CITY OF GREATER GEELONG

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 25 February 2014

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, Finance, 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, Youth, Women in Community Life)
Cr. K. Fisher *(Corio)*	(Community Development, Aboriginal Affairs)
Cr. B. Harwood *(Kardinia)*	(Enterprise Geelong, Primary Industries)
Cr. M. Heagney *(Brownbill)*	(Central Geelong, Planning)
Cr. J. Irvine *(Austin)*	(Sport and Recreation)
Cr. E. Kontelj *(Cowie)*	(Aboriginal Affairs, Multicultural Affairs, Finance)
Cr. Dr. S. Kontelj *(Kildare)*	(Finance)
Cr. R. Macdonald *(Cheetham)*	(Major Projects, Knowledge Economy & Education)
Cr. R. Nelson *(Deakin)*	(Major Events, Tourