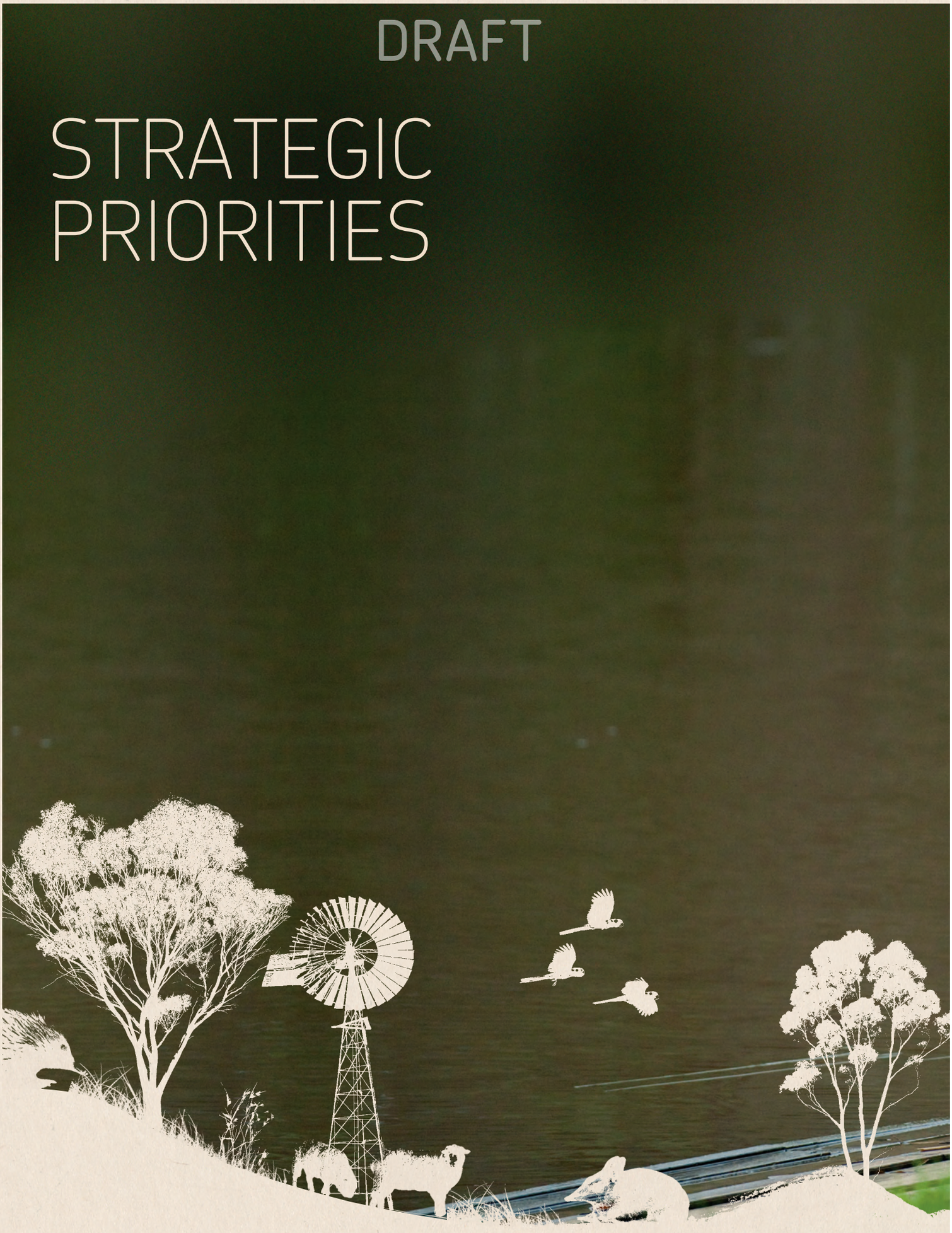
Regular information about Council and the community's actions towards improving the environment will be disseminated.

Progress on the implementation of this *Strategy* will be reported at the end of each financial year as part of Council's Annual Report process.



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STRATEGIC PRIORITIES



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1 COUNCIL LEADERSHIP



Strategic Outcome

A proactive Council leading by example

Council Role

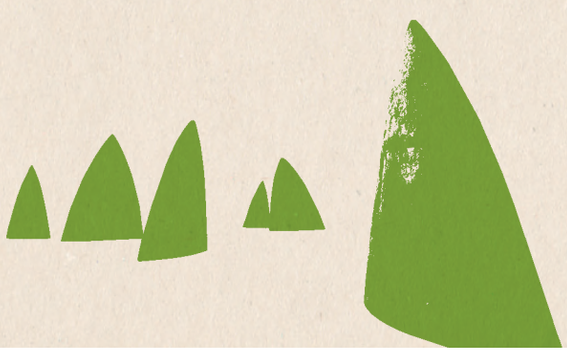
As one of the largest organisations in the region, our activities and actions have a significant impact on the environment. We will take responsibility for our own impacts on the environment and seek to minimise its ecological footprint. Our responsibility is to also plan, prevent and prepare for potential risks from climate change and future natural resource constraints.

TYPE OF INDICATOR	INDICATOR	TARGET
Greenhouse & Energy		
D	Council greenhouse gas emissions by sector (waste, fleet, buildings) *Specific targets to be established in review of Greenhouse Reduction Strategy*	NA
D	Number of environmental incidents as defined by council policies and standards	Nil
D	Renewable energy used	30%
Water		
D	Potable water consumption meets targets in Water Management Framework	100%
Waste & Pollution		
D	Waste (solid and green) diverted from landfill (kg and percentage)	63% 60,000 tonnes
D	Usage rate for transfer stations/resource recovery centres (transactions per annum)	Drysdale 31,000 North Geelong 62,000
I	Contamination rates with kerbside collection	7% or lower
D	Landfill pollutant levels for odour, dust, complaints, groundwater & gas leaks	Meets compliance requirements
Buildings & Major Projects		
D	Percentage of new and existing Council buildings that meet environmental performance requirements *Specific targets to be established consistent with Sustainable Building Policy*	NA
D	Average energy usage of top 10 emitting buildings	10% reduction on 2012-2013 usage
D	Life-cycle assessments and costings carried out for all significant projects	100%
Purchasing		
D	'Green' procurement policies and practices are embedded in all relevant policies and supplier contracts	100%
Capacity Building		
D	At least three environmental improvements identified in each Departmental work plan	100%
D	Environment policies and programs explained as part of new staff corporate induction	100%
D	Staff satisfaction with Council environmental performance	Satisfaction rating above 60% for all measures

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KEY	TYPE OF MEASURE	
D	Direct	Council has a direct influence on the measure result
I	Influence	Council has an influence on the measure result but other external factors outside our control also impact it
M	Monitor	Council has no influence on the measure result but monitors it to assist in future planning

OBJECTIVE	PRIORITIES
Environmental Performance Management	Identify, collect and report on environmental data that will inform future decision-making and achievement of all targets in this Strategy. Benchmark and report on environmental performance with relevant Australian and overseas organisations as the principal means of measuring improvement and to foster learning and innovation. In doing so: → YR1 Develop the measures/indicators, tools and systems of environmental performance measurement required for comparing performance based on international good practice → YR 2 Establish benchmark → YR 3 implement, review, learn, refine
Council Sustainability Integration	Identify and implement projects to systematically embed sustainability across all Council systems, governance and deliverables. Priority areas include: → Reward and Recognition (KPI's) → Full Cost Accounting → Corporate & Business Planning → Purchasing → Corporate Communications → Strategic Planning → Annual Reporting → Capital Works Program
Strategic Risk Assessment	Commission the Environment Unit to provide strategic environmental risk assessment, that is, regular assessment and update of environmental trends and how they relate to: → Long-term financial performance → Asset management → Program design and services delivery → Community awareness and understanding of future scenarios, potential risks and opportunities → Regular assessment and update of non-environmental trends and how they potentially impact on City of Greater Geelong biodiversity and ecological health
Capacity Building	Develop an internal environmental sustainability capacity building program as the principal mechanism for Council staff leadership, environmental skills development and the broad uptake and innovation required to achieve targets aimed at reducing energy and greenhouse gas emissions, saving water, being waste wise, travelling smarter and caring for our natural environment.



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OBJECTIVE	PRIORITIES
Sustainable Purchasing	Improve the design of Council's purchasing practices, including: → Design of an assessment program for suppliers, including pre-selection qualification criteria, self-declaration questionnaires, inspections and KPIs → Set pre-selection criteria that establishes Council expectations for suppliers' and contractors' own supply chain integrity management (i.e. to ensure that suppliers' and contractors' supplier comply with similar minimum requirements) → Creating incentives for suppliers and contractors to achieve sustainable outcomes beyond Council's minimum standards
Communication & Reporting	Ensure Council's Communications Strategy supports its sustainability agenda, in particular to: → Sharpen, protect and reinforce the Eco Challenge brand → Ensure a clear and consistent message for all its environmental engagement activities, particularly those that have a strategic impact → Provide stronger messages for low carbon growth, restoration of degraded landscapes and smart consumption → Engage with our stakeholders and community on Council's environmental leadership journey → Report regularly on Council's environmental performance

KEY DELIVERY MECHANISMS	
Executive Management Team	Council performance management system
New Environment Arena/Clean Energy Working Group arrangement	Greenhouse Strategy
CORVU	Climate Change Adaptation Strategy



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2 ENHANCED NATURAL AREAS AND ECOSYSTEM HEALTH

Strategic Outcome	Restored and healthy waterways, coasts, landscapes and biodiversity with sufficient long-term protection
Council Role	Our role is to work with partners and the community to protect, restore and maintain our environmental assets and the health of ecological processes now and for the future. We have direct responsibility for the management of a significant number of reserves, parks and roadsides. Council also works in partnership with other State Government, private and community land managers We are also in a strong position to leverage State and Federal government funding.

TYPE OF INDICATOR	INDICATOR	TARGET
Management Effort		
D	Number of Council owned or managed significant reserves actively managed through a strategic management framework and operational plan	3 Strategic Management Plans developed per annum
D	Percentage of Council owned conservation reserves of state and national significance protected by fencing, planning controls and/or conservation agreement	Increase
Ecosystem Health		
D	Number of natural waterways, wetlands, coasts and bushland areas assessed for ecosystem health	20 per annum
D	Kilometres and area of noxious weeds controlled on Council reserves and roadsides	300 kilometres of roadside and 500 hectares of reserves per annum
D	Net gain in indigenous vegetation - grasses, shrubs and trees planted by Council	Minimum 20,000 plantings per annum
D	Net increase in native and indigenous street trees	Increase of 400 per annum
I	Percentage of degraded ecosystems rehabilitated	Increase
I	Quality of bio-connectivity *Specific targets to be developed in Biodiversity Strategy*	NA
Capacity Building		
D	Community participation rates in Council funded conservation projects and activities - Year 1 establish baseline *Specific targets to be developed in review of Biodiversity Strategy*	NA

KEY	TYPE OF MEASURE	
D	Direct	Council has a direct influence on the measure result
I	Influence	Council has an influence on the measure result but other external factors outside our control also impact it
M	Monitor	Council has no influence on the measure result but monitors it to assist in future planning

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OBJECTIVE	PRIORITIES
Biodiversity Strategy Review	Review and implement the Biodiversity Strategy, including: → Projected impacts of climate change and future settlement patterns on biodiversity and ecological processes → Better defined indicators for measuring biodiversity resilience → Priorities for habitat protection and restoration → Identifying viable, achievable means of creating native vegetation corridors and bio-connectivity → Opportunities to promote landscape and biodiversity rehabilitation and protection as an investment opportunity, including carbon sequestration → Better defined planning and decision-making processes, education and training, systems and tools development, measurements and reporting and communication → Establishing benchmarks and targets against jurisdictions with comparable biodiversity challenges
Reserves Strategic Management	Develop a Strategic Management Framework for reserve management to guide development of reserve management plans and on-ground works. Develop and implement a strategic management plan for each State and nationally significant reserve governed by Council.
Capacity Building	Strengthen community partnership arrangements to support and grow community participation in conservation projects and activities and planning and decision-making processes affecting the environment. Develop partnerships with State Government agencies, other landowners and the private sector with a view to a coordinated and landscape scaled approach to coast, waterway and land restoration and management.
Planning	Improve the use of the EMS and supporting strategies to ensure planning decisions reflect biodiversity goals and targets, including: → Development proposals with significant environmental components are referred to Councils environmental team for review and comment → Ensure biodiversity is included in ESD principles in the Local Section of the Planning Scheme
Management Tools	Improve environmental spatial data collection to better measure and explain environmental impact.
Coasts and Marine	Review and implement the Coastal Action Plan, including consideration of: → Climate change and outcomes of Geelong and Queenscliff Local Hazard Assessment project → Protection of areas of national significance → Protection of indigenous sites → Managing, litter, transport and other usage impacts → International best practice and establishment of benchmarks → Resolution of edge effects from management
Waterways and Wetlands	Review waterways and wetland asset management strategies, including: → Restoration, protection and ongoing management requirements for natural waterways and wetlands → Long-term management requirements of constructed habitats in new developments → Impacts of climate change
Open Space	Review and implement the Open Space Strategy, including consideration of: → Immediate to long term impacts of climate change and adaptation needs → Outcomes of the Biodiversity Strategy Review in particular protection of remnant vegetation → Usage projections, facilities, infrastructure and transport needs and goals → International best practice and establishment of benchmarks

KEY DELIVERY MECHANISMS

Biodiversity Management Strategy (2003)	Port Phillip & Western Port Regional Catchment Strategy (2004 – 2009)
Corangamite Regional Catchment Strategy	Rural Land Use Strategy (2007)
Bellarine Peninsula Strategic Plan (2006-2016)	Swan Bay Catchment Action Plan (2002)
Coastal Spaces Recommendation Report (April 2006)	Geelong Wetlands Strategy
Corio Bay Coastal Action Plan (2005)	Climate Change Adaptation Strategy
Eastern Park and Geelong Botanic Gardens Strategic Plan	

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3 SUSTAINABLE URBAN & RURAL DEVELOPMENT

Strategic Outcome

Comfortable, zero net energy buildings and low carbon, well functioning settlements and neighbourhoods

Council Role

Our role is to provide a planning and development framework consistent with the G21 Regional Growth Plan and the principles of sustainable urban design.

We will work externally to improve policy and conditions for sustainability through advocacy, strategic alliances and partnerships. It will also work with stakeholders and the community to build support for sustainable planning and design solutions.

We will also work with communities and landowners to foster stewardship of the landscape as a whole.

TYPE OF INDICATOR	INDICATOR	TARGET
Settlement Performance		
D	Number of programs and activities that promote residential and commercial buildings achieving above mandatory standards	Maintain 2 programs and minimum 2 activities
M	Percentage of new residential and commercial buildings achieving above mandatory standards	Increase
M	Number of new precincts or significant size developments that achieve top rating against recognised Australian or international benchmarks	Increase
I	Percentage of indigenous vegetation cover across municipality	Increase
Capacity Building		
D	Community satisfaction rates with City of Greater Geelong design and development planning and decision-making processes (Annual Local Government Community Satisfaction Survey)	Above 60%

KEY	TYPE OF MEASURE	
D	Direct	Council has a direct influence on the measure result
I	Influence	Council has an influence on the measure result but other external factors outside our control also impact it
M	Monitor	Council has no influence on the measure result but monitors it to assist in future planning



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OBJECTIVE	PRIORITIES
Planning Scheme	Provide a summary report annually on the effectiveness of the Planning Scheme in meeting and integrating One Planet or Ecological Sustainable Development (ESD) principles in planning and decision-making and the steps Council is taking to gain consistency internally and with stakeholders and community. Advocate in partnership with other Councils and key stakeholders for stronger protection and implementation of One Planet or ESD principles in the Planning Scheme.
Sustainability Performance	Benchmark urban and settlement design development against comparable Australian and overseas cities and report on progress to integrating sustainability into all stages of development life cycle. Establish an evaluation program for post-building and settlement establishment to assess design intent against outcomes from a 'whole of life' perspective. Incorporate lessons into future design.
Urban Vegetation	Develop a program to strategically increase vegetation cover in urban areas to reduce heat island impacts and increase community amenity and wellbeing.
Capacity Building	Promote and develop best practice examples of buildings and settlements to inspire and show what's needed and consequences of getting left behind.
Sustainable Buildings	Implement and promote the Sustainable Buildings Policy and report on progress.
Sustainable Agriculture	Establish a program to engage and empower local community groups and rural land owners on land stewardship, including education and incentives for water conservation, waste reduction, energy efficiency, soil improvement and biodiversity, targeted at areas of degraded land, small farms and where biodiversity corridors are needed. Develop a set of indicators for land stewardship performance and benchmark against best practice.

KEY DELIVERY MECHANISMS	
Sustainable Communities - Infrastructure Development Guidelines	Greater Geelong Planning Scheme
Sustainable Building Policy	Housing Diversity Strategy
Armstrong Creek Urban Growth Plan	Township Structure Plan



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4 GREENER ECONOMY



Strategic Outcome

Ensure sustainable industries are actively supported to develop a thriving economy based on true value, true costs, true profits

Council Role

Our role is to assist businesses to reduce their ecological footprint in ways that make them stronger, more resilient and competitive.

We work in partnership with business and key stakeholders to develop the business case for change and support the infrastructure and business environment needed for sustainable business practices to thrive. This will include increasing the capacity of business through training, development of new markets, stimulating demand through public procurement, branding, networks and advocacy.

TYPE OF INDICATOR	INDICATOR	TARGET
Energy		
I	Number of commercial operations on low-carbon energy plans	Increase
Water		
I	Potable water consumption of residential and non-residential consumers	Decrease
Waste		
D	Waste (solid and green) diverted from landfill (kg and percentage)	Increase
Buildings		
I	Average energy performance rating of 10 top emitting commercial buildings	Increase
I	Level of investment in above 7 star commercial and residential buildings	Increase
Purchasing		
I	Number of businesses with sustainability embedded in all relevant policies and supplier contracts	Increase
Capacity Building		
I	Percentage of small-medium businesses participating in Future Proofing Geelong	Increase
I	Participant satisfaction of Future Proofing Geelong	Increase

KEY	TYPE OF MEASURE	
D	Direct	Council has a direct influence on the measure result
I	Influence	Council has an influence on the measure result but other external factors outside our control also impact it
M	Monitor	Council has no influence on the measure result but monitors it to assist in future planning

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OBJECTIVE	PRIORITIES
Low Carbon Growth	Continue to implement the Low Carbon Growth Plan. Benchmark Council's support for low carbon economic development against comparable cities – (e.g. Newcastle, Wollongong, Nagoya).
Business Sustainability Partnerships	Strengthen business partnerships and capacity building program to support and encourage new and emerging low carbon industries and sectors through education and training, systems and tools development, measurements and reporting, support to seek funding, and communication.
Clean Tech innovation	Prioritise clean tech innovation and services through Future Proofing Geelong, including: → Market analysis → Skills and capability auditing and development → Facilitating market development for locally produced cleantech goods and services, nationally and globally → Providing stronger linkages between companies working in this space → Dissemination of information from other stakeholders → Benchmarking and best practice → Facilitating grants and investment in business development
Green Buildings	Prioritise green building innovation through Future Proofing Geelong, including: → Mentoring small-medium size enterprises → Educating the supply chain → Providing tools for encouraging innovation in building energy efficiency
Capacity Building	Strengthen capacity building programs and activities targeted to small business and community scale enterprises that increase community resilience, in particular those aiming at locally produced and consumed products and services. The focus of support includes: → Energy efficiency and renewable energy supply → Smart Travel → Food Production → Biodiversity → Transition Town thinking

KEY DELIVERY MECHANISMS
Low Carbon Growth Plan (2011)
Future Proofing Geelong
EcoChallenge



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5 SUSTAINABLE LIVING



Strategic Outcome

A community active in caring for the environment and in Council environmental planning and decision-making and where there is:

- → Safe, reliable, accessible and low carbon mobility
- → Secure, affordable, sufficient supply of low-carbon energy
- → No waste to landfill

Council Role

Our role is to support and build the capacity of the community to better understand the environment and participate in Council planning and decision-making processes that affect our environment.

We work in partnership with community organisations to engage, empower and assist the community to live sustainably.

The focus of our effort is on household and community energy, food, waste reduction, sustainable transport and other initiatives that seek to both reduce our ecological footprint and help make the fabric of our communities stronger and more resilient.

TYPE OF INDICATOR	INDICATOR	TARGET
Greenhouse & Energy		
I	Community greenhouse gas emissions *Specific targets to be established in review of Greenhouse Reduction Strategy*	NA
Waste		
I	Waste minimisation kg/household (Targets from CoGG Waste Management Strategy)	Recycling – 350kg Green Waste – 340kg Garbage – 400kg
D	Community satisfaction rating for overall performance in waste management (Annual Local Government Community Satisfaction Survey)	Meet or exceed Victorian Council average
Water		
I	Potable water consumption/household	Decrease
Transport		
I	Number of bicycle riders counted on 'Super Tuesday' (held annually in March)	Increase
I	Length of dedicated bicycle paths	Increase
I	Number of school bus users (from Department Education records)	Increase
Capacity Building		
D	Community satisfaction rating for overall performance in environmental sustainability (Annual Local Government Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Participation rates in council sponsored sustainable living programs and activities	Participation rates are 75% of capacity

KEY	TYPE OF MEASURE	
D	Direct	Council has a direct influence on the measure result
I	Influence	Council has an influence on the measure result but other external factors outside our control also impact it
M	Monitor	Council has no influence on the measure result but monitors it to assist in future planning

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OBJECTIVE	PRIORITIES
Greenhouse Strategy	Review the Greenhouse Strategy as it applies to Council and community greenhouse emissions
Sustainable Living Strategy	Prepare a Sustainable Living Strategy as it applies to reducing Council and community ecological footprint to achieve one planet living.
Community Sustainability Reporting	Establish in partnership with other agencies measurable community environmental goals, targets (linked to indicators) and metrics for all engagement, advocacy and influencing activities. Support this through building a capability to measure and publicly report on progress in partnership with other key agencies. Design and use this information to compare with other cities
Community Sustainability Partnerships	Establish a Community Sustainability Partnerships Program that supports community organisations to conduct local environmental sustainability activities in particular building community capacity for climate change adaptation and future resources constraints. Partnerships design will include: → Measurable goals for reductions in resource consumption (energy, water, waste), environmentally sustainable living practices such as transport, etc. → Mechanisms for community groups to provide input into Council planning, program design and decision-making → Assistance with partnering other forms of government and business → Communications and Council advertising and promotions → Monitoring and review mechanisms → Data collection requirements and using data to build capacity through story telling → Criteria and arrangements for funding
Household Sustainability	Strengthen household environmental sustainability programs, partnerships and activities, including: → Household energy efficiency and renewable energy supply → Sustainable Transport (Smart Travel) → Water conservation (in partnership with Barwon Water) → Waste avoidance and recycling → Food growing → Neighbourhood biodiversity → Ensure that there is a focus also on vulnerable persons and communities

KEY DELIVERY MECHANISMS	
G21 Public Transport Strategy	Greenhouse Strategy
Barwon Region Waste Management Plan	Climate Change Adaptation Strategy
Greater Geelong Cycling Strategy	Sustainable Living Strategy



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APPENDIX

1. SUB-ORDINATE & RELATED STRATEGIES & PLANS

The Environment Management Strategy provides an overarching strategy, reference or informing document for the following strategies, master plans and initiatives.

OBJECTIVE
General
Environment Management Strategy (2006-2011)
CoGG Environmental Management Policy
Sustainability Covenant (Future Proofing Geelong)
G21 Regional Growth Plan
Municipal Emergency Management Plan
Municipal Strategic Statement
Landscapes, Biodiversity, Catchments, Coast, Waterways & Wetlands
Biodiversity Management Strategy
Bellarine Peninsula Strategic Plan (2006-2016)
Coastal Spaces Recommendation Report
Corio Bay Coastal Action Plan
Eastern Park and Geelong Botanic Gardens Strategic Plan
Port Phillip & Western Port Regional Catchment Strategy (2004 – 2009)
Rural Land Use Strategy
Swan Bay Catchment Action Plan
Geelong Wetlands Strategy
Geelong Saleyards Conservation Management Plan
Various Conservation and Environment reserve Management Plans
Climate Change & Greenhouse
Climate Change Adaptation Strategy
Greenhouse Response 2008 - 2011
Low Carbon Growth Plan
Climate Change Adaptation Strategy Review
Urban Settlements
Sustainable Building Policy
Armstrong Creek Urban Growth Plan
City of Greater Geelong Planning Scheme
Housing Diversity Strategy
Sustainable Communities - Infrastructure Development Guidelines
Township Structure Plans

OBJECTIVE
Water
Domestic Water Supply Strategy
Storm Water Harvesting Policy
Storm Water Quality Management Plan (including Healthy Waterways)
Sustainable Water Use Plan
Sustainable Sports Field Management
Water Futures Strategy
Domestic Waste Water Strategy
Water Management Policy
Various Drainage and Flood Management strategies and plans
Transport
Greater Geelong Cycling Strategy
G21 Public Transport Strategy
Vehicle Policy Guide
Walking More – Walking Safely
Road Management Plan
Waste
Barwon Region Waste Management Plan
Purchasing
Procurement Policy
Other areas
Community Gardens
Nature Strips Policy
Street Tree policy

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CITY OF GREATER GEELONG
ENVIRONMENT AND WASTE
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eco CHALLENGE

CITY OF GREATER GEELONG

7. VICTORIAN COASTAL STRATEGY

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

Purpose

The purpose of this report is to provide a summary for Council of the Victorian Coastal Strategy which the Victorian Coastal Council has issued for comment until December 4, 2013. The report provides an explanation of the Strategy and recommends the specifics of a submission to be lodged to the Draft Strategy.

Summary

- The Victorian Coastal Council has recently completed the Draft Victorian Coastal Strategy 2013, with a vision "A Healthy Coast enjoyed by all now and in the future". The Draft Strategy is open for submissions until 4 December 2013 (Council has written to the VCC requesting an extension).
- The Victorian Coastal Strategy sets the framework for how we plan and manage the coast. The Coastal Management Act 1995 requires the Strategy to provide for the long-term planning of the Victorian coast for protection of significant environmental features, direction for future use, identify suitable areas for development and ensure sustainable use of natural resources.
- The purpose of the Strategy are: 1. To provide guidance for agencies and statutory decision-making along the coast and marine and estuarine environments, 2. Establish a framework for the development and implementation of other plans such as Coastal Action Plans and Coastal Management Plans and a coastal context for the development of related strategies like Regional Catchment Strategies, planning schemes and Regional Waterway Strategies, 3. Engage the community to value the coast and marine environment and to participate in its planning and management.
- The Victorian Coastal Strategy introduces a Hierarchy of Principles: **1 Value and Protect** – Provide for the protection of significant environmental and cultural values, **2 Plan and Act** – Undertake integrated planning for the future and provide clear direction for the future), **3 Use and Enjoy** – Ensure the sustainable use of natural coastal resources and ensure development on the coast is located within existing modified and resilient environments where the demand for development is evident and the impact can be managed.
- The Strategy further outlines six key issues, each with detailed specific directions. The issues are:

    1. Build capacity to adapt to a changing climate and increased coastal hazards.
    2. Financing coastal infrastructure and management.
    3. Managing population growth and impact of increased visitation along the coast.
    4. Improve understanding of the value of natural resources.
    5. A more integrated and holistic approach for planning and managing the coastal and marine environments.

7. VICTORIAN COASTAL STRATEGY (CONT'D)

6. Ensure a balance between local community, regional and state wide decision making authority.

Cr Richards moved, Cr Ellis seconded -

That Council endorse the response detailed in Appendix 7-1 to be sent to the Victorian Coastal Council as Council's submission to the draft Victorian Coastal Strategy 2013.

Carried.

Background

The Victorian Coastal Strategy sets the framework for how we plan and manage the coast. The Coastal Management Act 1995 requires the Strategy to provide for the long-term planning of the Victorian coast for protection of significant environmental features, direction for future use, identify suitable areas for development and ensure sustainable use of natural resources.

The Strategy sets out long-term vision, identifies key issues and principles, establishes policies to guide decision making.

The purpose of the Strategy is to:

- Provide guidance for agencies and statutory decision making along the coast in marine and estuarine environments.
- Establish a framework for the development and implementation of plans such as Coastal Action Plans and Coastal Management Plans and coastal elements of Regional Catchment Strategies and Regional Waterway Strategies, and planning schemes.
- Engage with the community to designate values on coastal assets and participate in planning and management.

Coastal Planning and Management Framework

The Coastal Management Act 1995 (the Act) establishes the legislative framework for planning and managing the coast of Victoria. The Act enables a four tiered approach with policies, plans and tools at a state, regional, local and site level.

The broader land use planning system is also important for the implementation of the Strategy, Coastal Action Plans and Coastal Management Plans. The relationship between these policies and plans is through:

- State Planning Policy Framework
- Sections of the local planning schemes
- Planning and Environment Act 1987

The Coastal Settlement Framework included in previous VCS is largely removed and captured in Regional Growth Plans.

7. VICTORIAN COASTAL STRATEGY (CONT'D)

Discussion

KEY ISSUES

The Victorian Coastal Council has identified and prioritised six issues that it aims will be implemented over the next five years, these are:

1. Build capacity to adapt to a changing climate and increased coastal hazards.
2. Financing coastal infrastructure and management.
3. Managing population growth and impact of increased visitation along the coast.
4. Improve understanding of the value of natural resources.
5. A more integrated and holistic approach for planning and managing the coastal and marine environments.
6. Ensure a balance between local community, regional and state wide decision making authority.

The Victorian Coastal Strategy establishes a hierarchy of principles, these are Value and Protect, Plan and Act, Use and Enjoy.

Value and Protect, includes:

- Appreciating and valuing the coast
- Cultural heritage
- Marine environments
- Wetlands and estuaries
- Onshore environments
- Catchments and water quality

Plan and Act, includes:

- Supporting community participation
- Sustainable coastal settlements
- Coastal Hazards and Natural Coastal Processes
- Balancing decision making
- Research and knowledge sharing
- Emergency management

Use and Enjoy, includes:

- Sitting and design of buildings and infrastructure on the coast
- Visitation and tourism
- Access on the coast
- Boating and water based activities
- Sustainable ports
- Fishing and aquaculture
- Coastal energy resources

7. VICTORIAN COASTAL STRATEGY (CONT'D)

There are a number of internal Council Divisions and Departments as well as a range of external stakeholders.

Internal:

- The VCS has the potential to impact a range of Council departments from multiple divisions and it is important that feedback be provided on the draft Strategy.

External:

- The City of Greater Geelong associates itself with a number of organisations, in particular Municipal Association of Victoria (MAV) and Association of Bayside Municipalities (ABM). These organisations have informally approached Council to provide a coordinated response to the draft VCS, however Council has opted to provide separate comment.
- Department of Environment and Primary Industries (DEPI), Environment Protection Authority (EPA), Barwon Water, Sustainability Victoria, Parks Victoria & Corangamite Catchment Management Authority (CCMA)
- Central Coastal Board
- Port Authorities / industry
- Barwon Coast Committee of Management
- Bellarine Bayside Coast Committee of Management
- Association of Geelong & District Angling Clubs
- Geelong Environment Council
- Wathaurung Aboriginal Corporation

Environmental Implications

The Strategy suggests that coastal managers use revenue generated from coastal reserves and facilities to fund coastal protection works, maintain native vegetation and control weeds.

Financial Implications

The Strategy suggests that coastal managers establish business models to assist with funding coastal protection works, establishing and maintaining facilities and infrastructure. Due to the nature of the coastal areas that Council manages there are limited opportunities to raise revenue. The only foreshore camping / caravan park managed by Council is the Breamlea Holiday Park which incurs a cost for Council to operate. The most obvious opportunity lies with Council's boat launching facilities which currently can be used free of charge.

7. VICTORIAN COASTAL STRATEGY (CONT'D)

Policy/Legal/Statutory Implications

The Strategy states that the Crown does not have an obligation to reduce the impacts of coastal hazards, sea level rise and other natural processes on private property, however State Planning Policy that is in part formulated through strategies such as the VCS directs planning decisions made by Council. This has the potential to implicate Council in terms of litigation, approvals are granted based on planning policies that are directed by the adoption of recommendations that are part of the VCS.

Alignment to City Plan

This report aligns to City Plan in that within the Sustainable Built and Natural Environment it states that over the next four years we will see ongoing services and new initiatives to enhance and protect natural areas and ecosystem health. We will undertake environmental protection and management programs for coastal protection and management. The report also aligns with Community well being, in particular healthy environments.

Officer Direct or Indirect Interest

No Council staff involved in the preparation of this report have a direct or indirect interest in the matter to which the report relates.

Risk Assessment

Moderate risks have been identified for Council in the Draft VCS, these include:

- There are no clear policy directions associated with the introduction of an additional sea level rise benchmark of 0.4m by 2070, this may introduce more uncertainty and further complicate planning matters.
- The VCS identifies a policy for decision making that may implicate Council in terms of legal liability due to the fact that in that in the past Council has approved planning applications in areas potentially vulnerable to coastal hazards.
- The move from localised CAPs to regional CAPs will place greater need on the revision of Coastal Management Plans, all of CoGGs CMP are due for review in the next 1-2 years.
- A range of actions which identify Local Government as lead agents for implementing state strategy directions.
- Community expectations in terms of coastal access and recreational opportunities are not always met.

Social Considerations

There are no adverse social implications as a result of Council making a submission to the Victorian Coastal Strategy. It is considered important that a submission addressing the above mentioned issues be lodged to ensure that the broader social, community benefits, which might flow from the Victorian Coastal Strategy are taken into consideration in its final adoption.

Human Rights Charter

There is no requirement for any further consideration by Council in relation to the Human Rights Charter, with consultation and engagement the responsibility of the State Government in respect to the Victorian Coastal Strategy.

7. VICTORIAN COASTAL STRATEGY (CONT'D)

Consultation and Communication

The Council's submission in relation to the Victorian Coastal Strategy should be broadly communicated to stakeholders and interested parties across Geelong to ensure that Council's position in relation to the Strategy is clearly understood.

Appendix 7-1

CITY OF GREATER GEELONG SUBMISSION TO VICTORIAN COASTAL STRATEGY

DECEMBER 2013

Introduction

The City of Greater Geelong notes the release of the Draft Strategy "Victorian Coastal Strategy" and welcomes the opportunity to provide a submission.

The City of Greater Geelong recognises that the Victorian Coastal Council has undertaken a comprehensive piece of work which will provide clear and detailed guidance for government, local government and other stakeholders to manage the Victorian coastal jurisdiction, and offers clear recognition of the role that Local Government and Foreshore Committees of Management play in Victoria.

GENERAL OBSERVATIONS

The Draft Victorian Coastal Strategy 2013 fails to adequately address emerging issues with very little reference to planning and adaptation.

The learning's from the three previous Victorian Coastal Strategies have not been articulated and there is a lack of commentary on how some of these issues have been addressed.

The Hierarchy of principles appear to be too simplistic and do not provide sufficient detail in relation to equity and emphasising the coast as a limited resource.

KEY ISSUES

ADAPTING TO CHANGING CLIMATE AND INCREASED COASTAL HAZARDS

Sea Level Rise planning benchmarks

This section relates to setting sea level rise benchmarks associated with timeframe projections, however there are no clear policy directions associated with the 0.4m by 2070 benchmark. The City of Greater Geelong is concerned that this benchmark in addition to the other two, which have been adopted as part of planning policy, may introduce more uncertainty and further complicate planning matters. We request that the existing two benchmarks remain unchanged and the third identified in this draft of the VCS is omitted.

The City of Greater Geelong suggests that the results of the IPCC Fifth Assessment Report be considered given that its release is imminent.

Desired outcomes

The desired outcome, dot point 1, "Natural Coastal Processes are adopted as the preferred form of defence against possible impacts of a changing climate," is unclear and requires further explanation in relation to its context and in reference to the associated benefits.

The desired outcome, dot point 2, "New development (and alterations to existing development) avoids areas subject to coastal hazards and does not interfere with natural coastal processes." We suggest that this outcome also consider using a risk management approach, in particular to alterations in relation to existing development.

MANAGING POPULATION GROWTH

With increases in Victoria's permanent coastal population of more that 100,000 over the past 10 years along with increased of tourism and visitation as well as the temporary resident population being up to five times higher that the permanent population during peak holiday season, the City of Greater Geelong suggests that the VCS place greater emphasis on this key issue.

Impacts linked to changing coastal communities

The VCS recognises that a growth in visitors to the coast can result in increased economic activity and create local jobs, what it fails to recognise is the fact that many business are almost totally dependent on peak times to cover outgoings for the majority of the year and that jobs are not sustainable all year round.

The City of Greater Geelong suggests that the VCS explore a range of ways coastal land managers can manage this seasonal "boom / bust" cycle and identify appropriate and compatible activities along our coast and promote innovative access strategies.

FINANCING COASTAL INFRASTRUCTURE AND MANAGEMENT

The fact that the VCS identifies that research on the capacity of entities to fund coastal management actions and future adaptation is required is welcomed.

It is the view from State Government that committees of management, including Local Government, are able to finance coastal management actions from revenue received from users of foreshore camping grounds and boat launching facilities, this is not the case within the City of Greater Geelong where the only foreshore camping / caravan park we manage is the Breamlea Holiday Park which incurs a cost for Council to operate.

The high cost to Coastal Committees of Management of managing the upgrades of coastal caravan parks and camping areas to meet demand in context of private provider decline was a major infrastructure funding issue identified in the G21 Regional Growth Plan – Implementation Plan.

Council does not charge for the use of its boat launching facilities and would like to see a recommendation in the VCS that the review of the Boating Coastal Action Plan endorse a consistent approach across the state in terms of scheduling fees.

HEIRARCHY OF PRINCIPLES

PRINCIPLE 1 – VALUE AND PROTECT

Cultural Heritage

Action 1 – not sure if local government should be the lead agent for scheme changes relating to cultural heritage identification.

Marine Environments

The vast area of Victoria's marine jurisdiction and complexity associated with the ecosystems these support warrants greater attention, this appears to be beyond the capacity of the VCS to address in the detail required.

PRINCIPLE 2 – PLAN & ACT
COASTAL HAZARDS AND NATURAL COASTAL PROCESSES

Policy for decision-making
Policy 8 for Policy for Decision Making "The Crown does not have an obligation to reduce the impacts of coastal hazards, sea level rise and other natural processes on private property."

This policy concerns the City of Greater Geelong as it may implicate Council in terms of legal liability due to the fact that in that in the past Council has approved planning applications in areas potentially vulnerable to coastal hazards.

BALANCING DECISION-MAKING

Regional Coastal Action Plans
With the move from locality based Coastal Action Plans to a regional approach at a higher strategic level the City of Greater Geelong anticipates that additional work will fall to Council in terms of preparing coastal management plans.

Actions
Coastal land that is capable of developing sustainable revenue streams in the Geelong region is generally under the management of two foreshore committees of management. The City of Greater Geelong has limited opportunities to develop business models other than some land it manages adjacent to industrial port operations.

This section fails to identify appropriate business models that align with operations and / or industries that land managers are able to derive a revenue stream.

PRINCIPLES 3 and 4 - USE AND ENJOY

Visitation and tourism
Action 1 under– question whether LG should be the lead in identifying tourist development sites within Regional CAP's and subsequently implementing them in scheme if much of the land involved will be crown land.

IMPLEMENTATION

Many organisations have a role in caring for and managing the coast. These include volunteer groups, Committees of Management, local councils, catchment management authorities, regional coastal boards, government agencies and industries.

Key elements for the effective implementation of the Strategy include:

- lead agencies collaborating and working in partnership
- building the capacity and supporting coastal managers
- long-term financing for managing the coast
- effective and efficient regulation
- monitoring and reporting to understand if we are achieving the vision
- a shared understanding of priority actions.

Priority actions for this Strategy include:

Coastal hazards and natural coastal processes	1. Share the findings and learning from the local hazards assessment pilot projects and identify further areas across Victoria where this process can be used 2. Identify areas of coastal land at risk of loss from erosion and inundation in Regional Coastal Action Plans and consider adaptation responses
Managing population growth	3. Undertake regional strategic planning to identify suitable areas for sustainable visitor and tourist development along the coast
Understanding the value of natural resources	4. Develop and implement environmental value measurement systems and environmental accounts that are consistent with international systems to: a. establish clear standards for reporting on the condition and value (natural, social, cultural and economic) of coastal and marine assets and identifying and explaining changes over time b. assist in prioritising the allocation of resources to coastal and marine environmental activities
Integrated approach to marine management	5. Develop a framework for an integrated management approach to Victoria's marine environments. This would include developing agreed objectives for the health and use of marine environments across all involved agencies and spatial maps that identify important environmental, social, cultural and economic features of marine environments
Financing coastal infrastructure and management	6. Undertake a review of the coastal management system to assess whether current governance and financing arrangements are optimal to address the impacts of a changing climate and population growth
Balancing decision making	7. Develop business models based on sustainable revenue streams with coastal managers

HAVE YOUR SAY

The draft Strategy outlines the proposed approach for how we plan and manage the coast and marine environment. Your experience, ideas and input are an important part of developing the final Strategy.

A copy of the draft Strategy is available from the Victorian Coastal Council website www.vcc.vic.gov.au, or at some Department of Environment and Primary Industries offices, or by contacting the VCC office at enquiries@vcc.vic.gov.au and ph: (03) 9637 8893.

The Victorian Coastal Council welcomes your comments to help shape this Strategy. Full details on the consultation and feedback process are available on the Victorian Coastal Council website at www.vcc.vic.gov.au

Submissions can be made by post or email to:

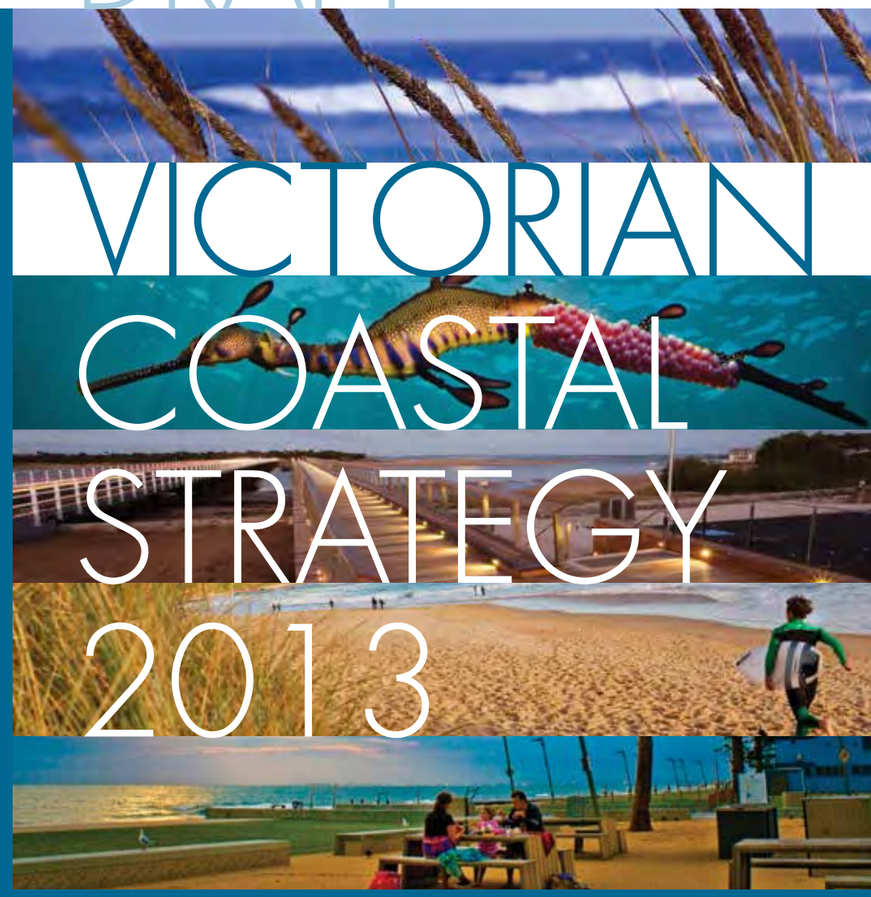
Victorian Coastal Council
PO Box 500
East Melbourne VIC 3002
Email: submissions@vcc.vic.gov.au

Please provide submissions by 5pm, 4 December 2013

Victorian Coastal Council

The Victorian Coastal Council is appointed under the *Coastal Management Act 1995*, as the peak body for the strategic planning and management of Victoria's coast and to provide advice to the Minister for Environment and Climate Change.

DRAFT VICTORIAN COASTAL STRATEGY 2013



SUMMARY BROCHURE

Victorian Coastal Council

SEPTEMBER 2013

A HEALTHY COAST ENJOYED BY ALL NOW AND IN THE FUTURE

SHAPING THE STRATEGY

The Draft Victorian Coastal Strategy 2013 sets the framework for how we plan and manage the coast. The *Coastal Management Act 1995* requires the Victorian Coastal Council to review the Strategy every five years.

Looking after the coast is a shared responsibility: the community, government and business all have a role to play. In Victoria we are fortunate to have a longstanding legacy of communities and individuals being involved in caring for the coast. Around 9,000 Victorians are members of coastal groups, from Coastcare to Committees of Management to Regional Coastal Boards. They champion, conserve, and manage the coast on our behalf.

Your experience, ideas and input are an important part of developing the final Strategy. The Victorian Coastal Council welcomes your comments to help shape this Strategy.

PURPOSE OF THE STRATEGY

The Strategy sets out a long-term vision, identifies key issues to be addressed, and principles, policies and actions to guide decision-making. The Strategy provides:

- **guidance** for agencies and statutory decision-making along the coast and in marine and estuarine environments
- a **framework** for the development and implementation of other plans such as Coastal Action Plans and Coastal Management Plans and a coastal context for the development of related strategies like Regional Catchment Strategies, planning schemes and Regional Waterway Strategies
- **engages** the community to value the coast and marine environment and to participate in its planning and management.



KEY ISSUES

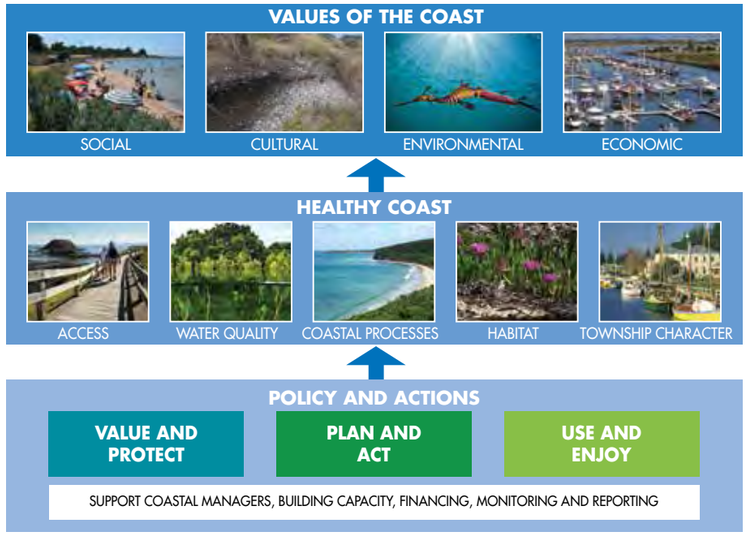
The dynamic and changing nature of the coast and the climate, increased visitation pressures, and the growing cost of providing and maintaining infrastructure all present challenges for the continued use and enjoyment of the coast.

As well as the suite of topics that address the wide range of issues on the coast, the Victorian Coastal Council has identified six key issues that require specific attention and priority for implementation over the next five years, they include:

1. Building our capacity to adapt to coastal hazards and to work with communities across all levels of government, on longer-term adaptation planning.
2. Financing coastal infrastructure, and ensuring effective governance of the coast in the face of pressures, such as a growing population and aging infrastructure.
3. Managing population growth on the metropolitan and regional coast, and the impact of increased use and visitation and sustaining coastal township character.
4. Better understanding the real value of natural assets on the coast, and explicitly considering this value when assessing development proposals.
5. A more integrated and holistic approach for planning and managing the marine environment.
6. Ensuring a balance between local community, regional and state-wide decision-making authority, reflecting that historical settings may not be appropriate for the future.

VALUES

Victorians have a strong connection with the coast. It is a special place for us to visit, holiday and live. We highly value clean and healthy beaches and water, which is integral to our use and enjoyment. The coast provides great social, cultural, economic and environment benefits for all Victorians. Policies and actions in the Strategy aim to protect and improve the health of the coast.



HIERARCHY OF PRINCIPLES

Managing the coast for the future will require responses to the many ongoing pressures we face. To assist with this previous Strategies have introduced a hierarchy of principles. This concept recognises that the foundation of coastal planning and management is a healthy coastal and marine environment.

The hierarchy of principles give effect to the directions in the *Coastal Management Act 1995* and are included in the State Planning Policy Framework in planning schemes across Victoria. Planning and decision-making on the coast needs to be consistent with the hierarchy of principles.

The policies and actions in the Strategy have been grouped to align with the hierarchy of principles.

VALUE & PROTECT	**1** PROVIDE FOR THE PROTECTION OF SIGNIFICANT ENVIRONMENTAL AND CULTURAL VALUES The starting point is protection of what we value on the coast, based on identification and sound understanding of coastal and marine features and processes, vulnerabilities and risks
PLAN & ACT	**2** UNDERTAKE INTEGRATED PLANNING AND PROVIDE CLEAR DIRECTION FOR THE FUTURE This highlights the importance of having integrated policies, plans and strategies which respond to the major issues affecting coastal and marine environments and provide clear direction for protection, management and sustainable development and use
USE & ENJOY	**3** ENSURE THE SUSTAINABLE USE OF NATURAL COASTAL RESOURCES This emphasises that natural coastal resources are to be used in ways which are sustainable so that the benefits of resources remain available to future generations Only when the above principles have been considered and addressed: **4** ENSURE DEVELOPMENT ON THE COAST IS LOCATED WITHIN EXISTING MODIFIED AND RESILIENT ENVIRONMENTS WHERE THE DEMAND FOR DEVELOPMENT IS EVIDENT AND THE IMPACT CAN BE MANAGED This aims to ensure that development on and adjacent to the coast is of high quality design and is sensitively sited

8. LOW DENSITY RESIDENTIAL ZONE REVIEW

Portfolio: **Planning – Cr Macdonald**
Source **Economic Development, Planning & Tourism**
General Manager: **Peter Bettess**
Index Reference **Council Reports 2013**

Purpose

This report seeks Council's endorsement of the Low Density Residential Zone Review and support for the preparation of a planning scheme amendment to introduce the recommendations into the Greater Geelong Planning Scheme.

Summary

- In July 2013 the Planning Minister introduced changes to planning controls in all Victorian Planning Schemes including zone reform.
- The reforms included amending the Low Density Residential Zone (LDRZ) to allow a reduction in the minimum lot size from 0.4 hectares to 0.2 hectares in areas where sewer is available.
- Officers have prepared a report on the various LDRZ areas in the municipality and have made recommendations in relation to the appropriateness of a 0.2 hectare minimum lot size in areas with reticulated sewerage.
- The LDRZ is generally applied to areas on the fringes of existing townships in the municipality that are constrained for conventional residential development by environmental or infrastructure limitations, particularly drainage.
- The Greater Geelong municipality has approximately 1076 LDRZ lots across 19 different areas. Fifteen of these areas have access to sewer. Within these areas a total of 592 lots are over 0.4 hectares.
- The review found that there are significant drainage issues within many of the LDRZ areas. Therefore to allow the minimum subdivision area to be reduced to 0.2 hectares across all sewered LDRZ areas within Geelong would have significant drainage impacts for the broader drainage catchment.
- Other issues affecting the further subdivision of LDRZ areas include flooding and the potential loss of significant vegetation.
- Of the 15 areas with connection to sewer, 5 of them are recommended to have the minimum subdivision area reduced to 0.2 hectares.

8. LOW DENSITY RESIDENTIAL ZONE REVIEW (CONT'D)

Cr Nelson moved, Cr Macdonald seconded -

That Council:

1) **receives the Low Density Residential Zone review report;**

2) **supports the preparation and exhibition of an amendment to the Greater Geelong Planning Scheme to implement the findings of the Low Density Residential Zone review report, including to:**

   - **specify minimum subdivision areas of 0.4 hectares for land identified in Table 1 of this report, with a variation to specify area 19, City View Drive, Wandana Heights as having a 0.4 hectare minimum subdivision area and;**
   - **make changes to Clause 22.04 Discretionary Uses in Rural Living and Low Density Residential Areas to improve decision making;**

3) **requests the Minister for Planning authorise the preparation of an amendment as detailed above.**

Carried.

Background

In June 2011 the Planning Minister commissioned the Victorian Planning System Ministerial Advisory Committee to examine all aspects of the planning system, including possible zone reform.

Council made a submission to DPCD in April 2013 formally requesting that *'the schedule to the LDRZ for Greater Geelong be amended to limit subdivision to 0.4 hectares for all lots'* as an interim measure to allow Council to undertake a proper investigation to fully test and assess the merits of reducing the lot size in particular locations.

The government released 'Reformed Residential Zones for Victoria – A discussion paper on reforming Victoria's Planning Zones' in July 2013. This report considered the advisory committee's recommendations and individual submissions and proposed to introduce various zone changes, including changes to the LDRZ into the Victoria Planning Provisions.

The reforms amended the Low Density Residential Zone (LDRZ) to allow a reduction in the minimum lot size from 0.4 hectares to 0.2 hectares in areas where sewer is available. A schedule to the LDRZ was also introduced which allows Council to designate the areas where a 0.4 hectare minimum should be maintained.

Officers have prepared a report on the various LDRZ areas in the municipality and have made recommendations in relation to the appropriateness of a 0.2 hectare minimum lot size in areas with reticulated sewerage and where there no other constraints.

Discussion

The LDRZ is generally applied to areas on the fringes of existing townships in the municipality that are constrained for conventional residential development by environmental or infrastructure limitations, particularly drainage. The proposed change from a 0.4ha to a 0.2ha minimum subdivision area with reticulated sewerage could have a significant impact on these areas.

8. LOW DENSITY RESIDENTIAL ZONE REVIEW (CONT'D)

The Greater Geelong municipality has approximately 1076 LDRZ lots across 19 different areas. Fifteen of these areas have access to sewer. Within these areas a total of 592 lots are over 0.4 hectares. The revised LDRZ provisions would allow a permit to be sought to further subdivide each lot into a minimum of 0.2 hectares. Refer to attachment 1 for a map showing the location of LDRZ areas within the municipality.

This review aims to assist Council in understanding how a reduction in the minimum lot size might impact upon Low Density Zoned land within the municipality. The review provides justification to maintain or reduce the minimum lot size within the LDRZ areas. A report detailing this review can be found at Appendix 8-1.

Each area has been reviewed in the context of existing State and Local Planning Policy, zoning and overlay controls, known drainage and flooding issues, fire prone land, existing lot sizes including the ability to further subdivide and the location of significant vegetation. The review also considered existing policy directions for each area where they have been included within the Planning Scheme or Structure Plans.

The review found that there are significant drainage issues within many of the LDRZ areas. The drainage infrastructure for these areas has typically been designed to accommodate average lots sizes of 0.4 hectares. Drainage often consists of earth swales or cut off drains, directing overland flows to similar low capacity table drains in the road reserve. Increases in hard surface areas through additional dwellings, buildings, paving, driveways etc due to increased lot density can result in significant increases in site coverage, resulting in increased runoff and additional demand on the drainage system.

Therefore to allow the minimum subdivision area to be reduced to 0.2 hectares across all sewered LDRZ areas within Geelong would have significant drainage impacts for the broader drainage catchment areas.

Other issues affecting the further subdivision of LDRZ areas include flooding and the potential loss of significant vegetation.

Of the 15 areas with connection to sewer 5 of them are recommended to have the minimum subdivision area reduced to 0.2 hectares. Table 1 below identifies the recommended minimum subdivision area for each LDRZ area.

8. LOW DENSITY RESIDENTIAL ZONE REVIEW (CONT'D)

AREA NO.	LOCATION	RECOMMENDED SUBDIVISION AREA	
		0.2 Hectares	0.4 Hectares
	Barwon Heads		
1	Stephens Parade		
	Clifton Springs		
2	Tanderra Crt		
	Drysdale		
3	Cemetery Road - East		
	Cemetery Road - West		
4	Huntingdon Street		
	Lara		
5	Archimedes Ave		
6	Kees Rd		
7	McHarrys Rd		
	Leopold		
8	Barrabool Cres		
9	Canowindra Way		
10	Melaluka Rd		
	Moolap		
11	Coppards Road – East		
12	Coppards Road - West		
13	Wilashal Pl		
	Ocean Grove		
14	Bonnyvale Rd		
15	Belle Vue Dr		
16	Coolamon Cl		
17	Woodlands		
	Portarlington		
18	Smythe St		
	Wandana Heights		
19	City View Dr		

Table 1 – Overall Recommendations

Environmental Implications

The proposed changes to the schedule of the LDRZ would help to minimise any environmental Impacts on drainage catchment by limiting any increase in lot density to only areas with capacity to accommodate an increase in stormwater flows. The minimum lot size in areas with significant vegetation will remain at 0.4 hectares to ensure there is a minimal loss of vegetation.

Financial Implications

The recommendations of this report will form the basis of a Council initiated planning scheme amendment to make changes to the LDRZ and associated planning policy. There will be future costs associated with conducting a planning scheme amendment process which can be accommodated within the existing planning scheme amendments budget.

8. LOW DENSITY RESIDENTIAL ZONE REVIEW (CONT'D)

Policy/Legal/Statutory Implications

This review has been initiated by the State Government's Residential Zone Review process. This report has considered the proposed changes to the LDRZ in the context of State and Local Planning Policy. The proposed recommended changes to the LDRZ are considered to be consistent with both State and Local Planning Policy.

Alignment to City Plan

The changes to the LDRZ will increase the number of LDRZ lots within Geelong, increasing additional residential land supply. Supporting an increase in lot density in a number of existing LDRZ areas will help to reduce urban sprawl and maintain an appropriate supply of larger life style type properties without significantly impacting on the environment or Council assets.

Officer Direct or Indirect Interest

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

Risk Assessment

There is considered to be a limited risk in implementing the review recommendations. The recommendations will result in changes to planning controls including changes to the LDRZ schedule and associated planning policy.

Social Considerations

The planning scheme amendment is unlikely to result in any adverse social impacts on adjoining land owners. A planning permit will be required to subdivide land. Council and adjoining land owners will be given an opportunity to assess any adverse amenity impacts on the surrounding area.

Human Rights Charter

There are no issues in relation to the Human Rights Charter with the implementation of Review and proposed amendment process.

Consultation and Communication

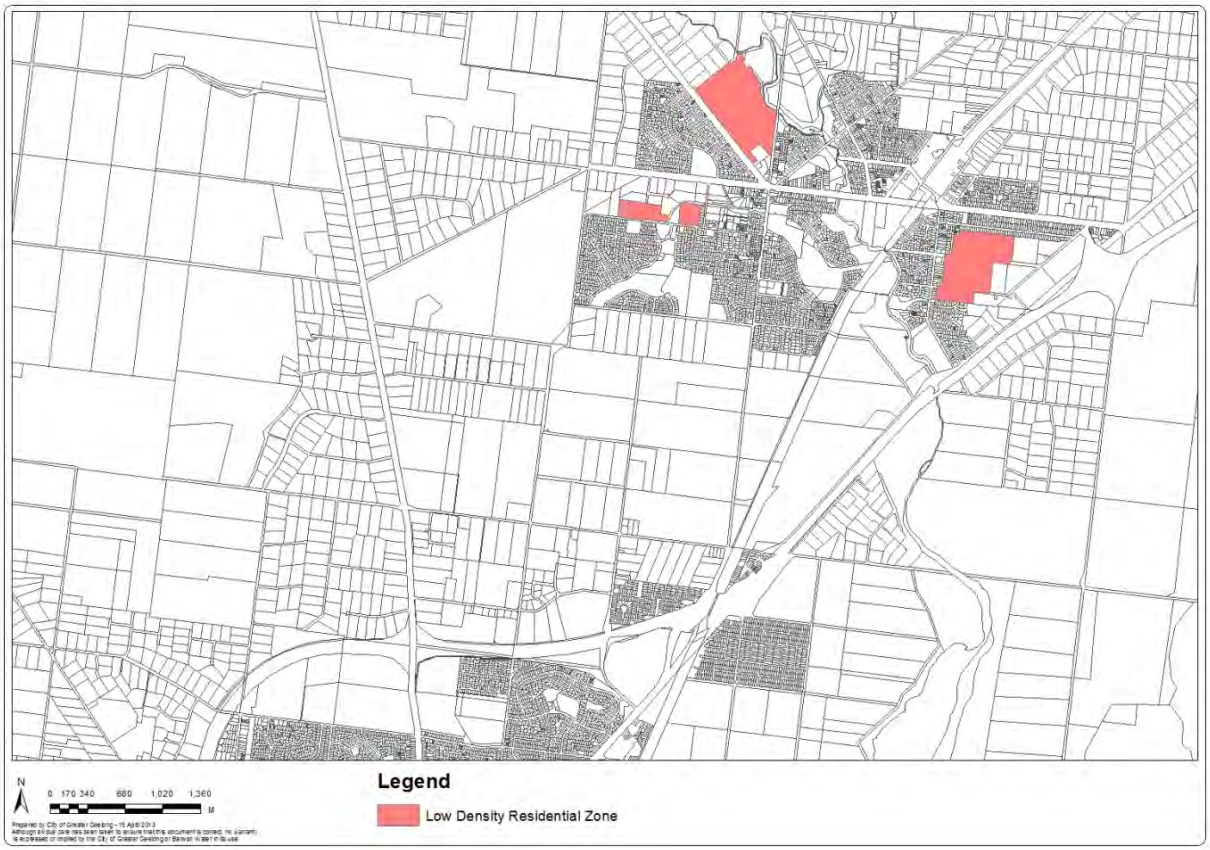
This review will form the basis of a planning scheme amendment. As part of the planning scheme amendment, affected properties will be notified of the proposed changes to the LDRZ and will be given an opportunity to make a submission to the amendment process.

ATTACHMENT 8-1

Map 1 – Location of the Low Density Residential Zone in Geelong and on the Bellarine Peninsula



Map 2 – Location of the Low Density Residential Zone in Lara



LOW DENSITY RESIDENTIAL ZONE – MINIMUM LOT SIZE REVIEW

NOVEMBER 2013



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1. Summary

In July 2013, the Minister for Planning released a reform of planning zones across Victoria including the Low Density Residential Zone (LDRZ). Within the LDRZ the minister has reduced the minimum lot size from 0.4 hectares to 0.2 hectares where reticulated sewerage is available. Within the City of Greater Geelong there are 19 LDRZ areas. After reviewing the opportunities and constraints for each of these areas it is recommended that the minimum subdivision size for 5 of the 19 areas is reduced from 0.4 hectares to 0.2 hectares.

2. Background

The Low Density Zone (LDRZ) is typically located on the fringes of existing townships in the municipality that are constrained for conventional residential development by environmental or infrastructure limitations, particularly drainage. These properties are often valued for the lifestyle opportunities they provide and are, in conjunction with the Rural Living Zone, considered to provide a buffer between residential areas and farming land.

In July 2012 the Minister for Planning released proposed new residential, commercial, industrial and rural zones for public consultation. This included changes to the Low density Residential Zone

Submissions to all zones were considered by a Ministerial Advisory Committee. The advisory committee's then reported its findings back to the Minister for Planning.

The final reformed residential zones, including the Low density Residential Zone were then released by the Minister for Planning on 6th March 2013 and were subsequently introduced into planning schemes on 15 July 2013.

The key reform to the LDRZ was to reduce the minimum lot size from 0.4 hectares to 0.2 hectares in areas that have access to sewer.

The draft changes did not provide Council with any opportunity to prevent areas that had access to sewer but had other significant constraints from having a reduced minimum subdivision area.

Council wrote to DPCD in April 2013 formally requesting that 'the schedule to the LDRZ for Greater Geelong be amended to limit subdivision to 0.4 hectares for all lots' as an interim measure to allow Council to undertake a proper investigation to fully test and assess the merits of reducing the lot size in particular locations.

The Minister for Planning subsequently included a minimum subdivision size of 0.4 hectares via a schedule to the LDRZ in the Greater Geelong Planning Scheme, on the basis that Council would undertake this further strategic work.

3. Introduction

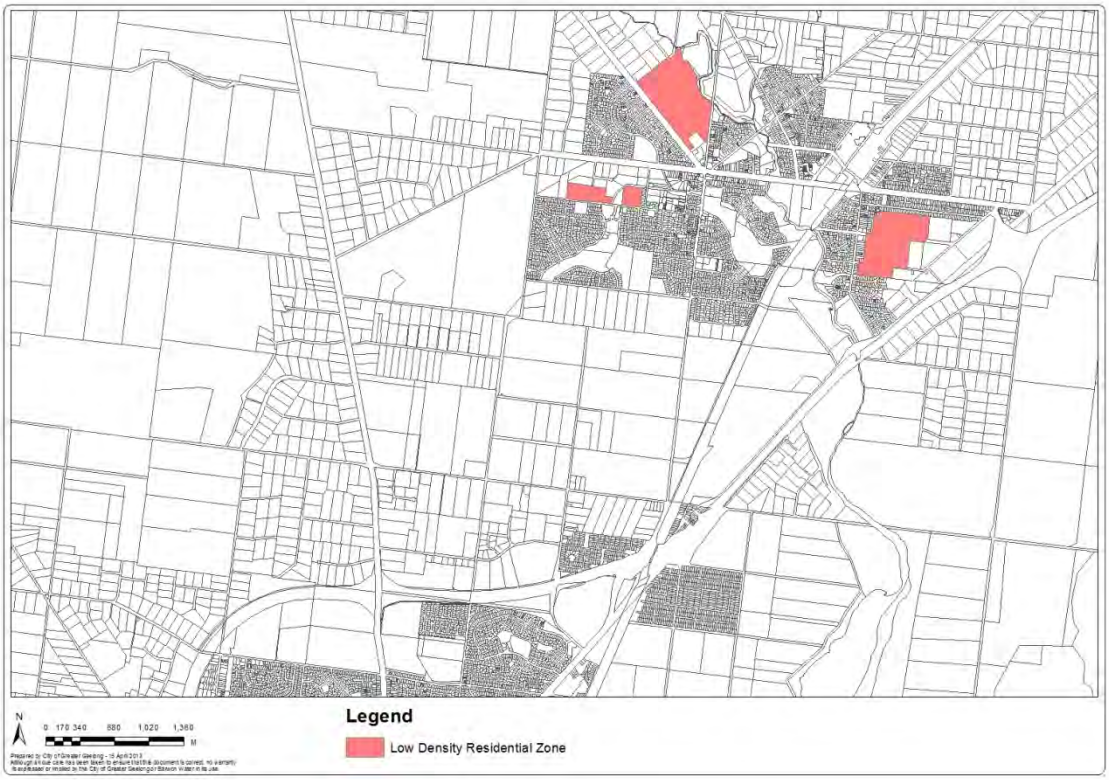
The purpose of the Low Density Residential Zone is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all waste water.

The Greater Geelong municipality has approximately 1076 LDRZ lots across 19 different areas. Fifteen of these areas have access to sewer. Within these areas a total of 592 lots are over 0.4 hectares. The revised LDRZ provisions would allow a permit to be sought to further subdivide each lot into a minimum of 0.2 hectares.

In some instances the LDRZ has been applied to lots that are connected to reticulated sewerage but have flooding, drainage and significant vegetation issues. Given the constraints in these areas a reduction in the minimum lot size could have a significant impact. Further investigation of these areas is required to determine if further subdivision is suitable. Map 1 and 2 below show the location of the LDRZ areas within Greater Geelong.



Map 1 – Location of the Low Density Residential Zone in Geelong and the Bellarine Peninsula



Map 2 – Location of the Low Density Residential Zone in Lara

Where sewer is not available the LDRZ will continue to require each new lot to be at least 0.4 hectare. Sewerage from these lots is disposed of using septic tanks. Environment Protection Authority guidelines relating to the use of septic tanks recommends a minimum lot size of 0.4 hectares to enable a site to adequately dispose of sewerage. Health and management issues can arise if unsewered lots are less than 0.4 hectares.

4. Methodology

This review aims to assist Council in understanding how a reduction in the minimum lot size might impact upon Low Density Zoned land within the municipality. The review will provide justification to maintain or reduce the minimum lot size within the LDRZ areas.

This report seeks to understand the opportunities and constraints within each of the LDRZ areas and to recommend where within the municipality there is capacity to reduce the minimum subdivision area to 0.2 hectares.

Each area has been reviewed in the context of existing State and Local Planning Policy, zoning and overlay controls, known drainage and flooding issues, fire prone land, existing lot sizes including the ability to further subdivide and the location of significant vegetation. The review also considered existing policy directions for each area where they have been included within the Planning Scheme or Structure Plans.

The consequences for allowing further subdivision of each area have been considered and a recommendation including justification has been provided for each area.

5. Planning Scheme Considerations

Zone

All land is located within the Low Density Residential Zone the purpose of which is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all waste water.

Overlays

The following overlay controls affect land within the LDRZ. A map which identifies the controls affecting each LDRZ area can be found in section 8 of this report.

Clause 42.01 – Environmental Significance Overlay

The purpose of Clause 42.01 of the Environmental Significance Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify areas where the development of land may be affected by environmental constraints.
- Ensure that development is compatible with identified environmental values.

Clause 43.01 – Heritage Overlay

The purpose of Clause 43.01 of the Heritage Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Conserve and enhance heritage places of natural or cultural significance.
- Conserve and enhance those elements which contribute to the significance of heritage places.
- Ensure that development does not adversely affect the significance of heritage places.
- Conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Clause 42.03 – Significant Landscape Overlay

The purpose of Clause 42.03 of the Significant Landscape Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify significant landscapes.
- Conserve and enhance the character of significant landscapes.

The LDRZ in Barwon Heads is positioned on a coastal dune and therefore has significant environmental values.

Clause 42.02 – Vegetation Protection Overlay

The purpose of Clause 42.02 of the Vegetation Protection Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Protect areas of significant vegetation.
- Ensure that development minimises loss of vegetation.
- Preserve existing trees and other vegetation.
- Recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- Maintain and enhance habitat and habitat corridors for indigenous fauna.
- Encourage the regeneration of native vegetation.

Clause 44.06 – Bushfire Management Overlay (Wildfire Management Overlay)

The purpose of Clause 44.06 of the Bushfire Management Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Assist to strengthen community resilience to bushfire.
- Identify areas where the bushfire hazard requires specified bushfire protection measures for subdivision and buildings and works to be implemented.
- Ensure that the location, design and construction of development considers the need to implement bushfire protection measures.
- Ensure that development does not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Clause 45.01 – Public Acquisition Overlay

The purpose of Clause 45.01 of the Public Acquisition Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify land which is proposed to be acquired by an authority
- Reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.

Clause 43.04 – Development Plan Overlay

The purpose of Clause 43.04 of the Development Plan Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

Clause 43.02 – Design and Development Overlay

The purpose of Clause 43.02 of the Design & Development Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause 44.04 – Land Subject to Inundation Overlay

The purpose of Clause 44.03 of the Land Subject to Inundation Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- Protect water quality in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Clause 44.03 – Floodway Overlay

The purpose of Clause 44.03 of the Floodway Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- Ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- Reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- Protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Clause 44.05 – Special Building Overlay

The purpose of Clause 44.05 of the Special Building Overlay is to:

- Implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- Identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Planning Policy

There are a number of existing policies within the Geelong Planning Scheme relating to LDRZ land. A summary of the relevant policy is listed below:

State Planning Policy Framework

12.01-2 - Native Vegetation Management

Objective

- To achieve a net gain in the extent and quality of native vegetation.

Strategies

- Apply the three step process as set out by Victoria's Native Vegetation Management – a Framework for Action. These are:
  - Step 1: As a priority, avoid adverse impacts on native vegetation, particularly through clearance.

  If the removal of native vegetation can not be avoided:
  - Step 2: Minimise impacts through appropriate consideration in the planning process and expert input to project design or management; and
  - Step 3: Identify appropriate offset options.

13.02-1 - Floodplain Management

Objective

To assist the protection of:
- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

Strategies

- Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in Planning Scheme maps. Land affected by flooding is land inundate by the 1 in 100 year flood event or as determined by the floodplain management authority.

- Avoid intensifying the impacts of flooding through inappropriately located uses and developments.
- Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.
- Locate developments and uses which involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) must not be located on floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

13.05-1 – Bushfire Planning Strategies and Principles

Objective

- To assist to strengthen community resilience to bushfire.

Strategies

Overreaching strategies include;

- Prioritise the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.
- Where appropriate, apply the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.
- Bushfire hazard identification and risk assessment strategies
- Apply the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Assess the risk to life, property and community infrastructure from bushfire at a regional municipal and local scale.
- Identify in Planning Schemes areas where the bushfire hazard requires that:
    - Consideration needs to be given to the location, design and construction of new development and the implementation of bushfire protection measures.
    - Development should not proceed unless the risk to life and property from bushfire can be reduced to an acceptable level.

Strategic and settlement planning strategies

- Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.
- Consult with the relevant fire authority early in the strategic and settlement plan making process and implement appropriate bushfire protection measures.
- Ensure that planning to create or expand a settlement in an area at risk from bushfire:
    - Addresses the risk at both the local and broader context.
    - Reduces the risk to future residents, property and community infrastructure from bushfire to an acceptable level.
    - Ensures any biodiversity and environmental objectives specified in the planning scheme are compatible with planned bushfire protection measures.
    - Ensures the risk to existing residents, property and community infrastructure from bushfire will not increase as a result of future land use and development.
    - Ensure future residents can readily implement and manage bushfire protection measures within their own properties.

Planning Scheme implementation strategies

- Specify in Planning Schemes the requirements and standards for assessing whether the risk to a proposed development from bushfire is acceptable and the conditions under which new development may be permitted.
- Ensure that Planning Schemes, in particular the Municipal Strategic Statement, Local Planning Policies and zones applying to land, provide for use and development of land in a manner compatible with the risk from bushfire.
- Ensure that Planning Schemes support bushfire management and prevention and emergency services actions and activities.
- Ensure that Planning Schemes do not prevent the creation of required defendable space around existing development through the removal and management of vegetation.

Development control strategies

- In area identified in the Planning Scheme as being affected by the bushfire hazard, require a site-based assessment to be undertaken to identify appropriate bushfire protection measures for development that has the potential to put people, property or community infrastructure at risk from bushfire.

- Only permit new development where:

  - The risk to human life, property and community infrastructure from bushfire can be reduced to an acceptable level.
  - Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access and egress can be readily implemented and managed within the property.
  - The risk to existing residents, property and community infrastructure from bushfire is not increased.

- When assessing a planning permit application for a single dwelling in an established urban or township residential area, consider the need for a localised response to the bushfire risk and consider any relevant existing or planned State or local bushfire management and prevention actions that may affect the level of on-site response needed.

Local Planning Policy Framework

Key policies affecting LDRZ in Geelong include:

21.05-2 - Waterways

The objective of Clause 21.05-2 of the Municipal Strategic Statement is to:

- Protect, maintain and enhance waterways, rivers, wetlands and groundwater.
- Protect connectivity between waterways and wetlands.
- Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters.

Strategies

- Ensure that land use and development avoids isolating wetlands and provides for connective water flows and vegetative links.
- Ensure waterways and wetlands are not drained or adversely affected as a result of development.
- Ensure development provides for appropriate buffer setbacks and fencing to waterways and wetlands.
- Ensure identified groundwater catchments are protected from surface contamination.
- Effectively manage stormwater runoff from development.

21.05-3 - Biodiversity

The objective of Clause 21.05-3 of the Municipal Strategic Statement is to:

- Protect, maintain and enhance the biodiversity of the municipality.

Strategies

- Ensure that land use and development enhances areas of native vegetation and other habitats.
- Ensure that land use and development minimises the fragmentation of areas of native vegetation and other habitats.
- Ensure habitats of indigenous species are protected from the impacts of land use and development.
- Ensure that land use and development does not aggravate existing salinity impacts or lead to the generation of newly affected areas, particularly through rising groundwater levels.

21.05-7 – Flooding

The objective of Clause 21.05-7 of the Municipal Strategic Statement is to:

- Protect floodplains.
- Minimise the potential for damage and risks to public safety and property from flooding.

Strategies

- Ensure that land use and development is compatible with flood prone land.
- Discourage land use and development in floodplains where flood function may be impaired.
- Recognise flood hazards associated with waterways and ensure the free passage of water whilst protecting development from flooding impacts.

21.05-8 – Wildfire

The objective of Clause 21.05-8 of the Municipal Strategic Statement is to:

- Minimise the impacts of wildfire

Strategies

- Identify areas at risk of wildfire.
- Ensure that development in identified areas considers the impacts of wildfire.

21.06-4 - Neighbourhood Character

The objective of Clause 21.06-4 of the Municipal Strategic Statement is to:

- Manage the impact of urban change on existing neighbourhoods.
- Ensure that new development responds to the existing neighbourhood character.
- Protect areas with a significant garden character.

Strategies

- Ensure that development is responsive to the established character of the area.
- Support medium density housing in the Residential 3 Zone in accordance with the schedule to the zone.
- Acknowledge that neighbourhood character in the Increased Housing Diversity Areas and in Residential 2 Zones will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.
- Allow for appropriate transition between residential zones.
- Ensure that development on the edges of Residential 1 and Residential 2 Zones is responsive to and respectful of the neighbourhood character in any adjoining Residential 3 Zone.
- Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.
- Avoid gated communities.
- Maintain the character of the Rural Living and Low Density Residential Zoned areas.

21.04 - Bellarine Peninsula

This policy looks specifically at Council's land use directions for the Bellarine Peninsula. This policy includes all the recommendations from the various structure plans for each of the townships on the Bellarine. Where land use direction has been provided within a Structure Plan for areas within or adjacent to the LDRZ further discussion has been included in section 8 of this report.

22.04 - Discretionary Uses in Rural Living and Low Density Residential Areas.

This policy applies to use and development applications in the Rural Living and Low Density Residential Zones. This policy summarises why the LDRZ has been used in various locations throughout greater Geelong;

> The Low Density Residential Zone provides for low density residential development on lots with an area of around 0.4 hectares. The zone has been provided at selected locations as a means of preserving identified environmental characteristics such as high-quality vegetation or to ensure effective disposal of either wastewater or stormwater drainage. Low density residential locations are often constrained by servicing issues.

The policy seeks to protect the character of the LDRZ areas and minimise the number of dwellings within the LDRZ by limiting one dwelling to each lot.

6. Referral Advice

Referral comments were received from Council's Engineering Department and Barwon Water in response to a potential reduction in lot size for LDRZ areas within Greater Geelong. A summary of their response is provided below and area specific advice is provided within the section 8 of this report

Engineering Department

In summary the Engineering Department have advised:

It is considered expectations of how LDRZ lots may develop will remain the same no matter the lot size i.e. typically large house footprint, extensive shedding and/or recreation facilities (pool, tennis court). Increased lot density can therefore result in significant increases in site coverage, resulting in increased runoff and additional demand on the drainage system.

Many of the areas in question are older subdivisions that have developed on an ad-hoc basis with little regard for land capability based on topography, soil characteristics and natural drainage patterns. The existing drainage systems are rudimentary, consisting of earth swales / cut off drains, directing overland flows to similar low capacity table drains in the road reserve. This is based on an historic 'rule of thumb' that developed lots ≥0.4ha can generally mimic natural conditions, which assumes sufficient buffers between dwellings to dissipate concentrated flows and significant unpaved areas for infiltration. Flood mapping has been undertaken in parts of the municipality, with known problem areas and/or those likely to develop given priority. It should be noted that areas not designated flood prone are not necessarily flood free.

In recognition of owner expectations outlined above, Engineering has insisted on underground drainage to urban standard in recent LDRZ subdivisions, based on an average 0.4ha lot size (as previously permitted in the LDRZ).

Further subdivision of lots may expose Council to undertaking downstream works where it is not desirable or otherwise warranted. Drainage/flood studies carried out to date have shown that attempting to retrofit mitigation measures into areas with limited vacant land for basins, etc. have significant capital cost for little real benefit. Any works are unlikely to completely eradicate problems.

Barwon Water

Overall Barwon Water generally supports the City of Greater Geelong's (CoGG) submissions which requested that 'a schedule be introduced tot eh LDRZ to maintain the current minimum lot size at 4,000sqm with the opportunity to reduce this to 2,000sqm in particular areas' where there is strategic justification.

Barwon Water's policy with respect to Low Density Residential Development is that, "subdivisions creating lots with sizes up to and including 4,000sqm must be provided with reticulated sewerage services unless the subdivision is too remote from the Barwon Water Sewerage system." Therefore the proposed reduction to 2,000sqm where sewer is available is generally acceptable to Barwon Water.

Barwon Water's main concern would be for areas where sewerage is not available. A reduction in lot size could lead to an increase of subdivision applications. This could lead to increased pressure to service these areas with reticulated sewerage.

In certain areas, smaller lots (<4,000sqm) without reticulated sewerage can experience problems with on site domestic wastewater management. In those cases, reticulated sewerage can often be the first assumed solution (the 'easy solution) to any pollution problem. To ensure the lot size does not contribute to the problem, requests to reduce the minimum lot size to 0.2 hectares should be rejected for all areas where sewerage is unavailable.

Barwon Water has no plans to provide sewer to any existing unsewered LDRZ areas. Should developers wish to subdivide these areas to 0.2ha, thus necessitating sewerage, this would need to be carried out at the developers cost. If sewerage is not provided, further subdivision should not be permitted.

Areas which are sewered, may require additional sewer extensions to facilitate the increase in density to 2,000sqm. Again these sewer extensions would need to be funded by the developer.

Therefore, from a servicing point of view, Barwon Water supports the Council's position seeking strategic justification and confirmation of sewerage provisions prior to allowing LDRZ to reduce the minimum lot size from 4,000sqm to 2,000sqm.

7. Relationship Between Planning and Building Regulations

Flooding controls

Council and the Corangamite Catchment Management Authority have conducted a number of flood studies across the municipality which investigated flooding from waterways and the capacity of or need for drainage infrastructure. These areas are considered to be designated flood areas under the Building Regulations. Council is currently in the process of reviewing its designated flood areas and incorporating these areas into the Geelong Planning Scheme as a Special Building Overlay to make them more easily identifiable for the community.

Bush Fire Prone Land

In the Building Regulations there is provision for councils to designate Bushfire Prone Areas (BPA). The BPA was initially created by placing a 100 metre buffer around areas that have high density tree coverage, such as State Forests and National Parks. In 2010 the State Government declared over 90 per cent of the state of Victoria to be classed as a Bushfire Prone Area.

The State Government are currently reviewing the BPA areas in the context of the Bush Fire Management Overlay within the Planning System to ensure a greater consistency between building and planning regulations.

The BPA place design specific requirements on new buildings and extensions to buildings, to protect life and property from wildfire. If the BPA requirements are met they do not necessarily prevent new buildings including dwellings from being built or extended in a BPA.

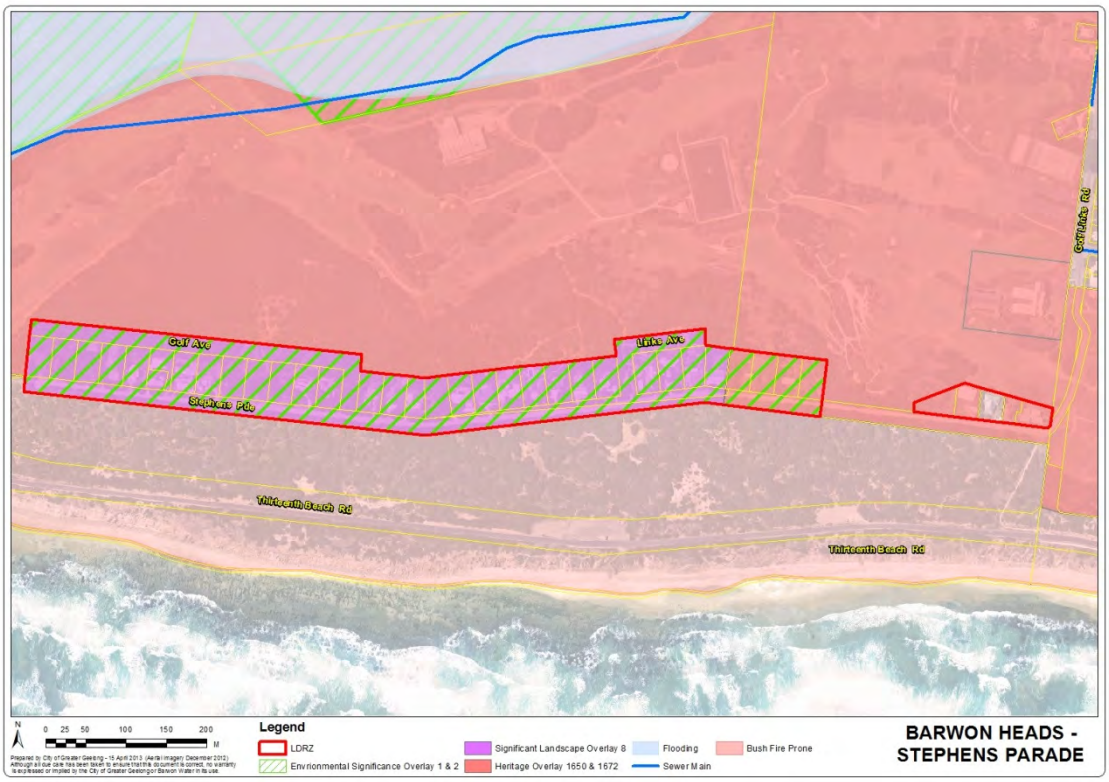
If a site is also affected by a Bushfire Management Overlay under the Geelong Planning Scheme, a planning permit is typically required for a new building or extension. A number of additional considerations including the siting, access to and from a site, vegetation typology etc is also taken into consideration. A planning permit may support or refuse a new building within a Bushfire Management Overlay.

8. Discussion

Each of the LDRZ areas is discussed below including a description of the area, a list of opportunities and constraints, a map showing any planning controls affecting the site and surrounding area and a recommendation regarding a future minimum lot size.

Barwon Heads

Stephens Parade



Map 3 – Barwon Heads - Stephens Parade

This area is located along the costal dunes at the southern end of Barwon Heads, south of the Barwon Heads Golf Course. The area consists of 37 lots all of which are less than 0.2 hectares in area and could not be further subdivided. The area is affected by a number of Environmental Overlay controls to protect the coastal dune system. A Heritage Overlay also affects properties surrounding and on the east side of the area. A large amount of significant vegetation is present. The area is located within a Bushfire Prone Area under the Building Regulations but is not affected by a Bushfire Management Overlay within the Planning Scheme.

Councils Engineering Department has advised that there is no underground drainage system and that the natural drainage pattern appears to be through the adjacent golf course.

Barwon Water has advised that the area is not sewered.

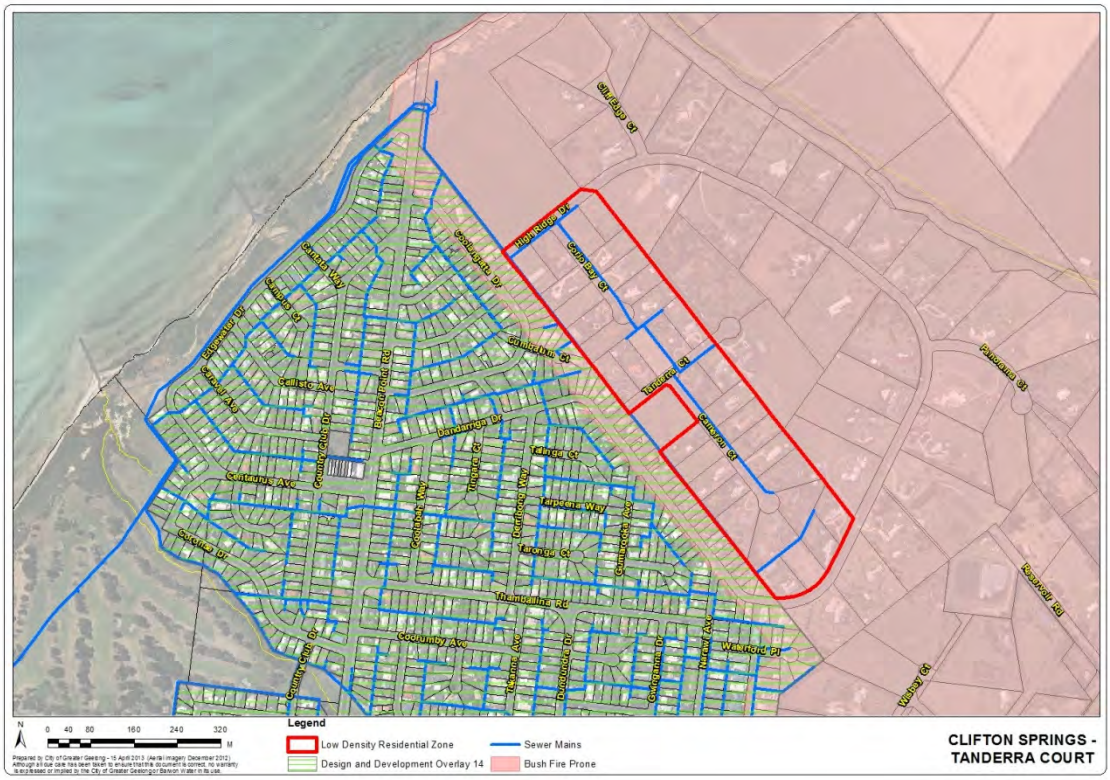
All lots are less than 0.2 hectares and therefore would automatically prevent further subdivision of land

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Clifton Springs

Tanderra Court



Map 4 – Clifton Springs - Tanderra Court

The LDRZ area is located in the north east corner of Clifton Springs. The area is surrounded by conventional residential land to the south west and Rural Living Zoned land to the north east. The area consists of 36 lots, 10 of which are over 0.4 hectares in area and could be further subdivided. The area is located within a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay within the Planning Scheme. There appears to be pockets of native vegetation however the majority appears to be planted vegetation. Battleaxe lot configurations would be the most likely outcome if the minimum subdivision area was reduced.

Councils Engineering Department have raised no objection to the minimum lot size being reduced to 0.2 hectares.

Barwon Water has advised that the area is sewered and has raised no objection to the minimum lot size being reduced to 0.2 hectares.

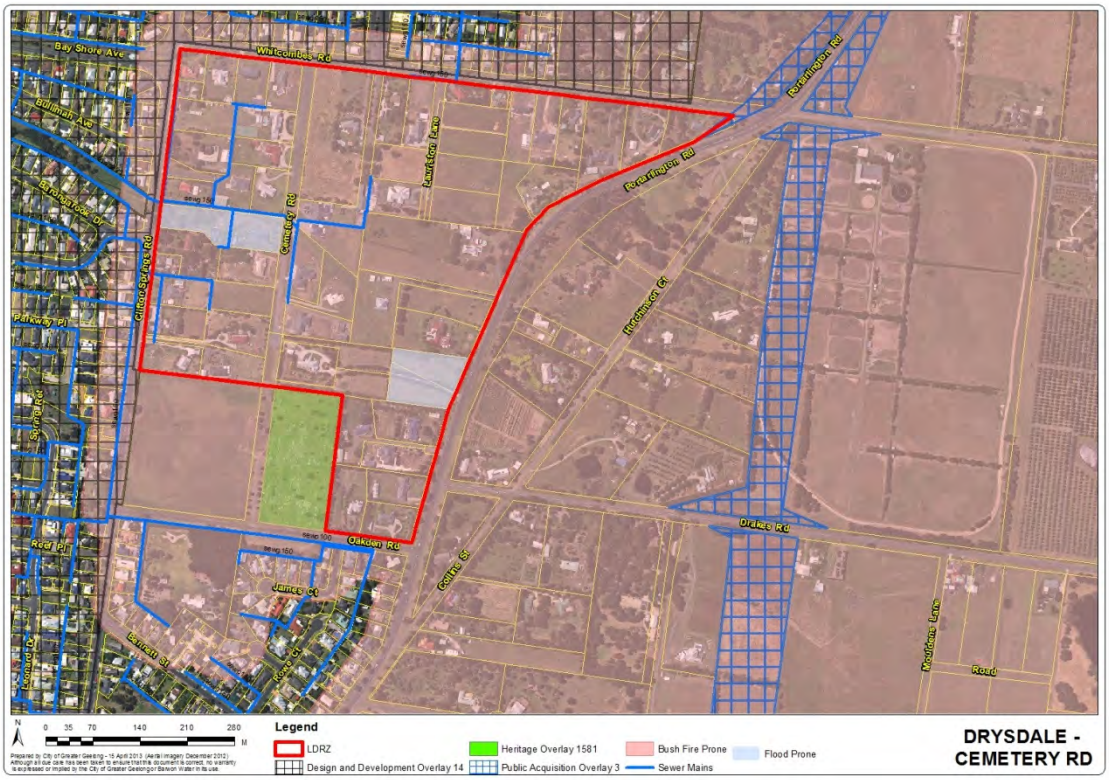
There are considered to be minimal impacts in this area should the minimum lot size be reduced to 0.2 hectares.

Recommendation

The minimum subdivision area for each lot to be created is reduced to 0.2 hectares.

Drysdale

Cemetery Road



Map 5 – Drysdale - Cemetery Road East and West

The Cemetery Road LDRZ is located approximately 1km north of the Drysdale Town Centre. The area consists of 62 Properties of which 42 are over 0.4 hectares in area and could be further subdivided. The area is well established with only 4 vacant lots remaining. There are two larger lots (1.7ha & 2ha) which may provide an opportunity to achieve a consolidated subdivision outcome. There are 4 parcels of land that are flood prone but the wider area is not affected by flooding. The area is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bushfire Management Overlay under the Planning Scheme. There is no significant vegetation other than planted vegetation. Battleaxe lot configurations would be the most likely outcome if the minimum subdivision area was reduced.

Councils Engineering Department have raised no objection to the minimum lot size being reduced to 0.2 hectares.

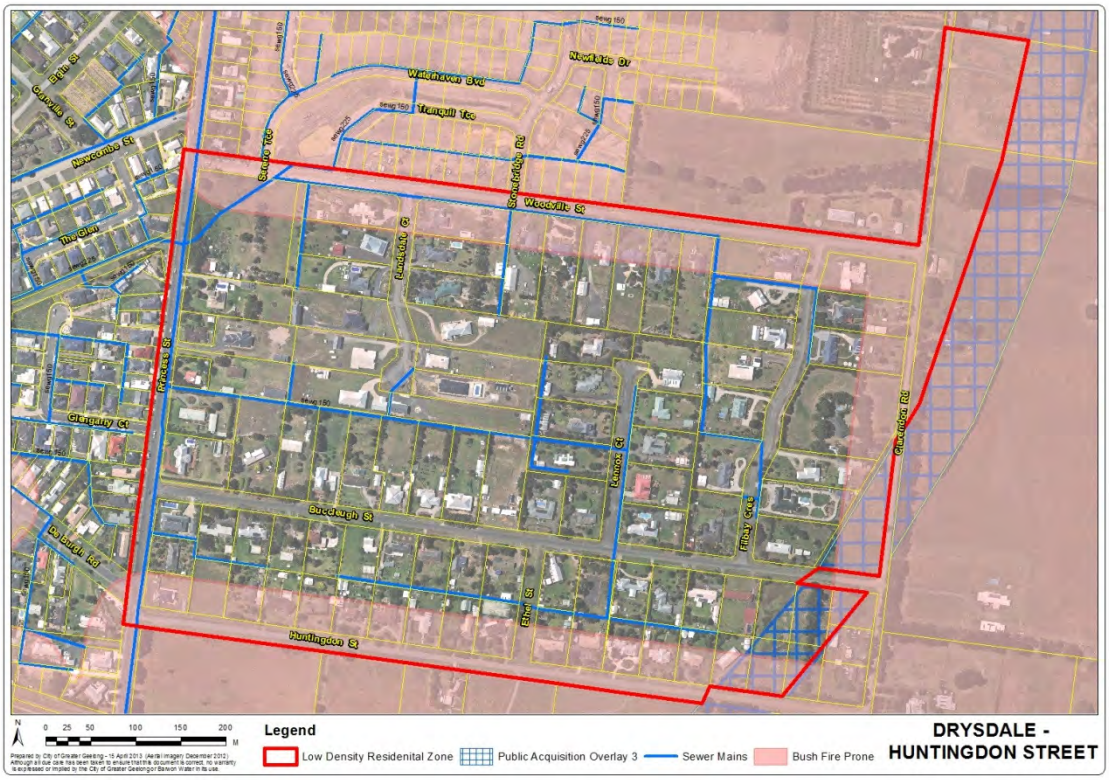
Barwon Water has advised the area is partially connected to sewer. No objection is raised to a reduced lot size for land west of Cemetery Road however Barwon Water has not supported a reduction on the east side of Cemetery Road because there is limited room for additional sewers.

Recommendation

Land West of Cemetery Road – The minimum subdivision area for each lot to be created be reduced to 0.2 hectares.

Land East of Cemetery Road – Maintain a minimum subdivision area of 0.4 hectares.

Huntingdon Street



Map 6 – Drysdale - Huntingdon Street

This area is located on the western edge of the Drysdale. The area consists of 103 lots, 48 of which are over 0.4 hectares could be further subdivided if the minimum lot size was reduced. The majority of lots have access to sewer. Land on the edge of the LDRZ is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

If the minimum lot size was reduced to 0.2 hectares there would be a number of lots which could be subdivided in half. This could lead to numerous battleaxe subdivision configurations.

Councils Engineering Department have advised that the area between Newcomb Street and DeBurgh Road (located east of the LDRZ) is known to flood although it has not been officially mapped. The existing road layout and drainage system have been designed to accommodate an average of 0.4 hectare lots. The Engineering Department have recommended that the area retain a 0.4 hectare subdivision area because of these issues.

Barwon Water has raised no objection to the subdivision area being reduced to 0.2 hectares.

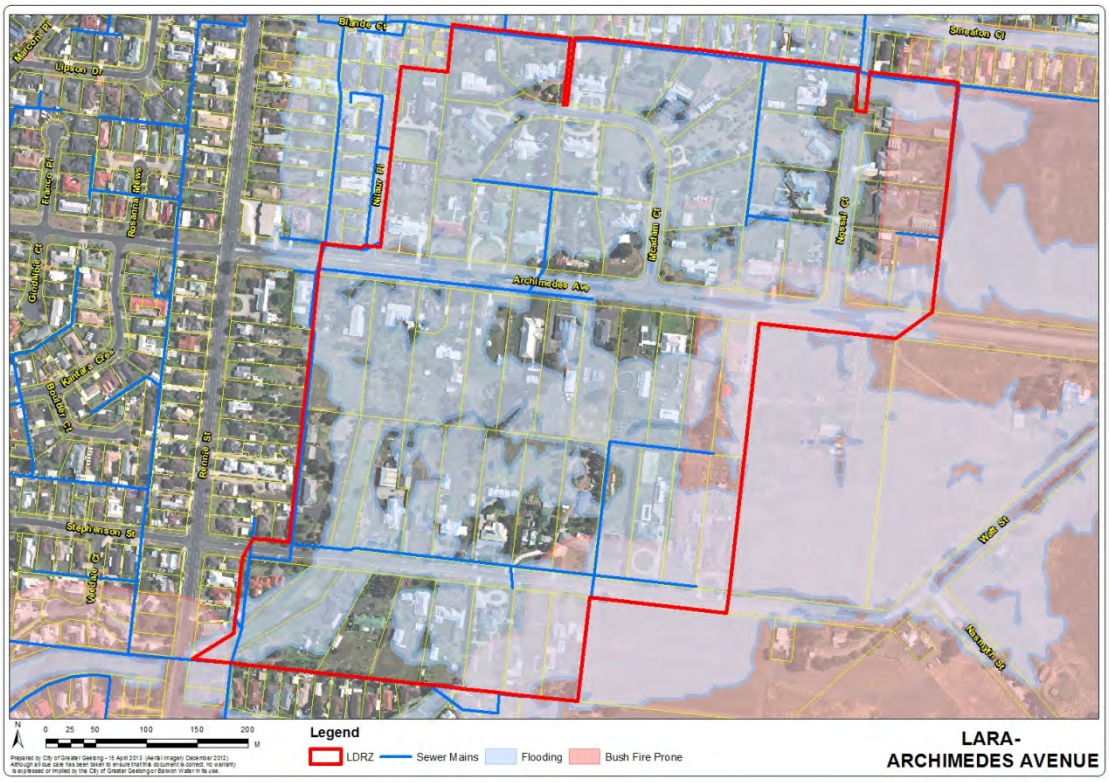
If the area was further subdivided there would be cumulative drainage impacts on the surrounding catchment and therefore the area should maintain a 0.4 hectare minimum.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Lara

Archimedes Avenue



Map 7 – Lara - Archimedes Ave

This LDRZ area is located south east of the town centre. The Lara Structure Plan nominates the area as 'retain for low density character'. Of the 66 lots within this area 40 of them are greater than 0.4 hectares and could be further subdivided if the subdivision area was reduced. Subdivision of land is likely to create battleaxe shaped allotments. The area is connected to sewer but is significantly affected by flooding. Land located to the west of the LDRZ is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Councils Engineering Department have advised that the area is flat with a lack of overland flow paths. There is difficulty in draining this area.

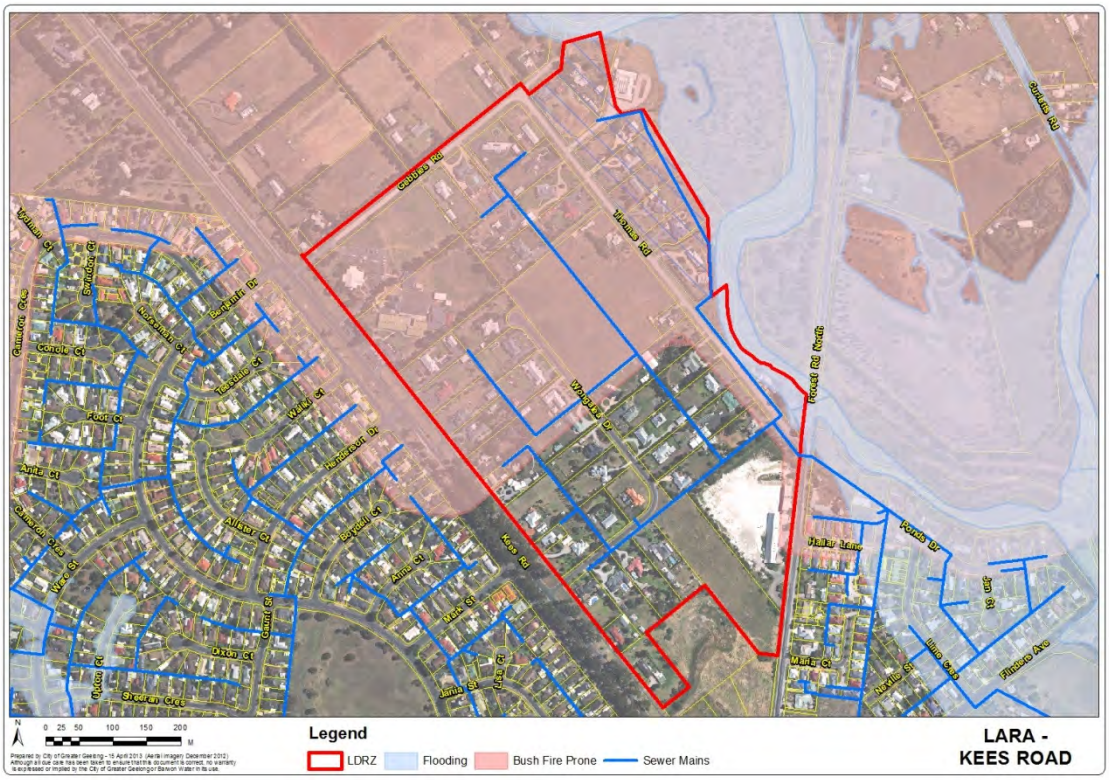
Barwon Water has advised the area is connected to sewer and have raised no objection to the minimum lot size being reduced to 0.2 hectares.

Given the drainage and flooding issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Kees Road



Map 8 – Lara - Kees Road

This area is located to the north east of Kees Road in Lara. Of the 63 properties located within this area 44 of them are greater than 0.4 hectares in area and could be further subdivided if the minimum lot area was reduced.

Land within the north-eastern corner of the area is flood prone (Thomas Street). The north western section of the LDRZ is nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

There are some environmental sites within the area, two of which are located within the school grounds and one along the Kees Road roadside.

Council Engineering Department have advised that the area is generally flat and contains a lack of overland flow paths. There may be capacity in places to accommodate further subdivision of land.

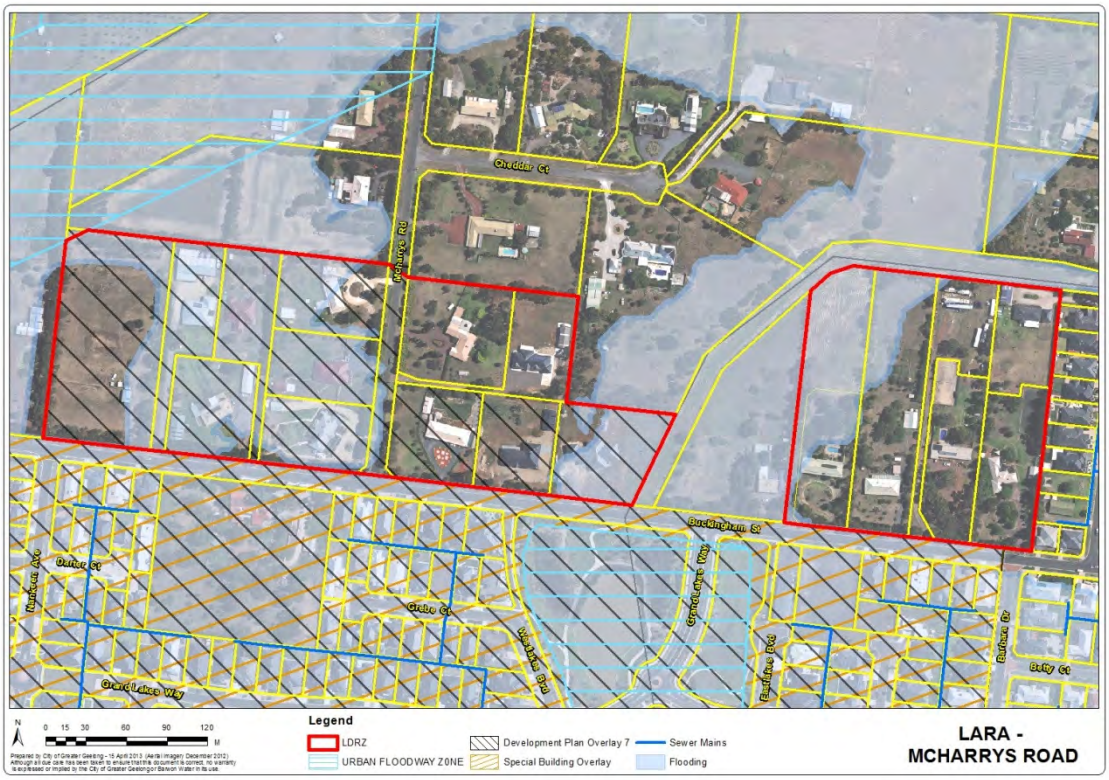
Barwon Water has advised that sewer is available and has no objection to the minimum lot size being reduced to 0.2 hectares.

There are no significant issues to prevent the further subdivision of land.

Recommendation

The minimum subdivision area for each lot to be created is reduced to 0.2 hectares.

McHarrys Road



Map 9 – Lara – McHarrys Road

This area is located to the west of the township of Lara, and south of Patullos Road. The Lara Structure Plan nominates the area as 'retain low density character'. There are 18 lots within this area and all lots are over 0.4 hectares in area. Five lots have already been subdivided via a battleaxe arrangement. Around 50% of the properties are nominated as flood prone.

Council's Engineering Department have advised that the Elcho Drain which is adjacent to this area is known to flood. There is also a wide ranging flood extent due to flat grades. Historically the area has developed with wide drainage and floodway easements to cater for major flows. It is recommended that the 0.4 hectare minimum be retained.

Barwon Water has advised that the area is not sewered and therefore recommends that the area retain a minimum 0.4 hectare subdivision area.

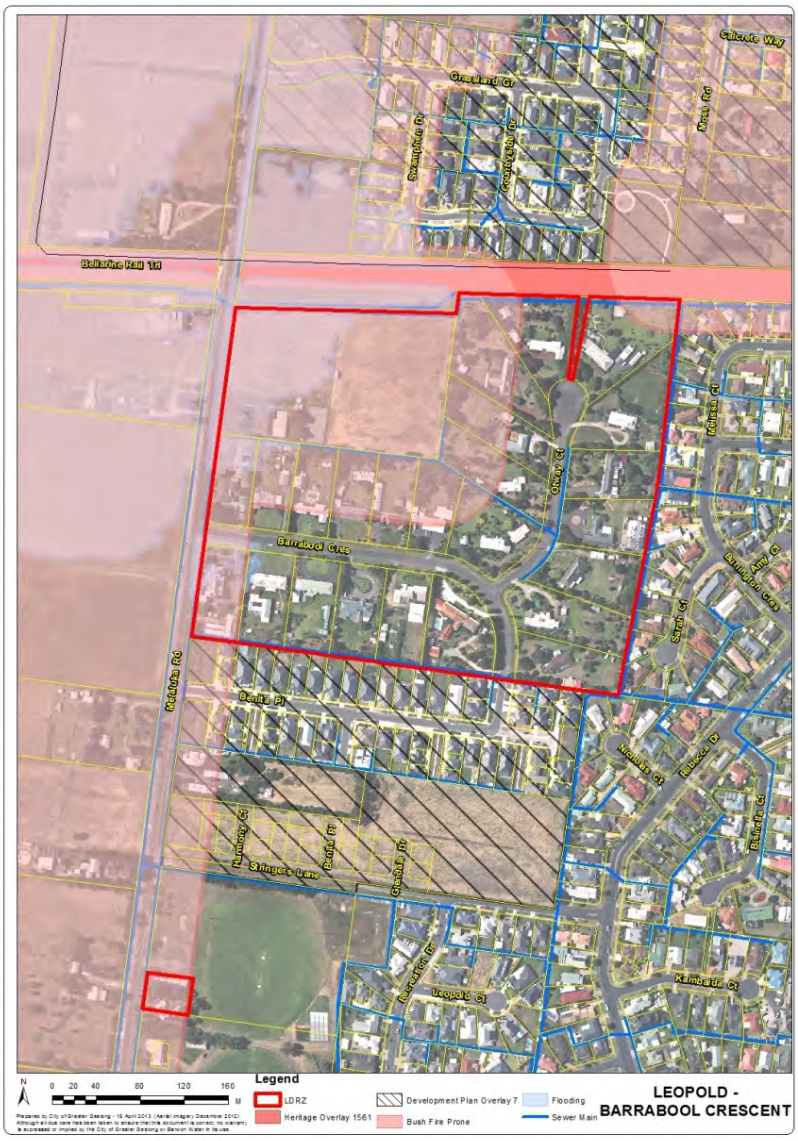
As this area is not sewered it would not meet the requirements set out in the LDRZ for a reduced subdivision area.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Leopold

Barrabool Crescent



Map 10 – Leopold – Barrabool Crescent

This area is located on Melaluka Road between the Bellarine Hwy and Portarlington Road. The heritage listed Bellarine Rail trail is located directly to the north of the area. The Leopold Structure Plan has nominated this area as a future 'Urban consolidation opportunity subject to further investigation'. This would involve investigation into possible drainage solutions for the overall area. Of the 25 lots within this area 9 of them are over 0.4 hectares in area and could be further subdivided if the minimum area was reduced. There is one large allotment of 2.5 hectares which could be subdivided into a minimum of 6 lots. The lots which have frontage to Melaluka Road are nominated as flood prone with one of these lots being a childcare centre. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

There is also a small parcel of land located at 103 Melaluka Road. This site is 1382 sqm in area and could not be further subdivided.

Council's Engineering Department have advised that the area is generally flat, with a traditional rural drainage system. There is difficulty in providing a new drainage system through surrounding farming zoned land. It is recommended that the minimum subdivision area remain at 0.4 hectares.

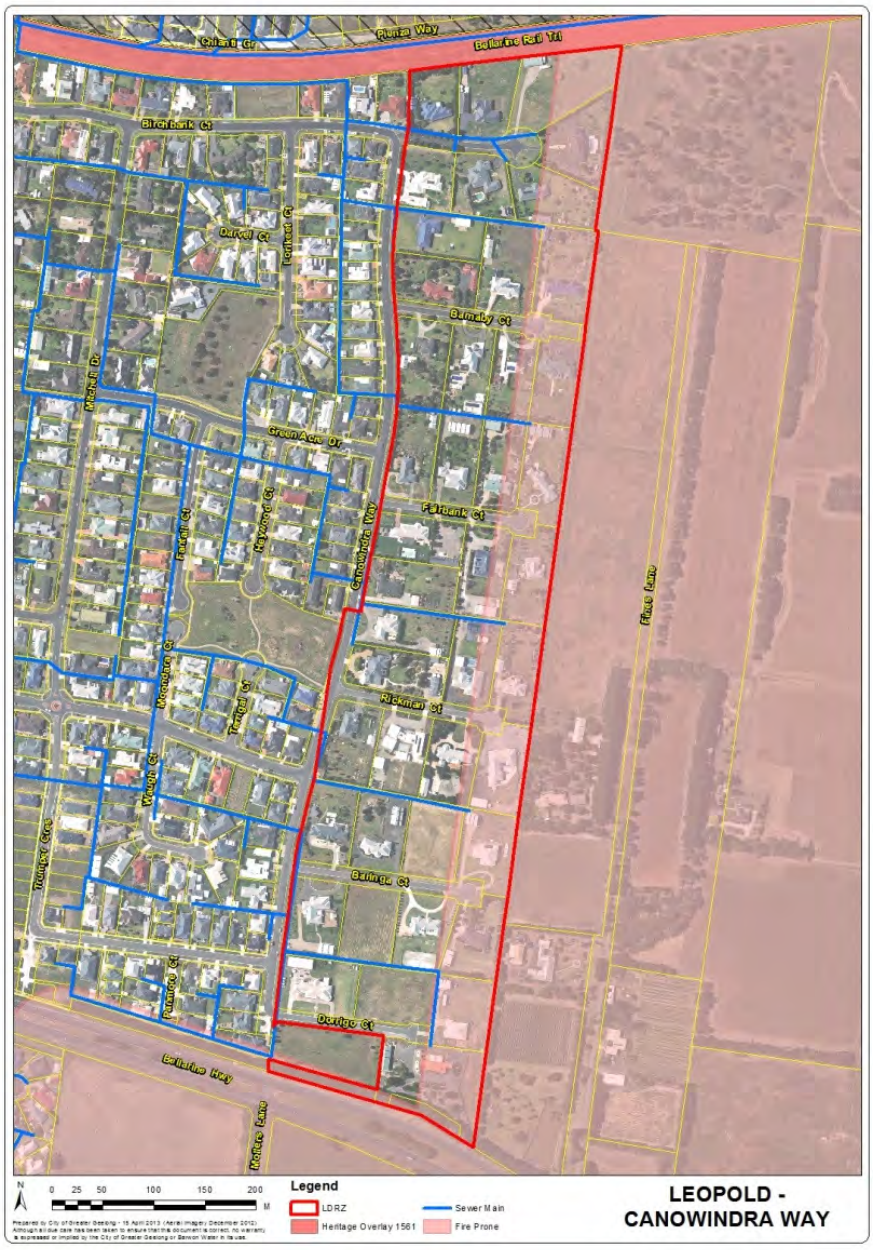
Barwon Water has advised that the area is connected to sewer and have raised no objection to the minimum subdivision area being reduced to 0.2 hectares.

Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Canowindra Way



Map 11 – Leopold – Canowindra Way

Canowindra Way is located on the eastern edge of Leopold, on the northern side of the Bellarine Highway. The Leopold Structure Plan recommends the retention of the LDRZ in this location. There are 43 properties in this location and 29 of them are over 0.4 hectares in area and could be further subdivided if the minimum subdivision area was reduced. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council's Engineering Department has advised that the area was originally subdivided in 2001-2004. The drainage system was designed to accommodate 0.4 hectare lots and any increase in density would require a redesign of the overall drainage system which would require further investigation including an area for a drainage basin.

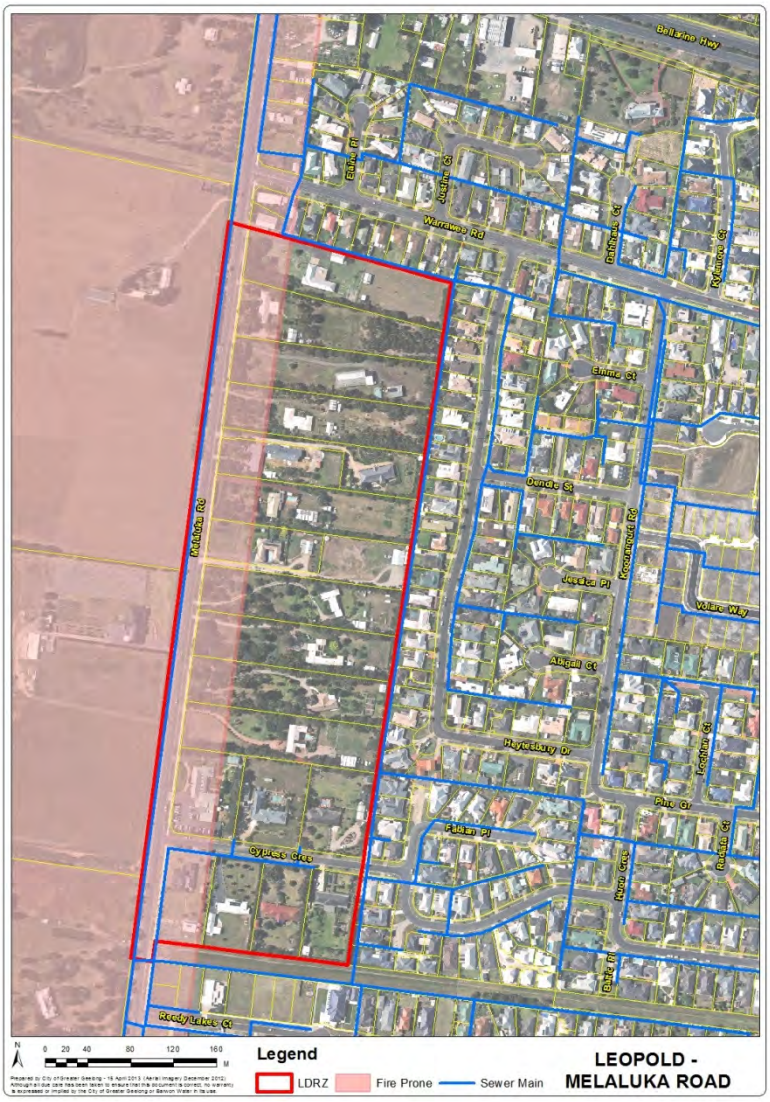
Barwon Water has advised that the area is sewered and have raised no objection to the minimum lot area being reduced to 0.2 hectares.

Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Melaluka Rd



Map 12 – Leopold – Melaluka Road

This area is located south of the Bellarine Highway. The area consists of 20 properties 16 of which are over 0.4 hectares in area and could be further subdivided if the minimum area was reduced. This area has been nominated in the Leopold Structure Plan as an 'Urban consolidation opportunity subject to further investigation'. Further investigation of this area would include an assessment of drainage and consolidation opportunities. Further subdivision of land could potentially result in numerous battleaxe configured allotments. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council Engineering Department have advised that the area has a rural drainage system which discharges to Reedy Lake. Further Investigation into a drainage solution for the area would need to be considered before lots could be further subdivided.

Barwon Water has advised that the area is not sewered however there is sewerage pipes within Melaluka Road and therefore the area could be connected to sewer. Barwon Water has no objection to the minimum subdivision area being reduced.

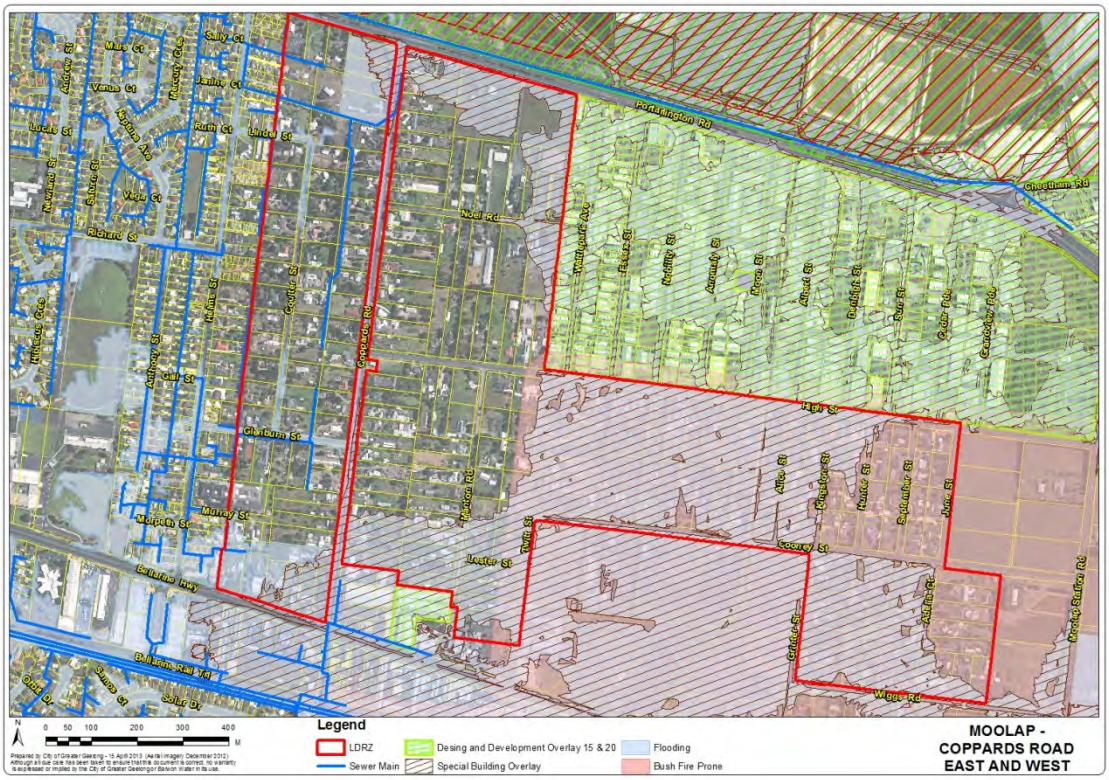
Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Moolap

Coppards Road East and West



Map 13 – Moolap – Coppards Road East and West

The Coppards Road area is located to the east of residential Geelong and provides a buffer between residential Geelong and the industrial areas of Moolap. Of the 264 lots within the area, 195 of them are over 0.4 hectares and would be able to be further subdivided if the minimum subdivision area was reduced to 0.2 hectares. The Eastern Boundary Review investigated the location of the Urban Growth Boundary on the eastern side of Geelong. It was recommended that this area remain outside the growth boundary of urban Geelong due to drainage and flooding constraints as well as proximity to industrial areas of Moolap. A large portion of the area west of Coppards Road is affected by a Special Building Overlay because of inadequate stormwater drainage infrastructure. Part of the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council Engineering Department have advised that the area is generally flat with limited capacity in the existing drainage infrastructure. A flood study identified that flood mitigation options are limited in Coppards Road West with limited measures to reduce flood impacts on LDRZ lots

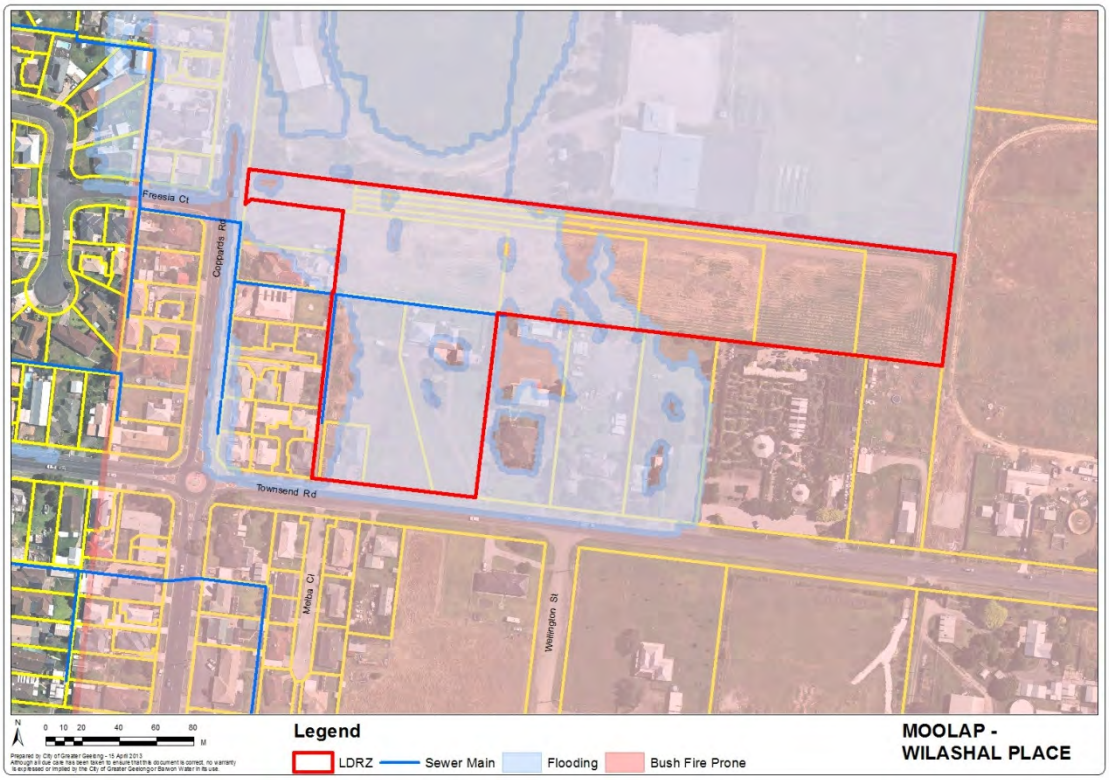
Barwon Water has advised that there is sewer available to properties within Coppards Road West and no objection is raised to reducing the minimum lot size. However there is no sewer available to properties to the east of Coppards Road and there is significant costs and environmental health issues associated with providing sewerage to this area.

Given the drainage, flooding and sewerage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares for both Coppards Road East and West.

Wilashal Place



Map 14 – Moolap – Wilashal Place

Wilashal Place is located south of the Bellarine Highway and consists of 8 allotments one of which has recently been subdivided. With the exception of 183 Townsend Road, each lot within this LDRZ area is at least 0.4 hectares and could be further subdivided if the minimum subdivision area was reduced to 0.2 hectares. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Councils Engineering Department have recently approved drainage for the area based on the most recent subdivision any increase in density in this area could impact on drainage within the area.

Barwon Water has advised the area is connected to sewer and have raised no objection to the minimum subdivision area being reduced to 0.2 hectares.

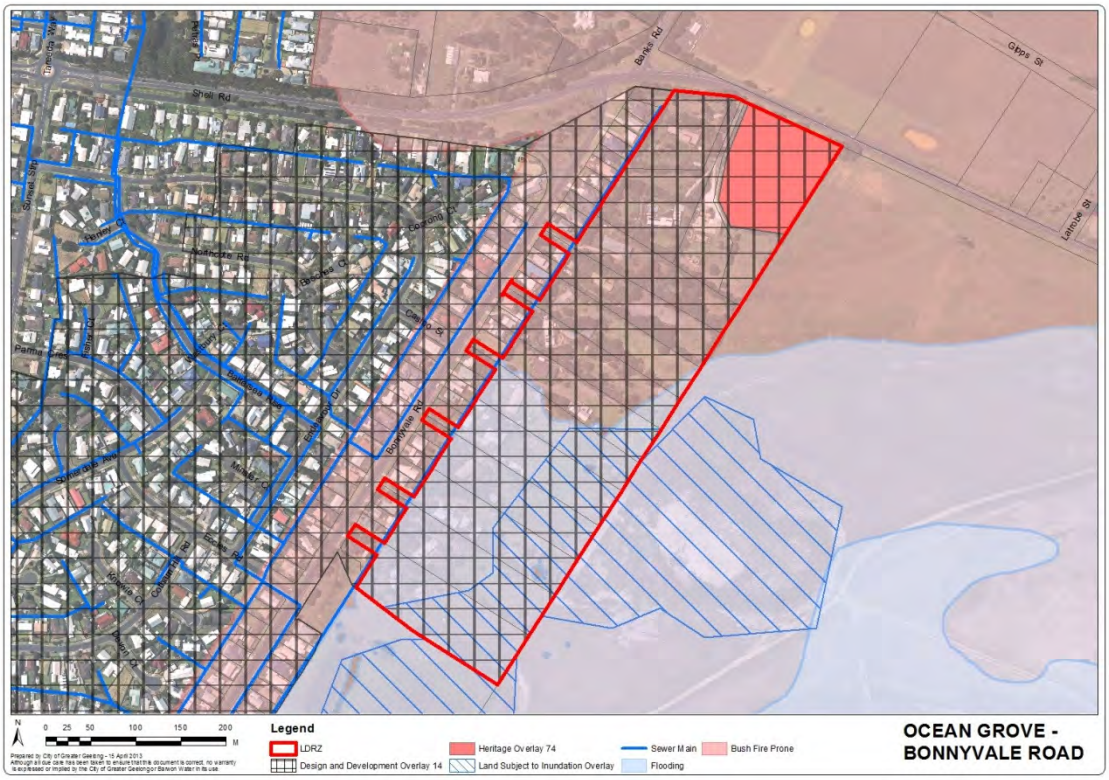
The recent subdivision in this area has created an unusual subdivision layout, with 5 lots accessible via a small section of common property branching into a narrow but very long accessway for each lot. These lots could be further subdivided and this would raise concern with being able to clearly identify an entry to each property as well as impacts on drainage. Given these issues it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum subdivision area of 0.4 hectares.

Ocean Grove

Bonnyvale Road



Map 15 – Ocean Grove – Bonnyvale Road

The area is located on the south eastern edge of Ocean Grove. The area consists of 16 lots all of which are over 0.4 hectares in area and could be further subdivided if the minimum lot size was reduced to 0.2 hectares. The area is vegetated with some pockets of significant vegetation particularly at the rear of properties. Approximately 50% of properties are affected by flooding and the Land Subject to Inundation Overlay. All properties are affected by the Design and Development Overlay 14 which relate to view sharing. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Councils Engineering Department have advised the area is serviced by a rural drainage system. The area is low lying and adjacent drainage channels drain towards the urban south eastern drain in Ocean Grove. There are also wide drainage easements covering swampy areas toward rear boundary. It is recommended the area maintain a 0.4 hectare minimum subdivision area.

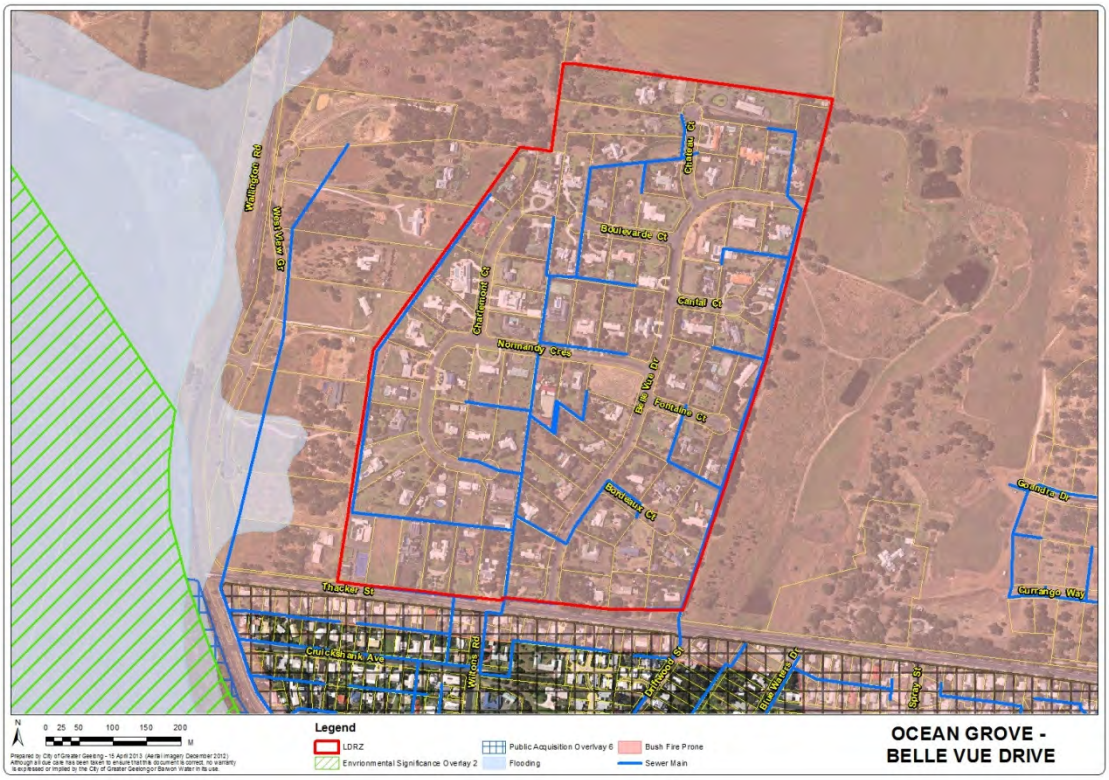
Barwon Water has advised this area is not connected to sewer. The area drains to the east away from existing system. It would require a new dedicated pipeline to service this area which could be cost prohibitive.

Given the drainage and sewerage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Belle Vue Drive



Map 16 – Ocean Grove – Belle Vue Drive

This area is located in the North West corner of Ocean Grove. The Ocean Grove Structure Plan does not recommend the further subdivision of this land for 'conventional' residential densities given existing drainage issues and the proximity to environmental values. Of the 88 properties within this area 54 of them are over 0.4 hectares in area and could be further subdivided if the minimum subdivision area was reduced. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme.

Councils Engineering Department has advised the area partially drains to Blue Waters Lake located to the south west of the area. There is underground and surface drainage infrastructure present which is likely to have been constructed in the 1980's. The drainage system has limited capacity. It is recommended that the area maintain a 0.4 hectare minimum.

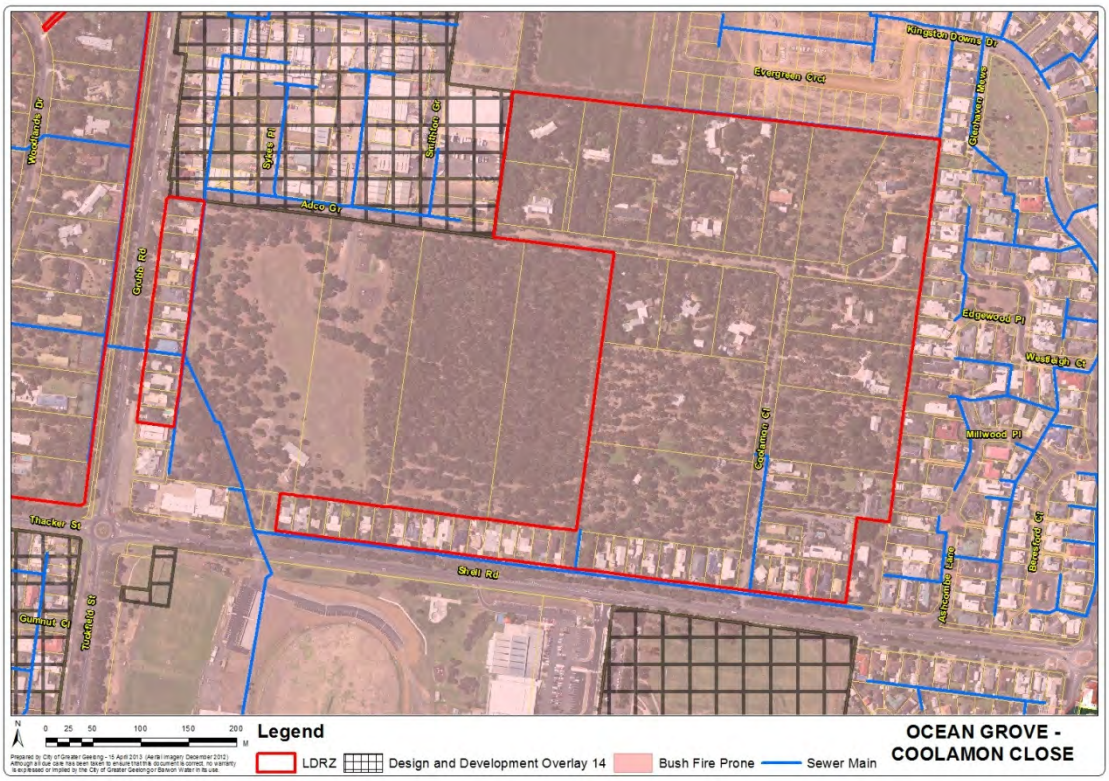
Barwon Water has advised the area has access to sewer and no objection has been raised to the minimum lot size being reduced to 0.2 hectares.

Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Coolamon Close



Map 17 – Ocean Grove – Coolamon Close

This area is located directly north of the Ocean Grove Aquatic Centre, on the corner of Shell Road and Grubb Road. There are approximately 76 lots within this area and 20 of them are over 0.4 hectares in area and could be further subdivided if the minimum subdivision area was reduced to 0.2 hectares. Lots fronting Shell and Grubb Roads are typically less than 1000sqm. This area is heavily vegetated with some significant vegetation making further subdivision of the large lots difficult. Given the large amount of vegetation the area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme

Council Engineering Department has advised that the area has a rural type drainage system, and Coolamon Road is unsealed. It is recommended that the area maintain a 0.4 hectare minimum.

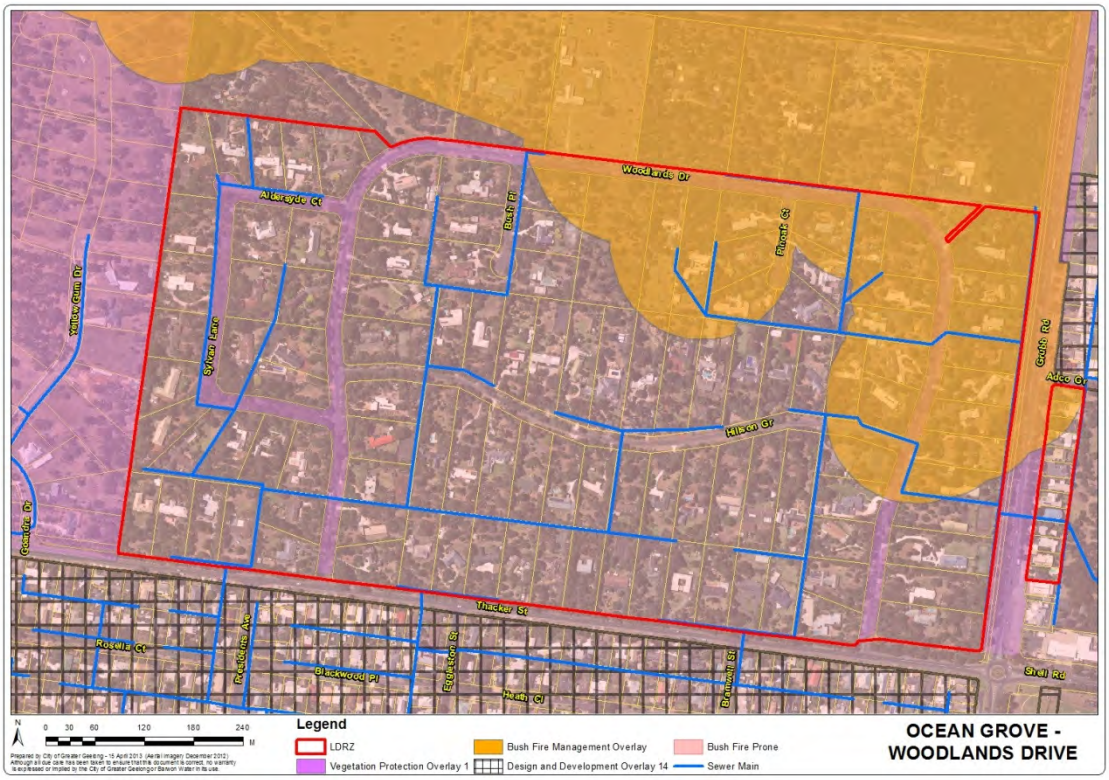
Barwon Water has advised that the area is only partly sewered and that there are infrastructure constraints. Barwon Water has recommended the area maintain a 0.4 hectare subdivision minimum.

Given the drainage and sewerage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Woodlands



Map 18 – Ocean Grove – Woodlands Drive

This are is located on the corner of Thacker Street and Grubb Road. The area consists of 115 lots of which 100 are over 0.4 hectare in area and could be further subdivided if the minimum subdivision area was reduced. The area is heavily vegetated and a Vegetation Protection Overlay is located within the roadside reserves. The north east corner of the area is partially affected by a Bush Fire Management Overlay and the whole area is Bushfire Prone.

Councils Engineering Department have advised that the area drains to Blue Waters Lake located to the south west of the area. There are ongoing drainage maintenance issues within estate due to the existing vegetation. It is recommended that the area maintain a minimum 0.4 hectare subdivision area.

Barwon Water has advised that the area is connected to sewer and there is capacity within the existing sewerage system to accommodate smaller lot sizes. Barwon Water have raised no objection to the minimum lot size being reduced to 0.2 hectares

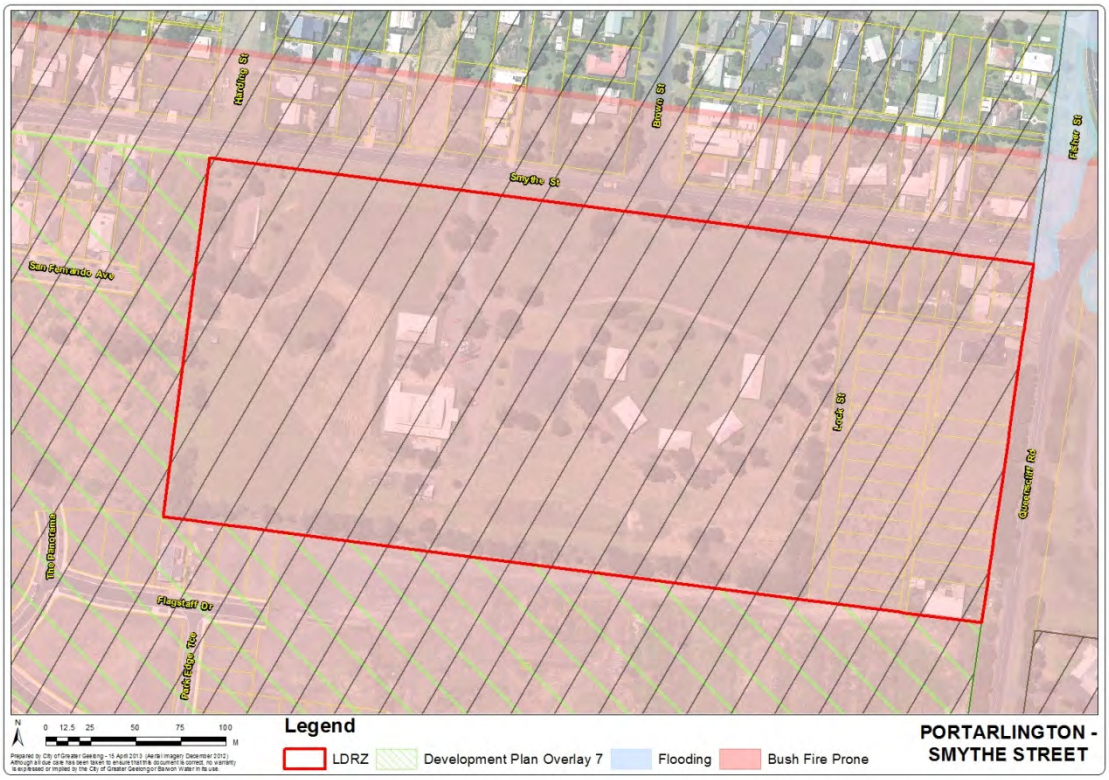
Given the drainage issues within this area it is recommended the minimum lot size remain at 0.4 hectares.

Recommendation

Maintain a minimum 0.4 hectare subdivision area.

Portarlington

Smythe Street



Map 19 – Portarlington – Smythe Street

This area is located on the corner of Smythe Street and Queenscliff Road in Portarlington. This area consists of the 'Portarlington Holiday Units and Pool' and an additional 3 properties located along the eastern boundary of the area. The eastern edge of the site has been previously subdivided into a number of smaller lots between 350 and 440sqm although these lots are only in 3 land holdings. The area is also nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme.

The minimum lot size could be reduced to 0.2 hectares in area, however long term the area would be better utilised for more intensive residential development. This issue would need to be considered as part of the next Structure Plan review.

Councils Engineering Department have advised that this large site is not serviced internally and that the site could impact on drainage downstream which is under capacity. The Portarlington East Drainage/Flood Study has been carried out and has identified localised flooding immediately downstream in Queenscliff Rd and Fisher Street. The site is large enough to provide a future drainage solution.

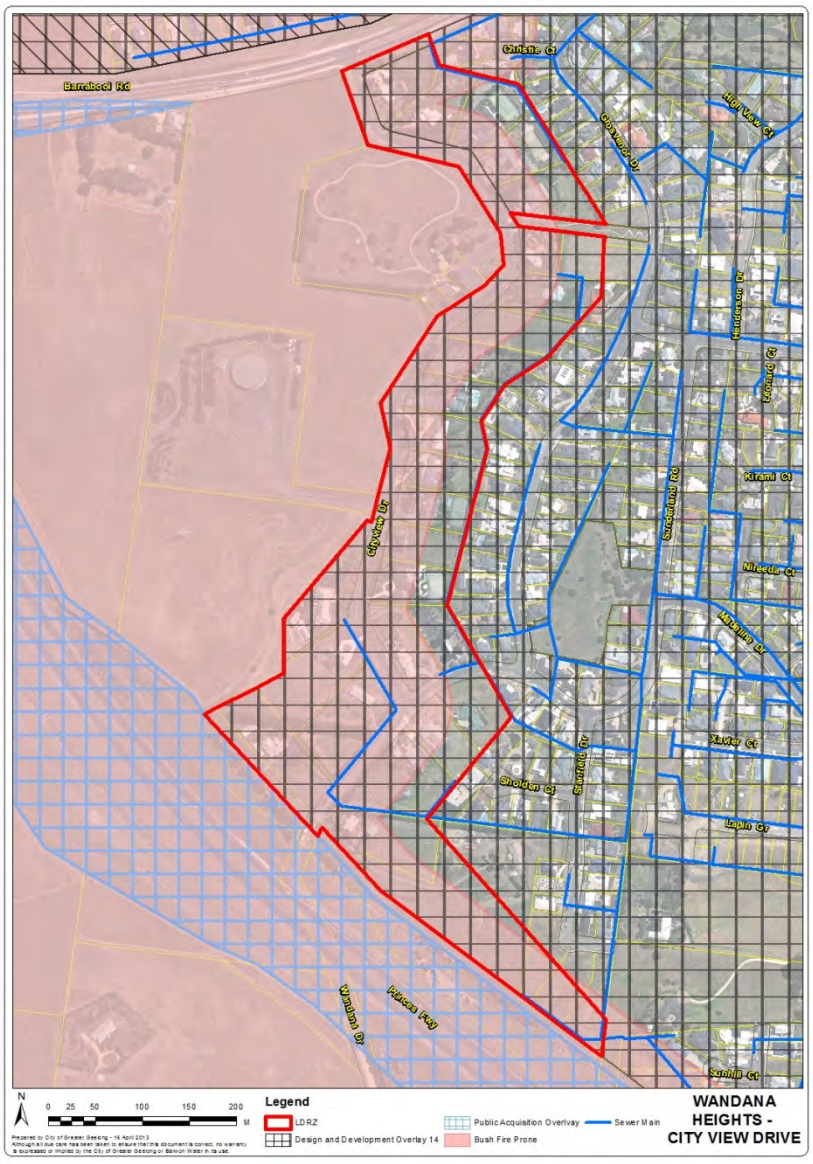
Barwon Water has advised that the area is partially sewered but it is not connected throughout the whole area. A future developer would need to fund upgrades to the existing sewerage network. No objection is raised to the minimum subdivision area being reduced to 0.2 hectares.
Given the ability to provide adequate drainage and sewerage to the area it is recommended the minimum lot size be reduced to 0.2 hectares.

Recommendation

Reduce the minimum subdivision area to 0.2 hectares.

Wandana Heights

City View Drive



Map 20 – Wandana Heights – City View Drive

This area is located on the western edge of Geelong adjacent to the Geelong Ring Road. This area is located along a ridgeline with steep, sloping blocks. The area consists of 32 lots of which 13 are over 0.4 hectares and could be further subdivided if the minimum lot size was reduced. Some of the larger lots may be difficult to further subdivide given the sloping nature of the sites. The area is also partially nominated as a Bushfire Prone Area under the Building Regulations but is not affected by a Bush Fire Management Overlay under the Planning Scheme. The area is affected by a Design and Development Overlay 14 because the area has significant views towards the Barrabool Hills, Geelong and the bay.

Councils Engineering Department has advised the catchment is currently being flood mapped although mapping will not extend this far up the hill. The study may identify mitigation works on the downstream main drainage assets. No objection is raised to the minimum subdivision area being reduced to 0.2 hectares.

Barwon Water has advised that the area is sewered and has raised no objection to the minimum subdivision area being reduced to 0.2 hectares.

Given the ability to provide adequate drainage and sewerage to the area it is recommended the minimum lot size be reduced to 0.2 hectares.

Recommendation

Reduce the minimum subdivision area to 0.2 hectares.

9. Overall Recommendations

The following table is a summary of recommendations for each of the LDRZ areas.

LOCATION	RECOMMENDED SUBDIVISION AREA	
	0.2 Hectares	0.4 Hectares
Barwon Heads		
Stephens Parade		
Clifton Springs		
Tanderra Crt		
Drysdale		
Cemetery Road - East		
Cemetery Road - West		
Huntingdon Street		
Lara		
Archimedes Ave		
Kees Rd		
McHarrys Rd		
Leopold		
Barrabool Cres		
Canowindra Way		
Melaluka Rd		
Moolap		
Coppards Road – East		
Coppards Road - West		
Wilashal Pl		
Ocean Grove		
Bonnyvale Rd		
Belle Vue Dr		
Coolamon Cl		
Woodlands		
Portarlington		
Smythe St		
Wandana Heights		
City View Dr		

Table 1 – Overall Recommendations

10. Implementation

It is recommended that a schedule be introduced into the LDRZ based on the details in Table 1. There will be some areas that have access to reticulated sewerage, but will maintain a 0.4 hectare subdivision area due to inadequate drainage infrastructure. If there is interest from landholders to subdivide these areas in the future, further investigation into the merits of reducing the lot size could be undertaken. This should be done for a whole LDRZ area not on a site by site basis to ensure that drainage and lot layout is appropriately addressed. If there is a strategic basis for this change a subsequent Planning Scheme amendment can be sought.

There is concern that in locations where the minimum lot size is reduced to 0.2 hectares it will result in numerous battleaxe lot configurations (one lot behind the other). This often creates narrow street frontages and long driveways for the new lot(s) that can then be hard to identify from the street. To ensure access to new allotments can be easily and safely identified it is recommended that Clause 22.04 Discretionary Uses in Rural Living and Low Density Residential Areas be amended to require lots to have a minimum street frontage and driveway width of 4 metres. This width will also be wide enough to accommodate a fire truck and other emergency vehicles.

It is recommended that the title to Clause 22.04 be amended from Discretionary Uses in Rural Living and Low Density Residential Areas to Development in Rural Living and Low Density Residential Areas.

In areas where the minimum subdivision area is to be reduced some drainage assets may still require upgrades. Councils Engineering Department will need to consider this issue on a site by site basis when a planning application has been lodged with Council. Conditions on a planning permit may require a land owner to undertake works or contribute to drainage improvements within the area.

11. Conclusion

The LDRZ within Geelong generally has significant drainage, vegetation and flooding issues. The drainage infrastructure for these areas has typically been designed to accommodate average lots sizes of 0.4 hectares. To allow the minimum subdivision area to be reduced to 0.2 hectares across all of the LDRZ areas within Geelong would have significant drainage impacts for the broader catchment areas.

Several LDRZ areas are connected or able to be connected to reticulated sewerage however other constrains including drainage and the presence of vegetation have made further subdivision of these areas undesirable. Drainage studies would need to be undertaken for each area to determine an appropriate drainage solution before further subdivision could be supported.

Based on the analysis contained within this report it is recommended that the schedule to the LDRZ be amended to allow 5 of the LDRZ areas as identified in Table 1, to be further subdivided. It is also recommended that minor changes be made to Clause 22.04 - Discretionary Uses in Rural Living and Low Density Residential Areas to guide further subdivision within these areas.

9. MEMBERSHIP OF THE COMMITTEE FOR GEELONG & ANNUAL REPORT

Portfolio:	**Governance - Cr Lyons (Mayor)**
Source	**Office of Chief Executive Officer**
Chief Executive Officer:	**Stephen Griffin**
Index Reference	**Committees: Committee for Geelong**

Purpose

To acknowledge the Committee for Geelong's Annual Report for 2012 and to review Council's membership.

Summary

- In 2001 Council was a foundation member of the Committee for Geelong.
- Since that time Council continued to be a member, first as Foundation Member and more recently as an Executive Member until the membership expired on 14 November 2013.
- The Committee for Geelong's has recently announced changes to its corporate structure.
- Councils membership has expired as at 14 November 2013.

Cr Harwood moved, Cr Ansett seconded -

That Council:

1) receives the Committee for Geelong's Annual Report 2012;

2) notes the implications of the proposed changes to the Committee for Geelong's corporate structure for members; and

3) advises the Committee for Geelong that there will no longer be a need for Council to continue its membership of the Committee under their new corporate structure.

Carried.

Division Requested:

For: Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Lyons, Macdonald, Nelson, Richards

Against: Nil

Background

Formed in 2001, the Committee for Geelong now aims to develop Geelong's social, economic cultural and environmental prosperity, focussing on establishing the 'foundations on which the region can thrive'.

Members include local businesses, individuals, local governments, and representatives of community organisations.

Council was a foundation member and has maintained membership until 14 November 2013.

9. MEMBERSHIP OF THE COMMITTEE FOR GEELONG & ANNUAL REPORT (CONT'D)

Discussion

A copy of the Committee for Geelong's December 2012 Annual Report is attached. The report includes:

- A report from the Chair
- A report from the Executive Director
- A list of the members of the Executive Board and Board.
- Details regarding events, delegations and visits.

There are no financials provided with the report.

Council's membership expired on 14th November 2013.

Following the upcoming Annual General Meeting of the Committee for Geelong, a Special General Meeting is being held where the membership will resolve whether to convert their Association to a public company limited by guarantee named Committee for Geelong Limited and adopt the constitution presented.

The proposed Objects of the Company are as follows:

The Company will have an independent group of member organisations who wish to work together to leverage the economic potential of the Geelong region to achieve the best long-term outcomes enabling Geelong to become a world-class city. The Company will make connections and create opportunities to help deliver positive social outcomes for Geelong and develop a vital, inclusive, progressive, smart and sustainable Geelong for the future.

The principal purposes for which the Company is formed are to act as a catalyst for economic development and innovation, the development of infrastructure and capacity and civic leadership and advocacy in Geelong, using the skills, experience, interests and networks of its Members to stimulate projects that will benefit Geelong and its citizens and to otherwise carry on the works and purposes of the Committee for Geelong Inc,……..

The proposed Constitution also notes that current members of Committee for Geelong Inc will become members of Committee for Geelong Limited. It states that members will be drawn from the Geelong region and have an interest in furthering the objects of the company. It further suggests it is contemplated that Member Representatives will be persons of standing in the community of Geelong who by their expertise and standing shall be in a position to further the objects of the Company.

In the proposed Constitution, the Strategy and Policy Committee will have responsibility for the business and affairs of the Company, including appointing the Chief Executive Officer (formerly the Executive Director), and is made up of the Directors of the Company, the Member Representative of any Executive Member and at least six other Member Representatives as the Committee may determine who are elected at the Annual General Meeting of the Company. It is the Strategy and Policy Committee that determines the annual membership fee and levels of membership.

In the proposed Constitution, Members' liability is limited and every Member undertakes to contribute to the assets of the Company in the event of it being wound up, to pay for the debts and liabilities of the Company, and not exceeding fifty dollars. No profits or otherwise can be shared by Members.

9. MEMBERSHIP OF THE COMMITTEE FOR GEELONG & ANNUAL REPORT (CONT'D)

There are 4 levels of membership as follows:

Executive Members

 Available to individuals and senior management of businesses within the Geelong region

 Member of the Committee Board

 Invitation to "Board Room" briefings

 Opportunity to Chair a Taskforce

Cost of annual membership $22,000 + GST

Ordinary Members
 Available to individuals and senior management of businesses within the Geelong region

 Invitation to "Board Room" briefings

 Opportunity to join a taskforce

 Eligible for election to Board

Cost of annual membership $3,300 + GST

Local Government Members
 Available to City of Greater Geelong, Surf Coast and Golden Plains Shires and Borough of Queenscliffe

 Occasional invitation to "Board Room" briefings

 Opportunity to join a taskforce

 Eligible for election to Board

Cost of annual membership quoted as $11,000 +GST

Community Members
 Available to not-for-profit organisations, expressions of interest will be sought

 Invitation to "Board Room" briefings

 Opportunity to join a taskforce

 Eligible for election to Board

Cost of annual membership is a Voluntary Contribution – not open.

Council's membership was originally as a Foundation Member. This was then changed to Executive Member. Council has remained an Executive Member until membership ceased in November this year.

Attached is a summary of Committee for Geelong activities relevant to the last 10 months provided by the Executive Director.

9. MEMBERSHIP OF THE COMMITTEE FOR GEELONG & ANNUAL REPORT (CONT'D)

Environmental Implications

Not applicable.

Financial Implications

Depending on the level of membership Council selects, the financial implications are as follows:

Executive Member	$22,000+GST
Ordinary Member	$3,300+GST
Local Government Member	$11,000+GST

Policy/Legal/Statutory Implications

As a Member of Committee for Geelong Limited, Council's liability should not exceed fifty dollars.

Alignment to City Plan

The Objects of Committee for Geelong Limited are aligned with the strategic directions of Council's City Plan.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have any direct or indirect interest in Council's membership of the Committee for Geelong.

Risk Assessment

To ensure transparency regarding Council's membership, the Committee for Geelong's Annual Report is tabled every year at Council and the Executive Director is available at any time to report on activities and outcomes.

Social Considerations

Representatives of Council are members of a number of bodies which advocate on particular issues and / or for the region. The Committee for Geelong is one such body.

Human Rights Charter

There are no known breaches of the Human Rights Charter in assuming membership of the Committee for Geelong.

Consultation and Communication

The City's membership would be communicated to relevant stakeholders.

Attachment 1

COMMITTEE FOR GEELONG RECENT ACTIVITIES – PROVIDED BY CFG EXECUTIVE OFFICER

The CfG is an independent group of member organisations, working together to leverage the economic potential of the Geelong region. The CfG works to achieve the best long-term outcomes for the region, enabling Geelong to become a world-class city. The CfG makes connections and creates opportunities to help deliver positive social outcomes and develop a vital, inclusive, progressive, smart and sustainable Geelong region for the future. Over the last twelve years, the CfG has worked closely with CoGG in pursuit of these objectives.

Over the past ten months the CfG has been involved in the activities listed below. The CfG believes much of this work has been directly beneficial to the Council:

- Visit from the British High Commissioner and British Consul General in January
- In February, we hosted international guest speaker Bryan Raine who delivered a keynote presentation on Economic Regeneration at a CfG members' lunch. The CfG facilitated detailed discussions between Bryan and the Mayor, Portfolio holder for Enterprise Geelong and senior officers in advance of the establishment of Enterprise Geelong.
- Also in February, the CfG received the Leaders for Geelong 2011-13 projects. Much of this work has provided input to CoGG such as the LfG 'Revitalising Central Geelong' project. We understand that one of the LfG Alumni who co-developed this specific LfG project is now co-ordinating the Central Geelong Task Force work. We are pleased to note that there are two participants on the LfG program from CoGG this year
- In April, the CfG met with the Minister for Immigration and Citizenship. Following consultation with CoGG, we provided a detailed briefing on skilled migration and lobbied for the Minister's Gazettal approval for CoGG to become the Regional Certifying Body for the Geelong Region. We understand that this change has since been made.
- In June an international delegation of Ambassadors and Consuls General visited Geelong to further their knowledge of the region. The CfG worked closely with CoGG and Geelong Otway Tourism on the visit.
- Also in June, the CfG highlighted the opportunity for Geelong to be a host City for regional G20 meetings in 2014. We briefed the Mayor and senior officers and sent a joint CfG/CoGG letter to the Prime Minister to ensure that Geelong was considered
- We also worked with CoGG and other CfG members to bring the Minister for Defence, Science and Personnel to Geelong to discuss establishing a Geelong Defence Cluster
- The CfG also completed its work chairing the Vision 2 Operational CfG; the project has since been handed over to CoGG. We look forward to an ongoing dialogue about this, including the use of the Vision 2 logo.
- In August, CfG developed 'Geelong is Transforming: Economic Status Report', a jointly commissioned paper with Villawood and CoGG.

- Also in August, the CfG hosted a combined Annual Dinner and Leaders for Geelong graduation, with CEO of Tennis Australia Craig Tiley as keynote speaker. The subject was 'attracting major events to Geelong' and the CfG ensured that the Chairman of GME was seated on the top table with VIPs including the keynote speaker, state politicians and the now new federal member for Corangamite.
- We also worked with CoGG and other stakeholders to co-ordinate the development and release of the Geelong Port and Land Freight Infrastructure strategy.
- In September, the CfG co-ordinated a delegation to Canberra comprising representatives from the TAC and CoGG. This was to provide a presentation to NDIS agency staff encouraging them to move to Geelong.
- More recently, the CfG completed its work with the Project Steering Group of the G21 Regional Growth Plan. At the Executive Briefing, the CfG advocated for significant projects to be considered for inclusion such as a Rail Policy for Geelong and the potential for a recreation/tourist lake at Batesford Quarry.
- In addition, we have contributed financially to the Future Proofing Geelong Sustainability Directory.
- In the coming months we will co-host a Mayoral election forum with GBN and the Geelong Chamber of Commerce.
- We will also co-host a Chairman's lunch on the growing interest in Geelong and have invited CoGG to participate.
- Over the last few months we have worked alongside CoGG and other stakeholders to develop a paper on the future of Manufacturing in Geelong. Significantly, the CfG matched the same dollar contribution to the paper as CoGG, which later prompted others to also fund.
- The CfG has continued its support of the establishment of an International Ambassadors program. Following various meetings on this issue, we await feedback from senior CoGG officers on the potential for an MOU to further develop the program.

In the future, the CfG will focus on: Economic Development & Innovation, Regional Infrastructure & Capacity, Civic Leadership & Advocacy. The CfG looks forward to CoGG's continuing involvement in its work.



COMMITTEE FOR GEELONG

ANNUAL REPORT 2012



FROM THE CHAIR

It is my pleasure to present the 2012 Committee for Geelong Annual Report. 2012 has been a year of many achievements highlighted by the realisation of one of our most long standing initiatives.

As advocates and drivers of the directly elected Mayor process, we were rightfully proud to see the new legislation deliver the people of Geelong their first directly elected Mayor at the October 2012 municipal elections. The process drew a depth of principled and committed candidates who conducted their campaigns with great integrity. I congratulate our new Mayor, Keith Fagg on his election and also the ward councillors who have been returned, and I warmly welcome the new councillors. We look forward to working closely with them on a range of initiatives and strategies to advance the Geelong region. I would also like to take this opportunity to commend the work of former Mayor, John Mitchell. As Mayor, John always worked with passion and with the best interests of the community in mind. He achieved significant outcomes – most recently the delivery of State and Federal funding for the Geelong Library and Heritage Centre.

Effective leadership is ever important as we manage our growing population and navigate the challenges of a transitioning our traditional industries. The Committee has continued its efforts on this front. We are developing tomorrow's leaders through the Leaders for Geelong Program and the Barwon Community Leadership Program, and these programs have now delivered 150 alumni who are contributing back at all levels of the community. Our annual Leadership Award is another endeavour to recognise and promote excellence in leadership and 2011 award recipient Michael Dowling is an outstanding example.

Throughout 2012 the Committee undertook an extensive program of lobbying at all tiers of government to ensure the future prosperity and well-being of our region. Meetings were held with parliamentarians, politicians and senior government officials on matters ranging from the Regional Rail Link, the proposed Car Trade, the Taxi Enquiry, Alcoa, Avalon and Geelong's role as a launch site for the National Disability Insurance Scheme. A highlight amongst these activities was the invitation to Michael Deegan, CEO of Infrastructure Australia, to visit Geelong and learn first-hand about aspirations for the Port, Avalon Airport and the Northern industrial estates. As a result, the Committee gained important insight into the planning and positioning which will be required to attract major investment, and we will take this knowledge forward into our next strategic planning phase.

With the potential to become the region's biggest employer Avalon Airport is a significant asset to the region and the Committee energetically assumed a strong advocacy role for it again this year. The Federal Government announcement giving the green light for Avalon to build a new international terminal will pave the way for international flights. This was welcome news and together with the State Government commitment to a rail link, Avalon is well placed to navigate a successful future. However, the Committee understands the need for a multi-dimensional approach to Avalon's development and will continue to press hard for its planned land use precincts and the realisation of the rail link.

The Gordon TAFE was another of Geelong's important assets that met with its share of challenges in 2012. Following funding cut backs the Gordon prepared a business transition plan and the Committee continues to actively support them through this change period. This institution deserves special consideration as a player with a key role in successfully shifting Geelong from its traditional reliance on heavy industry and the Committee will continue to advocate strongly for it.

Along with other interested parties, the Committee pressed for an end to the political wrangling around the National Disability Insurance Scheme. The state government pledge of $25m to establish a transition agency in Geelong which will create 130 new jobs was a great result and it means that more than 5000 people in need will get the services they desperately need within a year.

The Committee has continued its strong support of Vision2 throughout 2012 through a collaborative partnership with Deakin University, the City of Greater Geelong and the Department of Planning and Community Development. This year, background work was completed and scenarios were developed that bring the initiative to life. Preliminary themes for the revitalisation of the city were shown in the Vision2 Gallery and the public was invited into various meetings, workshops and consultation. In 2013 these scenarios will be subject to considerable testing prior to a final report being prepared in the first half of the year.

I thank all members for your continued support of the Committee for Geelong. I congratulate and thank Board members, our strategic partners and all those involved in working groups and task forces whose efforts have driven the work during 2012. Together we have intensified the pressure to ensure great outcomes for Geelong.

Finally, I wish to acknowledge and commend the work of Executive Director, Peter Dorling. Peter has given outstanding service to the Committee since its inception eleven years ago, he has demonstrated inspiring leadership and it is under his stewardship that the Committee has forged strong partnerships locally, nationally and internationally, and has established enduring relationships in Canberra and in State government. I thank Peter for his contribution to the Committee and wish him the best in his future endeavours.

Mr Michael Betts, Chairman

IN 2012 THE COMMITTEE FOR GEELONG WELCOMED THE FOLLOWING NEW MEMBERS:

WE WELCOME THEM ALL TO OUR NETWORK.

Tori Banson
Vue Apartments
Shaun Crosby
TJS Services
Cameron Ling
EMC Group Geelong Pty Ltd
Robin Miles
AECOM
Nathan Murray
Morris Finance Ltd
Andrew Tingay
Sinclair Knight Merz



FROM THE EXECUTIVE DIRECTOR

Geelong from Good to Great provided the guiding theme during 2012. The Committee has spent more than ten years gathering passionate, committed people into an organisation that drives Geelong forward so this year we believed the time was right to take it to the next level. The Good to Great Forum set out on this endeavour by stimulating discussion at all levels of the community and we began to chart the way to our shared and preferred future.

The conversation has now commenced and as we see plans and ideas emerge, we know that whatever we decide for Geelong, it must be first class and it must reinforce our city's position as one of the premier growth centres for the nation.

2012 has seen Good to Great already enacted in the form of Northern Futures which is now bedded firmly into the landscape of the North; the Committee's two Leadership programs which continue to produce outstanding emerging leaders; and Vision2 which is about to bear fruit in the form of plans for revitalisation of the city centre. But there is more to do so this year we have lobbied for new initiatives for Geelong such as the NDIS which will benefit those most in need in our community, infrastructure initiatives for the Port of Geelong, and the rail link to Avalon. We have commenced a conversation about the economic impact of the Regional Rail Link and we are cutting new ground on long term planning for infrastructure investment.

As I conclude my tenure as Executive Director of the Committee for Geelong, I am proud to say the organisation is thriving as it delivers on its mission for the region. The Committee is in a strong financial position, it has a robust governance structure and it continues to attract the region's most high level and influential members. The Committee for Geelong is a model for other cities which want to harness the potential of their most seriously committed and creative people and I have been personally gratified to work with such cities as Wagga, Cairns, Gippsland and Echuca to help them initiate the Committees for Cities model.

In representing the Committee, I have been privileged to partner with the City of Greater Geelong, G21, the Chamber of Commerce and Deakin University. I have been proud to serve on a number of Boards, Committees and Task Forces and I will continue to do so. I commend the achievements of all of these outstanding organisations. In particular, I thank Deakin which has hosted the Committee offices for the past eleven years and as of 2013, will provide brand new office space in the Sally Walker building. I also pay tribute to the work of our regional councils which have delivered a centre piece in the form of the Regional Growth Plan. The challenge now is to see that played out with proper respect to sustainable population growth and all key bodies in the region will need to get behind that.

I would like to acknowledge and thank Jim Cousins and Michael Betts who have been outstanding Chairs, and founding member Frank Costa who has offered unwavering support throughout my tenure. Finally, I want to thank all staff both past and present. Jean Paul and Carmen Clifford have travelled with me on most of this journey and they have been more recently joined by Anne Whyte. Together with the rest of the team they have formed a high performing group who achieves outstanding outcomes for the Committee. I leave this position proud of our collective achievements and excited about the future for Geelong.

Mr Peter Dorling, Executive Director



We congratulate the Winner of the 2012 Leadership award, Barry Fagg pictured above with the inaugural winner Frank Costa OAM.



Our guest speaker at the 2012 annual Dinner Keith Fagg and his wife Heather.

Executive & Board 2012

EXECUTIVE BOARD:

Mr	Michael	Betts	Chairman	Committee for Geelong
Mr	Shane	Breheny	Chief Executive Officer	CitiPower Pty & Powercor Australia Ltd
Mr	Peter	Dorling	Executive Director	Committee for Geelong
Mr	Kevin	Roache	Chairman of Partners	Coulter Roache Lawyers
Mr	Kean	Selway	Vice-President (Enterprise)	Deakin University
Mr	Dan	Simmonds	Director/Managing Principal	Harwood Andrews Lawyers

Executive

BOARD:

Dr	David	Ashbridge	Chief Executive Officer	Barwon Health
Mr	Tony	Butler	Regional Manager - South West Victoria	GHD Pty Ltd
Mr	Ed	Coppe	Principal	Strategic Investment Management
Ms	Sue	De Gilio	Chief Executive	Gforce Group
Prof	Jane	den Hollander	Vice-Chancellor	Deakin University
Ms	Janet	Dore	Chief Executive Officer	Transport Accident Commission
Mr	Stephen	Griffin	Chief Executive Officer	City of Greater Geelong
Ms	Chantelle	Haines	Alumni Representative	Leaders for Geelong 08-10
Mrs	Jodi	Heath	Regional Executive Geelong and South West	National Australia Bank
Dr	Michael	King	Managing Director	King's Australia
Mr	Alan	Kinkade	Group Chief Executive	Epworth HealthCare
Mr	Michael	Malouf	Managing Director	Barwon Water
Mr	Dougall	McBurnie	Director - Strategic Operations	DWS
Cr	John	Mitchell	Mayor	City of Greater Geelong
Mr	Pat	Mumane	Regional Manager - Geelong	Bendigo & Adelaide Bank Ltd
Ms	Allison	Murphy	Director	RedStick Strategic Communications
Mr	Stephen	Roberts	Chief Executive Officer	St John of God Health Care
Mr	Mark	Sanders	Managing Director	Third Ecology
Mr	Mark	Schubert	Refinery Manager	Shell Refining (Australia) Pty Ltd
Mr	Daryl	Starkey	Chief Executive Officer	Karingal Inc.
Mr	Grant	Sutherland	Director/Chief Executive Officer	The Gordon
Mr	Jason	Trethowan	Chief Executive Officer	Barwon Medicare Local
Ms	Bernadette	Uzelac	Executive Officer	Geelong Chamber of Commerce

Board

CHAIRMAN'S LUNCHEON

- February - Harrison Young, Director and Chairman of NBN Co
- August - Justin Giddings, CEO, Avalon Airport, Master Plan and Land Use Strategy

OTHER KEY EVENTS

- February - Barwon Community Leaders Program Launch
- May – David Morris, Parliamentary Secretary for Local Government, Members Briefing
- June - 2011/2013 Leaders For Geelong Launch
- August - Leaders 2009/2011 Graduation
- October - Mayoral Candidates Breakfast
- November - Annual Leadership Breakfast
- November - Good to Great Forum
- November - Barwon Community Leaders Program Graduation
- December - Annual Dinner

DELEGATIONS

- March - Combined "Committees for" meeting in Perth
- September - Super Trade Mission to China
- September - Canberra delegation
- October - Combined "Committees for" meeting in Echuca/Moama
- November - Fed Cats delegation

OTHER KEY VISITS TO OUR REGION

- Regional Rail Link Authority
- Infrastructure Australia

10. REZONING APPLICATION 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS

Portfolio:	**Planning - Cr Macdonald**
Source	**Economic Development, Planning and Tourism - City Development**
General Manager:	**Peter Bettess**
Index Reference	**Application: C302**

Purpose

The purpose of this report is to seek Council approval to proceed with the preparation and exhibition of Planning Scheme Amendment C302, subject to authorisation being obtained from the Minister for Planning.

Summary

- An application has been made by ERM Australia consultants on behalf of Coles Group Property, owner of the subject land.
- The application is for a rezoning only of land (in part) at 302-306 Aberdeen Street, Manifold Heights, from Residential 1 Zone to Commercial 1 Zone and to remove the Design and Development Overlay (Schedule 14) which also applies to the land.
- The site is currently occupied by a disused service station and located on the north-west corner of the Shannon Avenue and Aberdeen Street intersection.
- The zoning of the site is unusual in that half of the title (that half fronting Shannon Avenue) is in the Commercial 1 Zone while the rear portion is in the Residential 1 Zone. DDO14 applies to the residentially zoned portion of the site.
- It is accepted practice for zoning boundaries to follow title boundaries. This anomaly has featured in the new format Greater Geelong Planning Scheme since its inception in July 2000. The rezoning application seeks to correct this anomaly in the site's zoning.
- A previous combined rezoning and planning permit application for a packaged liquor shop at the subject site was rejected by Council at its 24 November 2009 Council meeting due to concerns about the availability of liquor on all four corners of the Shannon Avenue/Aberdeen Street intersection.
- The same company continues to own the subject land today but have indicated they are no longer proceeding with the liquor outlet.
- This application seeks to only partially rezone the land. No permit application accompanies the amendment request.
- It is recommended that Council resolve to exhibit the proposed amendment, subject to obtaining the authorisation of the Minister for Planning.

10. REZONING APPLICATION 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS (CONT'D)

Cr S Kontelj moved, Cr Macdonald seconded -

That Council resolves to support the preparation and exhibition of Amendment C302 to the Greater Geelong Planning Scheme to rezone land (in part) situated at 302-306 Aberdeen Street, Manifold Heights, from Residential 1 Zone to Commercial 1 Zone and delete Design and Development Overlay – Schedule 14 from the part to the rezoned, subject to the authorisation of the Minister for Planning being obtained.

Carried.

Background

On 7 August 2013 Council received a planning scheme amendment request from ERM Australia on behalf of Coles Group Property. The application proposed to rezone a portion of the land at 302-306 Aberdeen Street, Manifold Heights, from Residential 1 to Commercial 1 Zone and remove the Design and Development Overlay – Schedule 14 (DDO14) applying to the land.

The subject site consists of one title across the land and common practice is for zoning boundaries to follow title boundaries. Therefore the subject land is considered to have an anomaly in this instance.

A previous combined Planning Scheme Amendment (C209) and Planning Permit Application (PP793/2009 for a proposed packaged liquor shop) at the subject site was considered by Council on 24 November 2009. Council did not support the then officer recommendation to support the combined amendment/permit, rather resolving to reject the proposal. It was of concern to the Council at that time that the combined rezoning and planning permit would permit liquor outlets on all four corners of the Shannon Avenue and Aberdeen Street intersection.

This application does not seek approval for a packaged liquor shop – only the correction of the zoning anomaly is sought.

Subject Site and Locality

The subject land is located at 302-306 Aberdeen Street, Manifold Heights. It has an area of approximately 2,190 square metres and is located at the north western corner of the Shannon Avenue and Aberdeen Street intersection. The site is currently occupied by a discussed service station and warehouse which occupies the majority of the site. There is also a small portion of vacant land within the north western corner of the site.

The land surrounding the site is characterised by a mix of land uses, including retail, residential and commercial development. Built form varies throughout the area with low rise residential development within the existing urban areas and a range of single and double storey buildings associated with commercial/retail uses along Aberdeen Street and Shannon Avenue.

The site is part of the Shannon Avenue retail neighbourhood shopping centre and the abutting land to the north is developed with a drive through coffee outlet. To the west and north west are residential dwellings. To the south across Aberdeen Street is the Great Western Hotel, and a major supermarket and associated car parking is located to the South East. East of the site across Shannon Avenue is a range of commercial and retail uses including a medical and pathology centre. Appendix 1 shows the location of

the site and locality. Appendix 2 shows the existing zoning of the area and Appendix 3 shows the proposed rezoning and deletion of DDO14.

10. REZONING APPLICATION 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS (CONT'D)

Discussion

Anomalous Zoning

The zoning of the site is an anomaly as over half the title (that fronting Shannon Avenue) is in the Commercial 1 Zone while the rear portion is in the residential 1 Zone. A review of the history of the site reveals that the current zoning configuration dates back to the Geelong Region Interim Development Order maps of 1975-1981 and has remained unchanged since then. A planning permit was also issued in June 1979 allowing for the installation of underground petrol storage tanks. The portion of the land zoned Residential 1 Zone has been used for commercial purposes for a considerable period of time.

The existing zoning arrangement is considered to be anomalous and the 890 square metres of land proposed to be rezoned will facilitate the orderly planning of the area. The deletion of the Design and Development Overlay Schedule 14 is appropriate as it only applies to dwellings over 7.5 metres in areas with access to views.

Consistency with the Retail Strategy

The Greater Geelong Retail Strategy (June 2006) is a reference document in the Planning Scheme and provides a hierarchy of preferences for the location of new retail development. Preference is given to sites located within existing identified activity centres. If no sites are available within existing activity centres, the next preference is for 'edge-of-centre' sites. Given the subject site is in two zones, the proposed rezoning can be classified as both 'in-centre' and 'out-of-centre' development, and will extend the Commercial 1 zoned land west to the title boundary.

Despite this proposal intending to correct a zoning anomaly, it is relevant to establish that the site is appropriate for commercial zoning and future use. The rezoning is considered to be consistent with the principles and actions identified in the Retail Strategy, including supporting the retail hierarchy, to consolidate activities in Centres, to consolidate the network of local convenience centres and to ensure continuity of retail frontage where possible.

The Retail Strategy identifies the role of the Shannon Avenue centre in the hierarchy as a 'Neighbourhood Centre' which is defined as a "*centre which provides for weekly (or more frequent) grocery shopping based around supermarket tenant*. These centres have an indicative retail floor space range of 2,500m^2 to 10,000m^2. Future directions for this level of centre include: to retain the focus for convenience shopping facilities which are supported by the surrounding residential neighbourhood; where possible, promote main road frontage, accessibility by public transport and by cycling and walking; and encourage development in such a way that the visual functional environment of the centre is improved, so that they become vibrant focal points for the local communities they serve.

The Retail Strategy defines the site as the 'Shannon Avenue (Newtown) Neighbourhood Centre', being located approximately 3km to the west of the Central Geelong at the intersection of Shannon Avenue and Aberdeen Street. The centre is described as containing approximately 4,100m^2 of retail floor space, anchored by a Safeway supermarket (currently branded as Woolworths) and as primarily a convenience-based retail destination for local residents.

10. REZONING APPLICATION 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS (CONT'D)

Main features and issues for this centre are stated: "*The primary issue for this centre is the maintenance of a convenience retail offer in view of the competition from nearby larger centres at Pakington Street and to the north at Shannon Avenue (Geelong West). The supermarket remains a key to the function of this centre because of the customer traffic it generates for the other smaller traders in the centre*". It is considered that the proposed rezoning is consistent with the role and function of the Shannon Avenue (Newtown) Neighbourhood Centre as outlined in the Strategy.

The proposed increase in retail floor space is well within the designated range for a Neighbourhood Centre and will assist in maintaining the viability and competitiveness of the centre.

The Strategy acknowledges that the retail sector plays an important role in generating jobs and incomes, and that significant population growth is forecast for the Geelong region. Policies to promote higher density living close to activity centres and the identification of the Fyansford area for infill urban growth (located 2km to the west of the site) further support the need for new retail floor space as well as to enable the redevelopment and improvement of existing retail floor space.

Traffic/Road issues

Officers indicate that there are no specific requirements for the rezoning of part of the land. VicRoads has outlined requirements for any future planning permit application for use and development of the site, in particular for access to and egress from the site off the two major roads of Aberdeen Street and Shannon Avenue. These will need to be considered as part of any future permit application.

It is noted that no on-street car parking will be allowed for outside of the site in either of the adjoining major roads.

Future use of the site

This application does not seek approval for a packaged liquor shop (as previously applied for). Importantly, it is noted that under the provisions of Clause 52.27 of the Planning Scheme which relates to 'licensed premises', planning approval is required for a packaged liquor shop. This is a changed planning provision since the previous proposal was rejected by Council.

No representations from the applicant have been made about future use of the subject land.

The rezoning is supported from both an administrative perspective through the correction of an anomalous zoning situation and from a planning policy perspective through the support of the Retail Strategy.

The applicant sought to correct the anomaly in the zoning of the subject land pursuant to Section 20(2) of the Planning and Environment Act 1987. In accordance with the provisions of Section 20(2) of the Act, the Minister may grant an exemption from the notice requirements if the Minister considers that compliance with any part of those requirements is unwarranted, or that the interests of Victoria or any part of the Victoria make such an exemption appropriate. Although the subject land is considered to have and anomalous zoning, officers, given the history of the recent combined application for the land, support following the usual notification requirements for an amendment to correct this.

10. REZONING APPLICATION 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS (CONT'D)

Environmental Implications

The proposed rezoning has no environmental implications. The previous combined amendment and permit application included the on-site environmental assessment conducted by Douglas Partners to provide an indication of the contamination status of the soils and groundwater. Based on the 32 soil samples taken across the site, no remedial earthworks are considered necessary and the existing soils are considered suitable for future commercial/retail use. A series of groundwater sampling was also conducted, with the Douglas Partners confirming that ground water condition of the site is no considered to warrant active remediation.

The EPA has commented that in light of this environmental site assessment the rezoning will not have any further impact on the beneficial uses of the site. It recommends that prior to any future development that Council reassess the suitability of the sire for the given application as a result of the findings of the Douglas Partners Report.

Officers confirm that noise from any future use impacting on adjacent residential use and any contaminated land from previous service station use, can be addressed with the planning permits for such use.

Financial Implications

There are no financial implications for Council arising from adopting the recommendations of this report.

Policy/Legal/Statutory Implications

State Planning Policy Framework

The State Planning Policy Framework generally encourages the development of a range of land uses which are complementary to surrounding areas. The proposed amendment seeks to rectify an anomaly in the zoning of this property to reflect the anticipated (previous and ongoing) future land use. This transparency of land use is consistent with the goals of the SPPF at clause 10.02 which seeks 'to provide for the fair, orderly, economic and sustainable use and development of land'.

The proposal to rezone this portion of the site is also consistent with the 'Activity Centre' objectives of Clause 11.01 and 11.04-2 by clarifying the intent of this land parcel which will enable 'appropriately located' commercial land uses to utilise the site within an existing activity centre. In turn, this will provide certainty to the community and the local economy thereby meeting the requirements of Clause 17.01.

Local Planning Policy Framework

The rezoning will reflect and further support the status of land as a part of the Shannon Avenue (Newtown) Neighbourhood Centre by enabling the western portion of the site to be used for commercial land use purposes (an intention clearly contemplated in the past use of the site as a petrol station and its current designation under Clause 21.07.

The clarification of land use will further promote and enhance the development potential of the site for a commercial purpose, consistent with the objectives of a Neighbourhood Centre (Clause 21.07)

10. REZONING APPLICATION 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS (CONT'D)

The increase in commercial land are (approximately 890m^2) will be negligible on the broader context of the neighbourhood centre which currently contains approximately 4,100 square metres of retail floor space. The rezoning will not significantly alter how the land has previously been used (i.e. commercial).

Alignment to City Plan

The amendment aligns with the City Plan's strategic direction, Growing our Economy, and the priority relating to 'support existing businesses and encourage new and emerging growth sectors'. The amendment will rezone land which will facilitate sustainable development of an existing retail centre.

Officer Direct or Indirect Interest

No Council officers involved in the proposed rezoning have a direct or indirect interest in matters contained in this report.

Risk Assessment

No risks have been identified regarding the rezoning of this land.

Social Considerations

No adverse social impacts are expected to result from this amendment.

Human Rights Charter

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

Consultation and Communication

Officers held a pre-application meeting with the proponent on 26 June 2013 about the proposal to rezone the subject land that is in two zones. Officers provided comment on the plan and recommended that the zoning was anomalous and agreed to consider an application to rezone the land to Commercial 1 Zone.

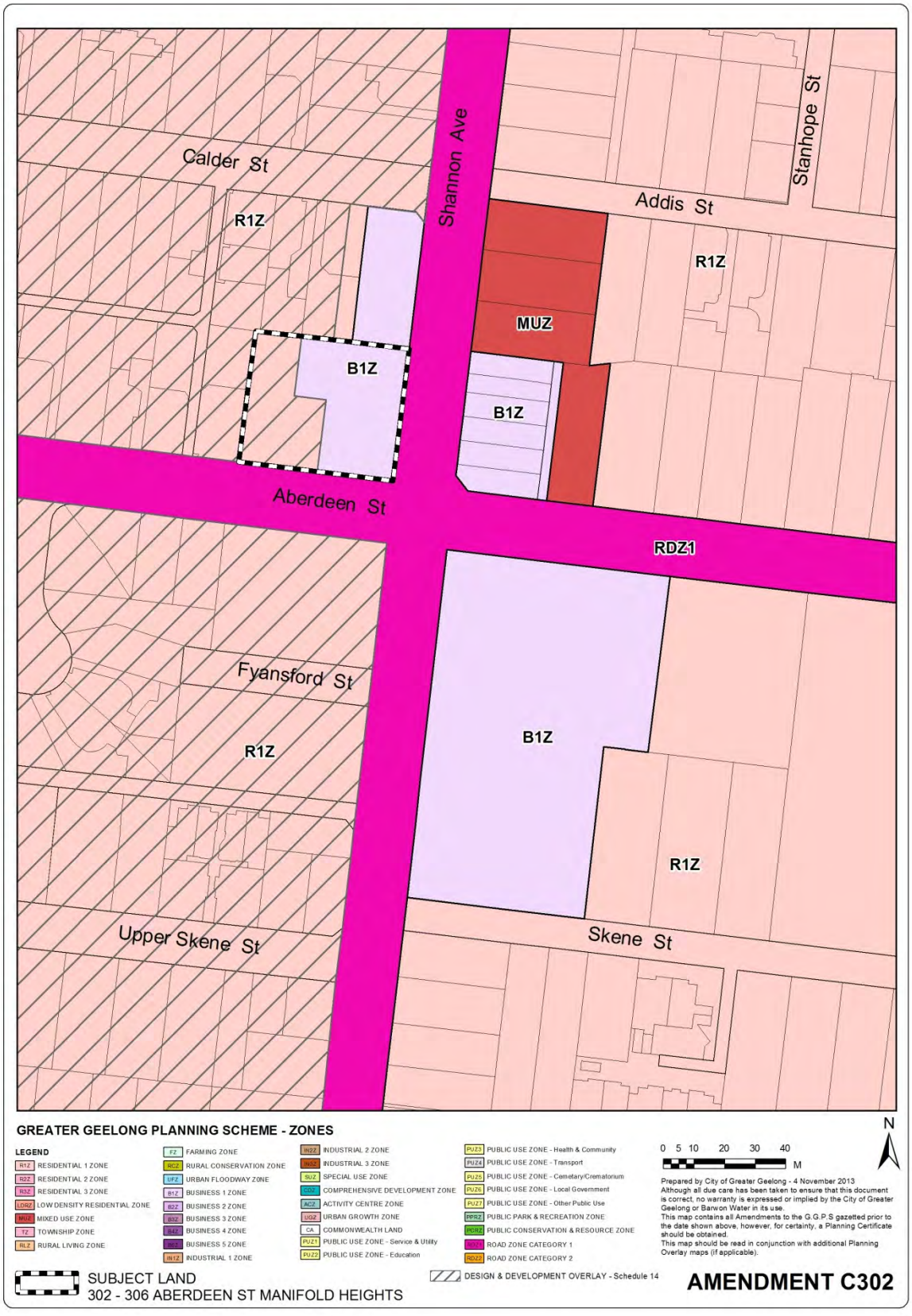
Following receipt of the application, officer sought referral comments from internal Council departments and external referral agencies. To date there have been no significant strategic concerns raised. It is proposed that the Amendment be exhibited in accordance with the provisions of the Planning and Environment Act to provide for full public comment (and potentially referral to a Panel appointed by the Minister for Planning).

It is intended that direct written notification be provided to all adjoining and nearby property owners potentially affected by the Amendment

Appendix 1 – Site Location



Appendix 2 – Current Zoning Plan



Appendix 3 – Proposed Zoning Change



11. MARNGONEET CORRECTIONAL CENTRE EXPANSION

Portfolio: **Planning – Cr Macdonald**
Source **Economic Development, Planning and Tourism**
General Manager: **Peter Bettess**
Index Reference **C304**

Purpose

The purpose of this report is to advise Council of the proposed expansion of the Marngoneet Correctional Centre and to seek Council support for a Ministerial Amendment to facilitate the expansion.

Summary

- The Department of Justice are proposing to expand the Marngoneet Correctional Centre (MCC) through the construction of a 216 bed Annex to the north of the existing MCC.
- Under the Greater Geelong Planning Scheme the site is located within the Special Use Zone Schedule 9 (SUZ9 - Correctional Programs Centre at Lara) and is covered by the Environmental Significance Overlay Schedule 4 (ESO4 - Grasslands within the Werribee Plain Hinterland).
- A planning permit is only triggered under the ES04. The other approval for the project is the preparation of a modified Correctional Facility Development Plan under the SUZ9 which provides for the Minister for Planning to approve after consulting with Council.
- A request has been received from the Department of Justice seeking Council's support for the Minister for Planning to amend the Greater Geelong Planning Scheme to exempt the need for a planning permit under the ESO4. The Amendment would see the Minister prepare, adopt and approve the Amendment without public exhibition.

  It is recommended that Council support this request as the site does not contain the biodiversity assets that the ESO4 is trying to protect. After community engagement by the Department of Justice, Council will be given an opportunity to review and provide comment on the proposed modified Correctional Facility Development Plan before it is submitted to the Minister for Planning for approval.

Cr Macdonald moved, Cr Ansett seconded -

That Council:

1) **supports the preparation of Planning Scheme Amendment (C304) to the Greater Geelong Planning Scheme to remove the need for a planning permit under the Environmental Significance Overlay Schedule 4 (ESO4 - Grasslands within the Werribee Plain Hinterland) to construct a building or construct or carry out works and remove, destroy or lop vegetation within the Special Use Zone Schedule 9 (SUZ9 - Correctional Programs Centre at Lara);**

2) **supports the amendment being processed as a Section 20(4) Ministerial Amendment under the Planning and Environment Act 1987; and**

3) **write to the Minister for Planning advising support for the Amendment.**

Carried.

11. MARNGONEET CORRECTIONAL CENTRE EXPANSION (CONT'D)

Background

The Marngoneet Correctional Centre (MCC), located to the immediate north of the Barwon Prison, is proposing to expand by way of the construction of a new Restricted Minimum Security Precinct Annex. Known as the MCC Annex, it will be a stand-alone facility that provides accommodation for 216 prisoners while still being under the MCC management structure.

Under the Greater Geelong Planning Scheme, the property is located within a Special Use Zone Schedule 9 (SUZ9 - Correctional Programs Centre at Lara) and is covered by Environmental Significance Overlay Schedule 4 (ESO4 - Grasslands within the Werribee Plains Hinterland).

A planning permit is not required for the works under the SUZ9. The approval process will be via a Development Plan that, according to the SUZ9, is approved by the Minister for Planning after consultation with Council.

A planning permit is triggered under the ESO4 for the construction of the facility (buildings and works). The Department of Justice is seeking Council's support in requesting that the Minister for Planning amend the ESO4 to remove this land (both the MCC and Barwon Prison) from this Overlay via a Ministerial Planning Scheme Amendment.

Discussion

The MCC Annex is proposed to be located to the north of the existing Marngoneet Correctional Centre (MCC) near the intersection of Bacchus Marsh and Peak School Roads Lara. A copy of the proposed located for the expansion is in Appendix 1. The key elements of the proposed MCC Annex include:

- it will have a footprint of approximately 6.5ha;
- the male prisoner accommodation will be provided as six bed single storey cottage style units with six units grouped together as one building;
- a secure perimeter 4.5m high fence with a 900mm anti-climb offset cowl on top; and
- a new carpark for staff and visitors is proposed within the front setback. Vehicle access to the carpark will be provided through the existing MCC carpark.

It is expected that the MCC Annex would employ approximately 40 new staff.

In March 2003 the Greater Geelong Planning Scheme was amended to rezone the land from a Rural Zone to Special Use Zone Schedule 9 (SUZ9 – Correctional Programs Centre at Lara) via Planning Scheme Amendment C69.

Under the SUZ9 a planning permit is not required for the use of the land (for Corrective Institution) or for buildings and works associated with a correctional program centre. Instead, A Correctional Facility Development Plan is required to be prepared, in accordance with the purpose of the zone, which includes the following information:

- site plans showing the location, type, design, height and colour of all buildings and works including fencing, security lighting, car parking acres and access to/egress from the site;
- storm water management;
- details of emergency management plans;

11. MARNGONEET CORRECTIONAL CENTRE EXPANSION (CONT'D)

- details of principal view corridors into the site;
- details, including plans, of the proposed landscaping treatment
- details of any public address systems, alarms etc that may be audible beyond the boundary; and
- details of the waste disposal system.

The original Correctional Facility Development Plan was approved by the Minister for Planning in December 2003 after consultation with Council.

The Department of Justice will need to modify the approved Development Plan to allow for the MCC Annex. The modified Development Plan will be submitted to the Minister for Planning for approval after consulting with Council. The consultation with Council Officers has commenced in terms of determining the information required to be submitted with the modified Development Plan.

The site, including the existing Barwon and Marngoneet Prisons, is covered by Environmental Significance Overlay Schedule 4 (ESO4 – Grasslands within the Werribee Plain Hinterland). Under the ESO4 a planning permit is triggered for the construction of any buildings and works on the site, including removing, destroying or lopping vegetation.

A request from the Department of Justice was received on 9 October 2013 seeking Council support to allow the Minister for Planning to undertake an amendment to the Greater Geelong Planning Scheme pursuant to Section 20(4) of the Planning and Environment Act 1987 to exempt the property from requiring a planning permit under the ESO4 provisions. This exemption would be similar to that which exists for the Avalon Airport (SUZ11) and the Lara Energetic Materials Manufacturing Plant (SUZ12).

It is considered appropriate that this site is exempt from requiring a planning permit under the ESO4. The objectives of this Overlay relate to the protection of native vegetation and native fauna habitat of the Victorian Volcanic Plain. The Department of Environment and Primary Industries (DEPI) has confirmed that the site does not contain the biodiversity assets that the ESO4 is trying to protect. Therefore, there is no value added by requiring a planning permit under the ESO4.

Environmental Implications

There will be no environmental implications for Council in supporting a Ministerial Amendment as outlined in this report. Matters such as storm water management (including water quality management), vegetation retention/removal and landscaping will all be considered as part of the modified Correctional Facility Development Plan.

Financial Implications

There are no financial implications on Council.

11. MARNGONEET CORRECTIONAL CENTRE EXPANSION (CONT'D)

Policy/Legal/Statutory Implications

In supporting the planning scheme amendment to change the Environmental Significance Overlay Schedule 4 (ESO4) as outlined in this report will mean that the proposed MCC Annex will not require a planning permit. It will also mean that any other future buildings and works to the existing Barwon Prison, Marngoneet Prison or MCC Annex will not trigger the need for a planning permit under the ESO4.

Under the Special Use Zone Schedule 9 (SUZ9) a modified Correctional Facility Development Plan will still need to be prepared in consultation with Council before being submitted to the Minister for Planning for approval.

Alignment to City Plan

The construction of the Marngoneet Correction Centre (MCC) Annex aligns with the City Plan's strategic directions for Growing or Economy and Sustainable Built and Natural Environment.

Officer Direct or Indirect Interest

No Council Officers involved in the preparation of this report have any direct or indirect interest in the matter to which this report relates in accordance with Section 80(C) of the Local Government Act.

Risk Assessment

There are no risks associated with supporting a Ministerial Amendment to the Greater Geelong Planning Scheme to remove the need for a planning permit under the ESO4.

Social Considerations

There are no anticipated impacts on the community in terms of safety, security, education, health, recreations etc as a result of implementing the recommendations contained in this report.

Human Rights Charter

The amendment will not impact on any basic rights, freedoms or responsibilities as set out in the Human Rights Charter.

Consultation and Communication

The Department of Justice will be undertaking Community Information Session(s) with the local community to inform and receive feedback on the proposed MCC Annex. Notification of the session(s) will be via advertisements in the local newspaper and an information brochure would also be produced as part of the consultation process.

The Department of Environment and Primary Industries (DEPI) have provided their support to remove this site from the permit requirements of the ESO4 as the site does not contain the biodiversity assets that the ESO4 protects.

External authorities, such as the Environment Protection Authority (EPA) and VicRoads, will be consulted with as part of the approval process for the modified Development Plan.



Legend

- Special Use Zone - Schedule 9 Correction Programs Centre at Lara
- Road Zone - Category 1
- Marngoneet Annex

Project Ref	130B9P
Scale	NTS
Date	30.05.13
Rev	-

0 NTS

Location of Proposed Marngoneet Annex

June 2013

12. AMENDMENT C295, RE-ZONING 162 – 180 HOOD ROAD PORTARLINGTON - ADOPTION

Portfolio:	**Planning – Cr Macdonald**
Source:	**Economic Development, Planning and Tourism – Strategic Implementation**
General Manager:	**Peter Bettess**
Index Reference:	**Application: C295 Rezoning 162-180 Hood Road Potarlington**

Purpose

The amendment will re-zone the land occupied by the Portarlington Golf Course Driving Range to make it consistent with the zoning of the balance of the Golf Course.

Summary

- Amendment C295 was lodged by The Planning Group (TPG) on behalf of Portarlington Golf Course Inc.
- The Amendment will re-zone land from Farming Zone (FZ) to Special Use Zone 3 (SUZ3).
- The Amendment will bring the zoning of the existing driving range into conformity with that of the balance of the golf course.
- Exhibition of the amendment and Planning Permit resulted in the receipt of a total of 3 submissions. All submissions were from public authorities which did not object to the Amendment.
- As the Amendment has been exhibited and no objecting submissions were received, Council can decide to adopt the amendment, without the need to request the Minister to appoint a Planning Panel.
- It is recommended that the Amendment be adopted as described in this report and forwarded to the Minister.

Cr Macdonald moved, Cr Ellis seconded -

That Council:

1) **Adopt Amendment C295 in the form as outlined in Appendix 1 (A) – (B) to this report; and**

2) **Submit the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

Amendment C295 is proposed to create consistency in zoning across the entire golf course operation, including both the course and the driving range.

The proposed change in zoning will have no significant effect given that the driving range is a long standing existing section 2 use.

An aerial photo showing the area to which the change to the SUZ3 will apply and its relationship to the balance of the golf course and surrounding land is provided at **Appendix 1(C)**.

12. AMENDMENT C295, RE-ZONING 162 – 180 HOOD ROAD PORTARLINGTON – ADOPTION (CONT'D)

Under the provisions of Schedule 3 to the Special Use Zone (Private Golf Courses) any future development of the site or change to the use would not be exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

The re-zoning is consistent with the Portarlington Structure Plan map at clause 21.14-5 of the planning scheme, which supports the improvement of golf course facilities.

The Amendment was referred to relevant Government Departments and Statutory Authorities as part of the exhibition process, as required by Section 19 of Division 1 of Part 3 of the Planning and Environment Act 1987. The responses received are included in **Appendix 2 (a) – (c)**.

Discussion

Authorisation to exhibit the Amendment was sought under delegation by Council officers – i.e. without a report to Council. Following receipt of Authorisation from the Minister for Planning, the Amendment and Planning Permit were exhibited from 3 November 2013 to 4 November 2013.

Notice of the amendment and Planning Permit were given to owners and occupiers of affected land and to relevant authorities and Ministers in accordance with the requirements of the Planning and Environment Act 1987.

Three (3) submissions were received in response from the following public Authorities:

- The Corangamite Catchment Management Authority (CCMA);
- The Environment Protection Authority (EPA); and.
- VicRoads.

The responses received are included in **Appendix 2 (a) – (c)**.

No submissions were received from members of the public.

As no objecting submissions were received Council is able to adopt the amendment and refer the amendment and planning permit to the Minister for approval.

Environmental Implications

The changes to the planning scheme will not have any adverse environmental implications. In particular, there will be no adverse impact to surrounding residents as it is not proposed to alter the form of operation of the driving range.

Financial Implications

The changes to the planning scheme will have no adverse financial implications for Council.

Policy/Legal/Statutory Implications

The amendment is considered to be consistent with State and Local planning policies as set out in the Explanatory Report, which forms part of the amendment documentation.

12. AMENDMENT C295, RE-ZONING 162 – 180 HOOD ROAD PORTARLINGTON – ADOPTION (CONT'D)

Alignment to City Plan

The Amendment supports: the Community Wellbeing Strategic Direction of City Plan, in particular the priority of 'Healthy lifestyles'.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no risks to Council associated with the application of the revised planning controls.

Social Considerations

The amendment will facilitate a number of positive social and economic outcomes including:

- Ensuring adequate supply of recreational facilities in Portarlington;

- Provision of economic development and employment;

- The maintenance of a rural break to Indented Head; and,

- The better utilization of existing community infrastructure, services and facilities.

Human Rights Charter

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

Consultation and Communication

Amendment C295 has been through a formal exhibition process, as a result of which no objecting submissions were received.

Appendix 1 Instruction Sheet and Ordinance & Map Changes

1A Instruction Sheet

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C295

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong Planning Scheme

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map.

Zoning Maps

1. Planning Scheme Map Nos 43 & 44 are amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C295".

End of document

C04

1B Changes to Zone Maps 43 & 44



1C Aerial Photo Land to be re-zoned and surrounds



Appendix 2 Submissions received

2A CCMA

CORANGAMITE CMA

CMA Reference No: F-2013-0628
Document No: 1
Council No: C295
Date: 21 October 2013

Peter Smith
Coordinator Strategic Implementation
City of Greater Geelong
Po Box 104
Geelong, Vic 3220

statplanning@geelongcity.vic.gov.au

Dear Ms Garrett,

CMA Reference Number: **F-2013-0628**
Section: **S 19**
Location **Street:** **162 Hood Road, Portarlington, Victoria 3223**
Cadastral: **CA 60, 5647, Parish of PAYWIT**

I refer to your correspondence dated 23 September 2013, received at the Corangamite Catchment Management Authority on 25 September 2013 in accordance with section 19 *of the Planning and Environment Act 1987.*

Below is the Authority's understanding of the application:

The applicant(s), Mr Peter Smith, City of Greater Geelong

Propose the following;

Proposed Development Type: Zoning Only Amendment

Proposed Development Description: Planning Scheme Amendment - C295

on the abovementioned proposed development location

The Authority's assessment indicates that the property is covered by the following Zones and Overlays in the GREATER GEELONG Planning Scheme;

Zone(s): Farming Zone (FZ)

Overlay(s):



CORANGAMITE CMA

1. Decision Guidelines and Background

The following describes how Corangamite CMA assesses proposed developments in areas considered flood-prone. This assessment is based on the current best available information to the Authority and has been made considering the State Planning Policy Framework which contains strategic issues of State importance which must be considered when decisions are made.

Clause 65 of the planning scheme general provisions extends the consideration of flood issues to all planning permit applications regardless of whether the site is affected by a flood zone or overlay. Clause 65 requires that for the approval of an application or plan, the council must consider, among other things, the degree of flood risk associated with the location of the land and the use, development or management of the land so as to minimise flood risk.

In addition to clause 65, the flood zone and overlays contain their own decision guidelines that the council must consider when assessing an application. The Floodway Overlay (FO – clause 44.03), Land Subject to Inundation Overlay (LSIO – clause 44.04), and Special Building Overlay (SBO – clause 44.05) contain more detailed decision guidelines.

Guidance on making an application for a planning permit where flooding is a consideration and an explanation of how such an application will be assessed (in effect an explanation of how the decision guidelines are applied) is provided in the Victorian Planning Provision (VPP) Practice Note "Applying for a Planning Permit under the Flood Provisions - A Guide for Councils, Referral Authorities and Applicants". A second practice note ("Applying the Flood Provisions in Planning Schemes – A Guide for Councils" provides guidance about applying the flood provisions in planning schemes.

A copy of the Practice Notes can be downloaded from the Department of Planning and Community Development website (www.dpcd.vic.gov.au) by following the links to Planning > Publications & Research > Practice and Advisory Notes (or by clicking the links below).

- PN11: Applying for a planning permit under the flood provisions - a guide for councils, referral authorities and applicants, August 2000 (PDF - 182 KB)
- PN12: Applying the flood provisions in planning schemes - a guide for councils, November 2012 (PDF - 1 MB)
- PN53: Managing coastal hazards and the coastal impacts of climate change, July 2012 (PDF - 686 KB)

2. Property and Flood Information

Land Level information

Survey data available to the Authority indicates that the property ranges in elevation from **4.97** metres AHD to **13.93** metres AHD.

Please note that a licensed surveyor should be engaged to establish a suitable datum at the site to verify levels applicable to the development.

Property Flood Information and impact during 1% flood (under current climatic conditions)

Flood levels for the 1% Annual Exceedence Probability (AEP[3]) flood event (under current climatic conditions) have been modelled for this area. The estimated 1% flood level for the location described above ranges from **5.80 – 6.40** metres AHD[4] which was obtained from the 2010 Portarlington Flood Study.

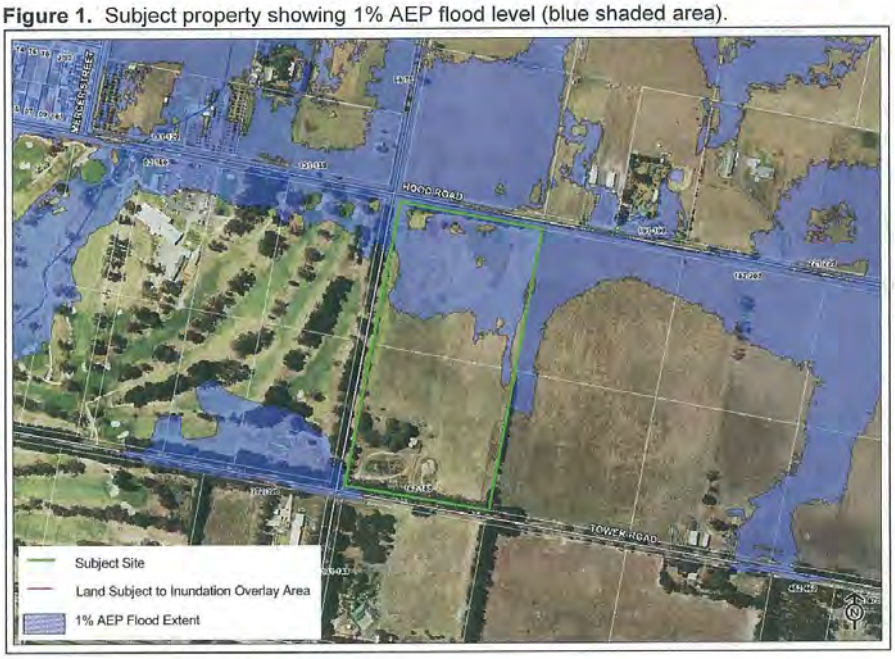
The 1% AEP flood event means that a flood of that magnitude (or greater) has a 1% chance of occurring in any given year. It is also known as the 100 year Average Recurrence Interval (ARI[5]) flood; however a flood of this size or greater may occur more frequently than this, and

CORANGAMITE CMA

can happen more than once in any year. Please note that the 1% probability flood is the *minimum* standard for planning in Victoria, and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

In the event of a 1% AEP flood (under current climatic conditions) it is likely that approximately 40% of the property would be subject to inundation from catchment flooding (Figure 1). Flood depth over the property is likely reach in excess of 1.0m under current climatic conditions.

Figure 1. Subject property showing 1% AEP flood level (blue shaded area).



3. Summary and Conditions

The Authority understands the proposed amendment to rezone land at 162-180 Hood Rd, Portarlington from Farming Zone to Special Use Zone 3. The proposed rezoning will enable future development of the Portarlington Golf course site in line with the Portarlington Structure Plan.

Whilst the subject site is within the extent of the estimated 1% AEP flood event, the proposed rezoning will not alter the nature of high hazard flood risk at this location. The proposal does not currently include any new development on the site. However the Authority is supportive of the use of flood prone land for recreational facilities such as a golf course which do not require buildings to be located within the flood extent (e.g. club rooms/habitable dwellings).

Sufficient land outside the flood extent at this location is available to accommodate future building. Consideration should be given to appropriately locating future buildings outside the flood extent with raised floor levels in line with best practice floodplain management.

CORANGAMITE CMA

Furthermore it is important to absolutely preserve both the storage capacity within and flow capacity along overland floodplains.

In light of the above information and pursuant to *Section 56* of the *Planning and Environment Act 1987*, the Authority **offers its support** to the proposed amendment.

In accordance with Section 66 of the *Planning and Environment Act 1987*, please provide an electronic copy of the outcome of this proposal to the Authority for our records.

Should you have any queries, please do not hesitate to contact Geoff Taylor, on (03) 5232 9100 or floodinfo@ccma.vic.gov.au. To assist the CMA in handling any enquiries please quote **F-2013-0628** in your correspondence with us.

Yours sincerely,

Dr Geoff Taylor
Floodplain Statutory Manager

Cc: Mr Peter Smith, City of Greater Geelong, bgough@geelongcity.vic.gov.au

CORANGAMITE CMA

The information contained in this correspondence is subject to the disclaimers and definitions attached.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or Council.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

   Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.
4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. **LiDAR** (**L**ight **D**etection **A**nd **R**anging) is an optical remote sensing technology which measures the height of the ground surface using pulses from a laser. LIDAR can be used to create a topographical map of the land and highly detailed and accurate models of the land surface.
7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

References

1. Guidelines for Development in Flood-prone areas. Melbourne Water 2007
   http://www.melbournewater.com.au/content/planning_and_building/information_for_developers/guidelines_for_developers.asp?bhcp=1
2. Australian Rainfall and Runoff Revision Project 10 – Appropriate Safety Criteria for People April 2010.

   www.arr.org.au/Website_links/ARR_Project_10_Stage1_report_Final.pdf
3. Australian Rainfall and Runoff Revision Project 10 – Appropriate Safety Criteria for Vehicles February 2011.

   www.arr.org.au/Website_links/ARR_Project_10_Stage2_Report_Final.pdf

2B EPA

EPA VICTORIA

Mr. Barry Gough
GEELONG, CITY OF
City Hall
30 Gheringhap ST
GEELONG VIC 3220

Lvl 3, 200 Victoria Street
Carlton
Victoria 3053
GPO Box 4395
Melbourne, Victoria 3001
T: 1300 EPA VIC
DX 210082
www.epa.vic.gov.au

11/10/2013

Reference: 5003969

Dear Mr. Gough

RE: PLANNING SCHEME AMENDMENT: C295

Thank you for your correspondence in relation to the above planning scheme amendment, referred to EPA on 23/09/2013.

EPA has no concerns with the proposed amendment to this planning scheme with the information that has been provided.

If you need additional information or assistance, please contact our Assessing Officer, Joanne Coupar on 1300 EPA VIC (1300 372 842).

Yours sincerely

Eve Graham
Unit Manager
EPA South West
EPA Victoria

CORPORATE RECORDS
CLAF RESP / OTHER UNTER
RIO B Gough
PROP STREET Strat
SUBJ PROJ W'COV 295
ACTION Strat. Amendment
NOTES DISTRIBUTE HCOPY
BOX# 5

17 OCT 2013

Page 1 of 1

State Government Victoria

2C VicRoads

vicroads

South Western Region
180 Fyans Street
South Geelong Victoria 3220
PO Box 775 Geelong Victoria 3220
Fax (03) 5221 6102
vicroads.vic gov au

Mr Peter Smith
Coordinator Strategic Implementation
City of Greater Geelong
P O Box 104
GEELONG VIC 3220

Dear Mr Smith

PLANNING SCHEME AMENDMENT: **C295**
VICROADS REFERENCE NO: **00876/13**
PROPERTY ADDRESS: **162 - 180 HOOD ROAD, PORTARLINGTON**

I refer to the above planning scheme amendment, which proposes to amend the Greater Geelong Planning Scheme by rezoning land at 162-180 Hood Road, Portarlington from Farming Zone to Special Use Zone 3.

The re-zone of the subject site does not propose any further subdivision or alterations to existing access arrangements.

Given the site's current zoning and its land use the Special Use Zone 3 is the most appropriate zone.

VicRoads would not object to the proposed rezoning of the land as this will allow the site to be better reflect its current use.

Should you require further information, please contact Christine Delaney at this office on telephone number 5225 2527.

Yours sincerely

per
DARYL SINCLAIR
ACTING MANAGER PLANNING
SOUTH WESTERN VICTORIA

30 September 2013

RETURNED
01 OCT 2013

CONTRACT RECORDS
CONF RESP COORDINATOR
STD M. Carter
PROJ STREET APPLIC
SUBJ PROJ WCOV
ACTION misc
NOTED DISTRIBUTE RCOR
BCX#
DOC#
2nd 295

Victoria

VicRoads ABN 61 760 960 480

PSL 59

13. BELLARINE RAIL TRAIL ADVISORY COMMITTEE - ANNUAL REPORT

Portfolio:	**Infrastructure, Parks & Gardens – Cr Ellis**
Source	**Projects, Recreation & Central Geelong – Sport & Recreation**
General Manager:	**Dean Frost**
Index Reference	**Subject: Parks, Gardens, Reserve & Foreshore/ Tracks and Trails / Bellarine Rail Trail** **Subject: Council Governance/Advisory Committees/ Bellarine Rail Trail Advisory Committee** **Property: #ID 269184 (Bellarine Rail Trail)**

Purpose

The purpose of this report is to advise Council of the activities of the Bellarine Rail Trail Advisory Committee (BRTAC).

Summary

- The BRTAC was formed to assist Council with the management and development of the Bellarine Rail Trail. There is a requirement in the BRTAC Terms of Reference to report to Council on an annual basis.
- The BRTAC membership is made up of a Councillor, a Council Officer, representatives from relevant statutory authorities, special interest groups and community representatives.
- The major activities that the BRTAC has supported Council in delivering over the past 12 months include:
    - The development and adoption of the Bellarine Rail Trail Development Plan Stage 3 & 4;
    - The successful delivery, in partnership with the Rotary Club of Highton Kardinia, of the Bellarine Rail Trail Family Fun Day event;
    - Re-vegetation and conservation activities; and
    - General trail maintenance and management.
- Over the next 12 months the BRTAC will focus on supporting the following activities:
    - The ongoing implementation of the Bellarine Rail Trail Development Plan; and
    - The continuation of re-vegetation and conservation activities.

Cr Ellis moved, Cr Macdonald seconded -

That Council notes the annual report and activities of the Bellarine Rail Trail Advisory Committee.

Carried.

Background

The BRTAC was formed in 2004 to assist Council with the management and development of the Bellarine Rail Trail.

13. BELLARINE RAIL TRAIL ADVISORY COMMITTEE - ANNUAL REPORT (CONT'D)

The BRTAC currently has 10 members comprising of the following representatives:

- Cr Macdonald was appointed by Council as the Chairperson of the Advisory Committee
- A Council Officer appointed by Council to act as the Executive Officer of the Advisory Committee
- A representative from the Department of Environment and Primary Industry
- A representative from the Geelong Steam Preservation Society
- Two representatives from the Friends of Bellarine Rail Trail Inc
- Four community representatives including representation from the Swan Bay Integrated Catchment Management Committee, Bicycle Users Geelong, Bellarine Landcare and a local community member.

The BRTAC meets on a quarterly basis.

The purpose of this report is to inform Council of this Committees major activities and discussions since its last Council report.

Discussion

The following points outline the major activities the Bellarine Rail Trail Advisory Committee (BRTAC) has provided guidance on since its last report to Council.

- The ongoing implementation of the Bellarine Rail Trail Development Plan

  This plan was developed to identify priority capital improvements to the Rail Trail to guide decision-making by both advisory and operational staff in the development of associated work plans for the trail. Over the last 12 months priority has focused on the resurfacing, and improvement of drainage, of sections of the gravel trail path between Portarlington-Queenscliff Road, Point Lonsdale and Andersons Road, Drysdale. This work has contributed to a significant improvement in the usability of the facility and have been well received and utilised by traditional and new rail trail users.

- The development and adoption of the Bellarine Rail Trail Development Plan Stages 3 & 4

  As the capital improvements identified in the Bellarine Rail Trail Development Plan Stages 1 & 2 had been completed the development of Stages 3 & 4 of this plan was undertaken to identify future facility improvement priorities. Subject to funding becoming available the following works have been identified as priorities for consideration within the next 12 months:

  - The development and installation of additional interpretive signage along the trail to provide details of the historical and environmental significance of the rail corridor;
  - The sealing of the trail path between Curlewis Road, Curlewis and the Drysdale Railway Station; and
  - The improvement of drainage infrastructure and the path surface between Drysdale Railway Station and Fellows Road, Queenscliff.

13. BELLARINE RAIL TRAIL ADVISORY COMMITTEE - ANNUAL REPORT (CONT'D)

- Bellarine Rail Trail Family Fun Day

  The Bellarine Rail Trail Family Fun Day is run on an annual basis with the most recent event occurring on Sunday 3 March 2013. The purpose of the Family Fun Day is to promote the Bellarine Rail Trail and encourage greater utilisation of this community recreation facility.

  The attendance of this year's event was estimated to be approximately 1100 people of which there were 370 young children and 120 adults who participated in the associated fun run activities. People in attendance consisted primarily of families from within the City of Greater Geelong and tourists visiting the Bellarine Peninsula.

- Grant Income

  On 9th October 2013 Regional Development Victoria announced a contribution of $300,000 for trail upgrades. Works from this fund will include asphalting a 2.5km section of the trail between Drysdale and Geelong, installation of a pedestrian and cyclist crossing over Jetty Road in Drysdale as well as new park furniture and shelter along the trail.

- Grant Expenditure

  The Friends of the Bellarine Rail Trail received the following grants from Council:

  - $2,500 for the purchase of plants and equipment for the enhancement of the environment under Council's Park Stewardship program.

  The Friends of Bellarine Rail Trail also receive approximately $7000 of in-kind support from the City of Greater Geelong (CoGG) on an annual basis. The majority of CoGG's in-kind support is for garden bed preparation, mulch supply and administrative support.

- Re-vegetation and Conservation Activities

  The following Groups have undertaken re-vegetation and conservation activities along the Rail trail: Bellarine Landcare; Swan Bay Integrated Catchment Management Committee; and The Friends of the Bellarine Rail Trail.

The Bellarine Rail Trail Vegetation Management Plan is used as the reference document that guides these and other community plantings.

Re-vegetation work completed by the Friends of Bellarine Rail Trail requires special acknowledgement. During the 2012-13 financial year this group planted approximately 4,600 plants and contributed more than 1,300 volunteer hours to the improvement of the Rail Trail. Key activities of this group included the establishment of garden beds and the planting and maintaining of trees, shrubs and grasses along the length of the Trail between South Geelong and Drysdale. In addition to re-vegetation, the Friends of Bellarine Rail Trail have also constructed and installed a number of seats and picnic tables along the trail.

Environmental Implications

Public reserves such as old railway easements have been less impacted by direct land clearance typical of the public and private lands that they commonly intersect with. The rail trail supports remnant indigenous vegetation and by virtue of its public land status has become the focus of community interest whether for conservation or recreational purposes.

13. BELLARINE RAIL TRAIL ADVISORY COMMITTEE - ANNUAL REPORT (CONT'D)

Activities to enhance the Bellarine Rail Trail's value as a community asset have traditionally centred on infrastructure improvements (picnic facilities, signage, pathway formation etc.) as well as weed control and re-vegetation works. The establishment and continuing use of The Bellarine Rail Trail Vegetation Management Plan has promoted the greater focus on activities that consider the principles of conservation as well as re-vegetation. The relationships between the BRTAC and environmental interest groups have continued to strengthen for the betterment of the Bellarine Rail Trail and the promotion of environmental considerations in the management of this facility.

As a general rule, public reserves such as old railway easements have been less impacted by direct land clearance typical of the public and private lands that they commonly intersect with. The rail trail supports remnants of indigenous vegetation and by virtue of its public land status, has become the focus of community interest whether for conservation or recreational purposes.

Financial Implications

In the 2012-13 Council Budget a total of $23,000 was allocated for the development and promotion of the Trail. Of this figure $17,000 was used to fund minor facility upgrade works and $6,000 was used to fund the delivery of the Bellarine Rail Trail Family Fun Day.

In the 2013-14 Council Budget a further $23,366 has been allocated to the development and promotion of the Trail.

In addition, on 9th October 2013 Regional Development Victoria announced a contribution of $300,000 for trail upgrades. Works from this fund will include asphalting a 2.5km section of the trail between Drysdale and Geelong, installation of a pedestrian and cyclist crossing over Jetty Road in Drysdale as well as new park furniture and shelter along the trail.

Any other significant capital projects requiring Council contribution are subject to consideration through Council's Budget process and through application for grants and sponsorship.

Policy/Legal/Statutory Implications

There is a requirement in the BRTAC Terms of Reference to report to Council on an annual basis.

Alignment to City Plan

The Bellarine Rail Trail provides recreational opportunities, tourism visitation benefits and natural environment protection benefits that support Council's Community Wellbeing, Growing Our Economy and Sustainable Built and Natural Environment objectives.

Officer Direct or Indirect Interest

No Council staff or persons engaged in the BRTAC have a direct or indirect interest in the matters considered within the report.

13. BELLARINE RAIL TRAIL ADVISORY COMMITTEE - ANNUAL REPORT (CONT'D)

Risk Assessment

Activities of the Committee are carried out in accordance with the Committee's Terms of Reference.

Social Considerations

The purpose of the BRTAC is to assist Council with the management and development of the Bellarine Rail Trail through the effective use of community skills, knowledge and resources.

The continuing development of the Rail Trail helps promote Geelong and the Bellarine Peninsula as a legitimate cycling destination for local residents and tourists alike as well as providing an essential link between rural residents and community infrastructure.

The annual Bellarine Rail Trail Family Fun Day acts to promote physical activity and to strengthen the profile of the Rail Trail.

Human Rights Charter

This report has no direct impact on the human rights of the residents of the City of Greater Geelong.

Consultation and Communication

The activities of the committee are communicated via distribution of minutes to all committee representatives. Each committee representative is responsible for reporting committee activities to their respective organisations.

14. DELEGATION TO THE CEO - DRYSDALE LANDFILL EARTHWORKS AND CELL LINING WORKS

Portfolio:	**Environment & Sustainability – Cr Richards** **Coryule Ward – Cr Ellis**
Source	**Projects, Recreation & Central Geelong / Capital Projects**
General Manager:	**Dean Frost**
Index Reference	**Project: C13859 – 2012/13 Drysdale Landfill – Construction of Cell 6**

Purpose

The purpose of this report is to seek Council consent to delegate to the Chief Executive Officer the power to accept or reject tenders for the Drysdale Landfill Cell 6 Stage 1 Bulk Out Works and Cell 4A lining works tender.

Summary

- The Drysdale landfill is owned and operated by the City of Greater Geelong Council and is regulated by Environment Protection Authority (EPA) Victoria through the City of Greater Geelong Council Corporate Licence, No. CL67880.
- Construction of Landfill Cell 4A to EPA approved design specifications was completed recently and Council has commenced the normal process of obtaining EPA approval to undertake waste filling operations using the Cell. The Cell has a forecast operational life of 23 months.
- Although complete for initial landfill operational use, Cell 4a requires planned wall lining works constructed incrementally to contain waste and leachate to satisfy EPA Victoria Publication 788.1 Best Practice Environmental Management *Siting, Design, Operation and Rehabilitation of Landfills* and EPA Victoria Publication 1323.2 Landfill Licensing Guidelines.
- A new engineered below ground cell, Cell 6, is required to be constructed at the landfill to accommodate the on-going waste disposal operations of Council at the completion of waste filling operations at Cell 4A. Design documentation is currently being reviewed by the EPA accredited Design Auditor and once approved will be forwarded to the EPA for endorsement. The construction of Cell 6 cannot commence until the EPA issue a notice to Council advising it may do so.
- According to construction programming, for Cell 6 to be completed prior to the filling of Cell 4A, Council needs to commence works in January 2014. As endorsement by the EPA is pending, construction is proposed to be undertaken in two (2) stages to allow Council to meet the critical completion date. A two-stage construction process will also benefit value for money contracting as expertise can be procured for each stage. Stage 1 will comprise general bulk out works and Stage 2 will comprise the construction of the Cell.
- An allocation of $4,000,000 exists for Cell 6 Stage 1 works as part of the 2013/14 budget. A further allocation of $2,900,000 is identified in the Long Term Financial Plan in the 2014/15 financial year for Cell 6 Stage 2 works. Current estimates suggest that the 2014/15 budget will need to be amended to $4,900,000.
- Lining works for Cell 4a are not budgeted and are expected to cost between $1.5M and $2M over the remaining life of the cell.

14. DELEGATION TO THE CEO - DRYSDALE LANDFILL EARTHWORKS AND CELL LINING WORKS (CONT'D)

The requirement for these works has occurred as the result of recent changes required in the management of land filling operations.

- Cell 6 Stage 1 and Cell 4A wall lining works have been tendered and a procurement evaluation panel has been arranged to evaluate the tender submissions.
- The Capital Projects and Contracts & Purchasing departments are exploring prudent and expeditious mechanisms to complete the tender process so that works may commence in January 2014.

Cr Richards moved, Cr S Kontelj seconded -

That Council:

1) delegate to the Chief Executive Officer its powers and functions to accept or reject a tender and sign the contract documents for the construction and associated works of the Drysdale Landfill Cell 6 Stage 1 Bulk Out Works provided the tender is within Council's Stage 1 approved budget.

2) delegate to the Chief Executive Officer its powers and functions to accept or reject a tender and sign the contract documents for the Cell 4A lining works; acknowledging that these works are not currently budgeted.

3) seek a report which details the long term capital works investment required at the Drysdale landfill and which provides an analysis of fees and charges associated with the disposal of waste at the site.

Cr Heagney left the meeting room at 8.59pm

Carried.

Background

The Drysdale Landfill has been in operation since 1983 and cell development is phased in accordance with the original Works Approval plan. The landfill cells are below ground structures built to stringent technical requirements and processes.

Construction of Cell 4A at Drysdale Landfill is complete and subject to final compliance reporting by the Environmental Auditor and subsequent EPA endorsement of operational use, the Cell can be used for landfill operations at the site.

The construction of Cell 4A is complete as per the EPA approved design, however, its future use beyond an initial 2-3 month operational period is reliant on planned wall lining works constructed incrementally to contain waste and leachate to the satisfaction of EPA Victoria Publication 788.1 Best Practice Environmental Management *Siting, Design, Operation and Rehabilitation of Landfills* and EPA Victoria Publication 1323.2 Landfill Licensing Guidelines. The works include the incremental construction of a western clay separation bund and a south wall compacted clay and geotextile liner.

A volumetric assessment of potential airspace generation and airspace consumption forecasting for Cell 4A, based on historic compaction rates and forecast tonnages, has been undertaken to forecast the timelines for the waste disposal operational phase and the completion of cell waste filling operations. The Cell is forecast to have an operational life of 23 months.

14. DELEGATION TO THE CEO - DRYSDALE LANDFILL EARTHWORKS AND CELL LINING WORKS (CONT'D)

Cell 6 is the next below ground landfill cell to be constructed for future ongoing waste disposal operations of Council. Council must design and construct the Cell in accordance with the specification and processes of the aforementioned EPA documents.

Cell 6 design documents have been submitted to the EPA accredited Design Auditor for review. The Design Auditor will forward the accepted design documents to the EPA for endorsement and subsequent issue of notice to Council that a 'Construction of a New Cell may Commence', in accordance with EPA Publication 1323.2 Landfill Licensing Guidelines. It is anticipated Council will receive such notice in December 2013.

Discussion

According to construction programming as summarised in Figure 1 below, for Cell 6 construction to be completed prior to the filling of Cell 4A, to allow continuous waste operations, Council must commence works in January 2014.

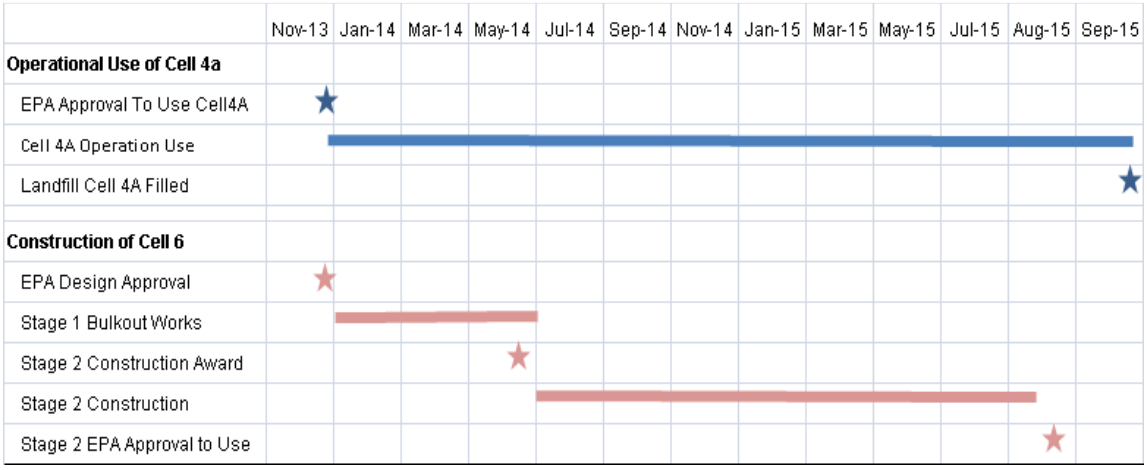


Figure 1 – Drysdale Landfill Cell 4A cell consumption and Cell 6 Construction

As EPA endorsement of Cell 6 design documentation is pending, construction is proposed to be undertaken in two (2) stages to allow Council to complete the Cell prior to the filling of Cell 4A. A two-stage construction process will also allow Council to procure construction phasing expertise and therefore provide value for money contracting.

It is intended Stage 1 comprise general below ground bulk out works and Stage 2 comprise the construction of the Cell following EPA endorsement of the design.

Stage 1 - below ground bulk out earthworks, include:

- bulk earthworks and cart/stockpile within landfill site;
- construction of erosion and sediment control methods; and
- miscellaneous works including provision of bunds, drainage and access.

Stage 2 (subject of a separate tender process and Council report) will comprise cell lining and leachate collection system construction, including:

- site re-grading and detailed trim;

14. DELEGATION TO THE CEO - DRYSDALE LANDFILL EARTHWORKS AND CELL LINING WORKS (CONT'D)

- construction of erosion and sediment control methods;
- construction of Compacted Clay Liner (CCL);
- installation of Geosynthetic Clay Liner (GCL);
- installation of High Density Polyethylene (HDPE) Geomembrane Liner;
- installation of Geotextile Cushion;
- installation of Leachate collection lines;
- installation of Leachate Drainage Blanket;
- installation of Geotextile Filter; and
- miscellaneous works including provision of bunds, drainage and access.

Stages 1 and 2 will also include Cell 4A incremental construction of a western clay separation bund and a south wall compacted clay and geotextile liner.

Cell 6 Stage 1 works and Cell 4A wall lining works are currently subject to a public tender process. A procurement evaluation panel has been arranged to evaluate all tender submissions.

The Capital Projects and Contracts and Purchasing departments are exploring prudent and expeditious mechanisms to achieve construction deadlines, noting that the construction contract amount will be beyond officer delegations.

Environmental Implications

Any environmental implications associated with Cell 6 Stage 1 bulk out works will arise from the execution of the works and the reporting and monitoring of the works for compliance.

Cell 4a works must be constructed according to the EPA endorsed Drawings, Technical Specification and Construction Quality Assurance Plan. A Construction Phase Audit report shall be prepared and submitted to the EPA through the Environmental Auditor process, in accordance with the EPA Publication '1323.2 Landfill Licensing Guidelines'.

The appointed Contractor is required to prepare and implement a Construction Environmental Management Plan (CEMP) and Erosion Sediment Control Plan (ESCP).

Financial Implications

The construction of Cell 6 Stage 1 is funded from a budget allocation of $4,000,000 in the 2013/14 financial year.

A further allocation of $2,900,000 is identified in the Long Term Financial Plan in the 2014/15 financial year. Current estimates suggest that the 2014/15 budget will need to be amended to $4,900,000.

Cell 4A lining works are not funded in 2013/14 budget. If these works proceed they will need to be funded through the broader capital works program. This will mean that adjustments will need to be made as part of the 2014/15 budget process to ensure that all capital works can be completed.

The revised capital cost estimates of Cell 6 and Cell 4A will be factored into 2014/2015 Waste Disposal gate charges and the proposed Garbage charge.

14. DELEGATION TO THE CEO - DRYSDALE LANDFILL EARTHWORKS AND CELL LINING WORKS (CONT'D)

Policy/Legal/Statutory Implications

The works must comply with Performance Requirements as prescribed in the City of Greater Geelong Council Corporate License No. CL67880.

Against the above background and timeframe to assess tender submissions and appoint a contractor, there will no opportunity to report to Council in the normal manner and meet construction critical dates.

Alignment to City Plan

Approval of this report and the works will allow Council to achieve its target of 'minimising our environmental footprint', which is contained in our sustainable and natural environmental strategy area.

Officer Direct or Indirect Interest

No Council officers involved have a direct or indirect interest in this matter.

Risk Assessment

There is a plausible risk that if Council does not commence Cell 6 Stage 1 works in January 2014, it will not be able to complete the construction of Cell 6 prior to the filling to capacity of Cell 4A. Failure to meet this timeframe will cause Council to transport waste to other landfill located outside of the City of Greater Geelong municipal area.

The major work related risk is the construction of compliant works. It is considered that these risks can be managed through established construction processes, adequate supervision and standard testing.

Social Considerations

There are no known social implications associated with this project.

Human Rights Charter

It is not evident or likely that this report would negatively impact any of the rights contained in the Charter of Human Rights.

Consultation and Communication

The recommended tenderer will be required to liaise closely with various stakeholders in conjunctions with the Project Manager and any other Council appointed nominees, during the project.

A contract progress meeting shall be held weekly on site to facilitate project communication between the parties to the contract and the internal and external stakeholders.

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013

Portfolio: **Finance – Cr S Kontelj**
Source **Corporate Services - Financial Services**
General Manager: **Jeff Wall**
Index Reference **Financial Management \ Financial Reporting 2013-2014**

Purpose

The Quarterly Financial Report for the period ending 30 September 2013 is prepared as a requirement of Section 138 of the Local Government Act 1989.

Summary

- Council approved amendments to the adopted Budget on 27 August 2013 and variances are reported based on comparing actuals to amended budget.
- The recurrent operating surplus for the three-month period is $3.2M, being $6.8M favourable to amended budget and reflects favourable performance and timing issues.
- The non-recurrent surplus for the three month period is $4.9M, being ($5.3M) unfavourable to budget with unfavourable Recognition of Infrastructure.
- Capital expenditure for the year to date is $17.6M against a year to date projection of $16.9M, which is ($0.7M) overspent to projection.
- The cash and investment balance of $53.5M is ($4.8M) unfavourable to budget.

Cr S Kontelj moved, Cr Richards seconded -

That the Quarterly Financial Management Report to 30 September 2013 be endorsed by Council.

Cr Heagney re-entered the meeting room at 9.01pm

Carried.

Background

The report is prepared as a requirement of Section 138 of the Local Government Act 1989 which requires that at least every three months a statement be presented to Council comparing the budget with the actual revenue and expense for the financial year-to-date.

Discussion

Operating

The September Management reports are provided in the following table to report year-to-date performance and full-year projection performance versus budget.

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

Summary

	YTD Actual $M	YTD Am. Bgt $M	YTD Var Fav/ (UnFav) $M	FY Proj $M	FY Am. Bgt $M	FY Var Fav/ (UnFav) $M
Recurrent Surplus/(Deficit)	3.19	(3.64)	6.83	(17.91)	(17.93)	0.02
Non-Recurrent Surplus/(Deficit)	4.96	10.26	(5.30)	48.19	47.28	0.91
Net Surplus/(Deficit)	8.15	6.62	1.53	30.28	29.35	**0.93**
Capital Expenditure	17.65	16.93	(0.72)	100.24	98.85	(1.39)
Closing Net Cash Positive/(Neg)	53.55	58.36	(4.81)		51.23	

The Adopted Budget was amended by Council on 27 August 2013 to include Carryover Capital and discretionary projects, plus other Capital and recurrent amendments.

The impact on the Recurrent Expenditure Budget is ($16.92M), consisting of carryover discretionary projects funded in 2012-2013, plus other budget amendments including adjustment for early receipt of first two quarters Grants Commission funding in June 2013.

The impact on Non Recurrent income was $1.60M for carryover of capital income from 2012-2013 projects, plus other budget amendments.

The amended capital expenditure budget included an additional $40.39M to complete 2012-2013 Projects, including Corio Landfill Rehabilitation, Ocean Grove Integrated Children's Centre, Leopold Community Hub and Barwon Heads Early Learning Centre. Other budget amendments reduced total budget by $0.69M.

1. Recurrent Variance Commentary

	YTD Actual $M	YTD Am. Bgt $M	YTD Var Fav/ (UnFav) $M	FY Proj $M	FY Am. Bgt $M	FY Var Fav/ (UnFav) $M
Recurrent Income	68.76	67.40	1.36	265.81	265.59	0.22
Recurrent Expenditure	65.57	71.04	5.47	283.72	283.52	(0.20)
Recurrent Surplus/(Deficit)	3.19	(3.64)	6.83	(17.91)	(17.93)	0.02

YTD Variance - $6.83M Favourable

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

The following major variances to budget contributed to this result:

Recurrent Income

	$
General Rates and Charges – Favourable rates generation and supplementary rates YTD, expected to be partly offset by objections in full year.	0.39
Government Grants	0.51
Main favourable variances consist of: ▪ State Specific Purpose $270K favourable (Unbudgeted grants in Planning Strategy, Capital Projects, Engineering Services and Arts & Culture). ▪ Federal Child Care Assistance $199K favourable (Centre Based Long Day Care).	
User Charges	(0.17)
Main unfavourable variances consist of: ▪ Activities & Program Fees ($517K) unfavourable (Centre Based Long Day Care $279k and Waterworld $245K). Offset by: ▪ Waste Disposal – Commercial $215K favourable (Drysdale Landfill $144K (partly offset by higher EPA Levies) and Commercial Collection $94K). ▪ Car Parking Fees $148K favourable (Street Parking $166K).	
Other Fees & Charges	0.22
Favourable mainly due to : ▪ Fines & Costs $93K favourable (Council Election Fines – unbudgeted $79K). ▪ Misc Approvals & Permits $68K favourable (Building & Planning Permits).	
Sundry Income	0.28
Favourable due mainly to Reimbursements & Recoveries $251K – higher than budgeted Fire Services Levy funding $137K (offset by expenditure), Simonds Stadium $51K (offset by expenditure) and Sundry Income $93K.	
Interest on Investments	0.13
Higher than budgeted cash balances.	
Recurrent Income Sub-total	**$1.36M**

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

Recurrent Expenditure

	$
Employee Related Expenditure – Favourable salary costs $1,195K mainly relating to unfilled vacancies. Partially offset by unfavourable supplementary labour costs ($420K) (see external services).	1.11
General Works: *Materials* $359K favourable with the main variances being Road Making Materials $160K (phasing only), Ground Maintenance Materials $144K (ground renovations yet to commence), Other $55K. *Plant / Equip / Vehicle Costs* $283K favourable with the main variances being Fuels, Oils & Greases $93K, External Plant & Equipment Hire $149K (all phasing only), Other $41K. *External Services* is $1,870K favourable mainly due to: • Contractors $1,516K favourable - Phasing variances in Discretionary Projects $539K and in Recurrent Projects $976K. • Contributions $427K favourable – Contribution to Geelong Gallery $511K not yet made. • Levies & Contributions $508K favourable – Drysdale Landfill $436K (EPA levy payable favourable due to municipal waste diverted to Wyndham due to delay in construction of Landfill Cell). • Building Maintenance (Scheduled, Essential & Emergency) $366K favourable – phasing only. • Waste Disposal & Recycling ($714K) unfavourable (Garbage Services ($418K) and North Geelong Transfer Station ($192K) due to municipal waste diverted to Wyndham. Green Waste Service ($71K) unfavourable (processing at Pt Wilson site not yet commenced). • Supplementary Labour ($420K) unfavourable – mainly, Fleet ($87K), Operations ($179K), Sport & Recreation ($40K), Parks ($76K) and Family Services ($35K). • Other $187K favourable.	2.51
Administration costs $636K favourable mainly due to : • Interest Paid $205K favourable – Savings due to deferment of budgeted loans. • Leases $122K favourable – Green Waste Service $100K – lease of Pt Wilson site not yet commenced.	0.64

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

	$
Professional Services costs $266K favourable mainly due to: • Consultants $178K favourable – Phasing variances mainly in Economic Development Admin $119K and Planning Strategy $64K. • Valuation Services $78K favourable (phasing only).	0.27
Utility costs are $398K favourable mainly due to Water usage costs $254K (seasonal factors) and Electricity $131K (phasing only).	0.40
Depreciation costs $671K favourable (phasing only).	0.67
Gain/(Loss) on Sale of Plant and Equipment ($127K) unfavourable.	(0.13)
Recurrent Expenditure Sub-total	**$5.47M**

Full Year Recurrent Projection – $0.02M favourable to Amended Budget

The main projection changes are favourable / (unfavourable):	**$M**
Grants Commission decrease	(0.08)
Recycling Income reduction	(0.12)
Transfers from Capital to Recurrent	(0.13)
Fire Services Levy Funding	0.11
Council Election Fines Received (unbudgeted)	0.08
Transfers from Recurrent to Capital	0.08
Other	0.08
	$0.02M

2. Non Recurrent Variance Commentary

	YTD Actual $M	YTD Am. Bgt* $M	YTD Var Fav/ (UnFav) $M	FY Proj $M	FY Am. Bgt* $M	FY Var Fav/ (UnFav) $M
Non-Recurrent Surplus/(Deficit)	4.96	10.26	(5.30)	48.19	47.28	0.91

YTD Variance – ($5.30M) unfavourable

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

	$
Capital Grants & Income ($10K) unfavourable.	(0.01)
Recognition of Infrastructure ($6,584K) unfavourable.	(6.58)
Developer Contributions $436K favourable.	0.44
Gain/(Loss) on Sale of Property - $15K favourable.	0.01
Loss on Disposal of Infrastructure - $843k favourable	0.84

2. Capital Expenditure Variance Commentary

	YTD Actual $M	YTD Projection $M	YTD Var Fav/ (UnFav) $M	FY Proj $M	FY Am. Bgt* $M	FY Var Fav/ (UnFav) $M
Capital Expenditure	17.65	16.93	(0.72)	100.24	98.85	(1.39)

YTD Variance – ($0.72M) unfavourable

The capital program is ($0.72M) overspent compared to Projection year to date, with the major project variances as follows:

	$M
• **Drysdale Landfill Cell 4A –** additional expenditure.	(0.57)
• **Kerb & Channel Replacement Program –** project ahead of schedule.	(0.34)
• **Footpath Replacement Program –** project ahead of schedule.	(0.32)
• **NES Drainage Basin Acquisition –** unbudgeted expenditure.	(0.23)
• **Drysdale Landfill Cell 6 –** behind budget schedule.	0.49
• **Ocean Grove Integrated Children's Centre –** behind budget schedule.	0.58
• **Other**	(0.33)
	($0.72M)

4. Cash and Investments

	YTD Actual $M	YTD Am. Bgt* $M	YTD Var Fav/ (UnFav) $M	FY Proj $M	FY Am. Bgt* $M	FY Var Fav/ (UnFav) $M
Closing Net Cash Positive/(Neg)	53.55	58.36	(4.81)		51.23	

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

YTD Variance – ($4.81) unfavourable

The month end cash and investments balance was $53.55M. This was ($4.81M) unfavourable to budget, mainly due to revised timing of budgeted loans of ($15.80M), offset by favourable recurrent surplus $6.83M and receipt of rates (Fire Services Levy) $3.50M (to be paid to SRO in October).

Council has future commitments for $24.5M, which are fully cashed back:

Long Service Leave	$17.1M
Statutory Reserves	$ 1.0M
Refundable Deposits	$ 4.3M
Income in Advance	$ 1.3M
Asset Development	$ 0.3M
Carbon Tax Future Liability	$ 0.5M
Total	**$24.5M**

The Landfill Provision balance is currently $18.6M.

Environmental Implications

There are no environmental implications arising from this report.

Financial Implications

As detailed in the attached report.

Policy/Legal/Statutory Implications

The report is provided in accordance with requirements under the Local Government Act 1989.

Alignment to City Plan

This report contributes to responsible and sustainable financial management as aligned in Council's City Plan objective on How We Do Business.

Officer Direct or Indirect Interest

Council staff preparing this report have no direct or indirect interest.

Risk Assessment

There are no risk implications arising from this report.

Social Considerations

There are no social implications arising from this report.

Human Rights Charter

There are no known positive or negative effects.

15. FINANCIAL MANAGEMENT REPORT – SEPTEMBER 2013 (CONT'D)

Consultation and Communication

The attached report is provided for information and public record and is available from the Council Governance or Financial Reporting units.

16. CONTRACTUAL MATTER

Portfolio: **Enterprise Geelong – Cr Harwood**
Source **Enterprise Geelong**
Executive Director: **Russell Walker**
Index Reference **Subject: Land Sales**

Cr Macdonald moved, Cr Harwood 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.

17. AUDIT ADVISORY COMMITTEE SUMMARY REPORT

Portfolio:	**Governance - Cr Lyons (Mayor)**
Source	**Corporate Internal Auditor and Ombudsman**
Chief Executive Officer:	**Stephen Griffin**
Index Reference	**Audit CG - Internal**

Cr Macdonald moved, Cr Harwood seconded -

That in accordance with Section 89 (2) (h) of the Local Government Act 1989, this report 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 M Heagney

HERITAGE BUILDINGS LOCAL LAW

The National Trust of Australia (Victoria) commissioned a report on the issue of demolition of heritage buildings by neglect entitled Demolition by Neglect - Policy on Places in the Heritage Overlay. The report aims to produce a model methodology and policies for local governments to deal with locally significant properties threatened by neglect.

The report identifies eight case studies of significant heritage buildings across the state which are considered to fall within the category of demolition by neglect. The Ritz Hotel is one of these eight case studies.

The City of Greater Geelong has had a number of Heritage buildings which have been neglected to the point of potential demolition, the most notable being the Ritz Hotel in Yarra Street. Council has attempted on numerous occasions to assist the owner of the Ritz property with ways forward to development of the site. This includes issuing and extending Planning Permits for the site over a number of years.

The report makes a number of recommendations along the following lines:

- Community education
- Financial Incentives for owners
- Building Act Changes
- Planning Scheme amendments
- Council Local Laws

While any changes to Building or Planning Controls would require a state wide review, the provision of local legislative measures could be instigated for the City of Greater Geelong. Criteria which could be included in these measures are:

- Weatherproofing properties
- Securing properties
- Maintenance and repair
- Structural maintenance

The local legislations could also include penalties for failure to comply.

Cr Heagney moved, Cr S Kontelj seconded -

That Council:

a) investigate the applicability of certain legislative measures including the Planning Scheme, Building Act or Local Laws as a possible mechanism to increase controls over the maintenance and preservation of Heritage Significant Buildings within the Central Activity Area;

b) receive a report detailing the recommended processes and legislative tools by the end of February 2014.

Carried.

Division Requested:

For: Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Lyons, Macdonald, Nelson, Richards

Against: Nil

NOTICE OF MOTION – Cr M Heagney

TRIAL OF PARKING CHANGES IN CENTRAL GEELONG BETWEEN JANUARY 1 AND MARCH 31, 2014

- **CHANGE 1 HOUR TIME LIMIT TO 2 HOUR TIME LIMIT**
- **FREE SATURDAY PARKING**
- **EXTENDED GRACE PERIOD FROM 10 MINUTES TO 15 MINUTES**

Background

The Central Geelong Task Force has been developing an action plan to deliver a revitalised and thriving central Geelong. One of the issues investigated is that of convenient access to Central Geelong. The resulting action plan (to come to council in January 2014) has identified opportunities to improve the experience of visitation by car. Rather than wait for the full Action plan to be endorsed by council it is proposed to pull forward the following 3 trial initiatives. These trials aim to inform a possible broader suite of improvements that the council will be able to consider as part of the 14/15 budget process.

Councillors at times receive comments from residents, shoppers and some shopkeepers about the existence of 1 hour parking limits being too restrictive and not user friendly for those who choose to come into the Central Geelong for their business and shopping needs. It is felt that by increasing this time limit to 2 hours, customers have adequate time to do their business and will have a positive customer experience. An exception to this rule will be around the emergency entrance of the Geelong Hospital which will have the 1 hour zones maintained to provide turnover and enable emergency access.

In addition, there has been ongoing comment in the community about the fee that is charged to park in Central Geelong. Some people have an opinion that introducing free parking on Saturday will provide incentive for more visitors to the Central Geelong area. It is proposed that Saturday parking be made free of charge for a trial period to determine if more visitors are enticed to Central Geelong.

At times Council receives complaints from residents, shoppers and some shopkeepers who have being infringed for parking marginally longer than the permitted time period, including the grace period. It is felt that by extending the existing grace period from 10 minutes to 15 minutes, customers have a greater opportunity to return to their vehicle on time, thereby avoiding a fine.

It is estimated that there will be a loss of revenue to Council of approximately $212,000 in machine revenue and fines and an increase in expenditure of approximately $18,000 for sign replacement, machine tariff changes and resources to measure the effectiveness of such changes. As a result, operational savings will need to be found to cover the costs of implementation and reduced income.

Cr Heagney moved, Cr Farrell seconded -

That Council, for a trial period between January 1 and March 31, 2014

1) **increase all current Central Geelong 1 hour parking limits to 2 hours except for those areas adjacent to the emergency sections of the Geelong Hospital;**
2) **extend and publicise the grace period to 15 minutes free on top of the purchased ticket or signed time allowance;**
3) **trial free Saturday parking;**
4) **establish a feedback process, 2 months into the trial, through the Central Geelong Place Management Unit to consult with customers, businesses and key agencies such as the Chamber of Commerce and Central Geelong Marketing on the effectiveness and impacts of the changes. A report is to be brought back to Council detailing the outcomes of the trial.**

AMENDMENT

Cr Ansett moved, Cr Irvine seconded -

That:

Council, for a trial period between January 1 and March 31, 2014

1) **increase all current Central Geelong 1 hour parking limits to 2 hours except for those areas adjacent to the emergency sections of the Geelong Hospital;**
2) **extend and publicise the grace period to 15 minutes free on top of the purchased ticket or signed time allowance;**
3) **trial free Saturday parking;**
4) **establish a feedback process, 2 months into the trial, through the Central Geelong Place Management Unit to consult with customers, businesses and key agencies such as the Chamber of Commerce and Central Geelong Marketing on the effectiveness and impacts of the changes. A report is to be brought back to Council detailing the outcomes of the trial.**
5) **the proposed reduction in expenditure will occur in the following areas:**

- **$20k - reduction in indirect staff costs – Local Laws;**
- **$30k - conclusion of mosquito control season at end of February;**
- **$15k - overtime savings associated with Saturday parking patrols;**
- **$ 5k - reduction in call out costs for animal related issues;**
- **$20k - reduction of marketing collateral and patrol costs associated with the launch Domestic Animal Management Plan;**
- **$75k - Hard waste initiatives expenditure lower than budget;**
- **$50k - HACC Hard waste support – actual costs trending lower than budget;**
- **$10k - Tree planting and aftercare savings.**

$225k Total Potential Savings.

Carried.

AMENDMENT

Cr Farrell moved, Cr Nelson seconded -

That:

Council, for a trial period between January 1 and March 31, 2014

1) **increase all current Central Geelong 1 hour parking limits to 2 hours except for those areas adjacent to the emergency sections of the Geelong Hospital;**

2) **extend and publicise the grace period to 15 minutes free on top of the purchased ticket or signed time allowance;**

3) **trial free Saturday parking;**

4) **establish a feedback process, 2 months into the trial, through the Central Geelong Place Management Unit to consult with customers, businesses and key agencies such as the Chamber of Commerce and Central Geelong Marketing on the effectiveness and impacts of the changes. A report is to be brought back to Council detailing the outcomes of the trial.**

5) **the proposed reduction in expenditure will occur in the following areas:**

- **$20k - reduction in indirect staff costs – Local Laws;**
- **$ 8k - conclusion of mosquito control season at end of February;**
- **$15k - overtime savings associated with Saturday parking patrols;**
- **$ 5k - reduction in call out costs for animal related issues;**
- **$20k - reduction of marketing collateral and patrol costs associated with the launch Domestic Animal Management Plan;**
- **$75k - Hard waste initiatives expenditure lower than budget;**
- **$50k - HACC Hard waste support – actual costs trending lower than budget;**
- **$10k - Tree planting and aftercare savings.**
- **$22k – Committee for Geelong Membership Savings.**

$225k Total Potential Savings

FORMAL MOTION

Cr Richards moves, Cr S Kontelj seconded –

That the amendment be put.

Carried.

The amendment was put and carried.

The amendment became the motion

The motion was put and carried.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: **Governance – Cr Lyons (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 S Kontelj moved, Cr Ansett seconded –

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 10 December 2013)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Disability Advisory Committee **11 November 2013**	Cr Fisher	K Pritchard (MGR) F Hemingway (MGR) C Carlyon (OFF) S Muratti (OFF)	• Simonds Stadium • Geelong Railway Station Modifications • International Day of People with Disability • Geelong Visitor Access Centre • Bus Stop Protocol • Exemplar of an Accessible Building • Overcoming the Barriers Workshop • Geelong Cup Access • Southern Cross Station Information Booth • TGSI Review: Response from DAC • Replacement of TGSI's • Fall on irregular Pavement in Lt Malop Street • Silent Motor Vehicles and Road Safety	Nil.
Councillor Briefing **3 December 2013**	Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, E Kontelj, S Kontelj, Lyons, Macdonald, Nelson, Richards	J Wall (GM) D Frost (GM) J McMahon (GM) P Bettess (GM) G Van Driel (GM) R Walker (EXEC DIR) K Paton(MGR) T Demeo (MGR) K Hamilton (CO ORD) R Bourke (CO ORD)	• Contractual Matter (Confidential) • Geelong Gallery Business Case • Community Shed Facilities and Men's Shed Program • Environment Management Strategy • G21 Priority Bicycle Network • Victorian Coastal Strategy • Adoption of Amendment C289 – Rezoning of an Extension to the Multicultural Aged Care Services Facility at 100 Weddell Road, North Geelong • Low Density Residential Zone • Rezoning Application 302-306 Aberdeen Street, Manifold Heights • Leopold Bay Access Review • Lara Heritage Review • Avalon Airport Masterplan and Opportunities for Retail Development • Amendment C293 Ministerial Rezoning and Permit, Caddys Road, Lara – Council Submission • Amendment C295 Rezoning 162-180 Hood Road, Portarlington – Adoption	Nil.

			• Marngoneet Correctional Centre Expansion • Geelong Indoor Recreation Facilities Strategy • Delegation to the Chief Executive Officer – Drysdale Landfill Earthworks and Cell Lining Works • Mayoral Support • Election of Deputy Mayor • Bellarine Rail Trail Advisory Committee – Annual Report • Financial Management Report – September 2013	

Cr Harwood moved, Cr S Kontelj seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 9.49pm

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 9.55pm

CLOSE OF MEETING

As there was no further business the meeting closed at 9.55pm. Tuesday, 10 December 2013.

Signed: _____
Chairperson

Date of Confirmation: _____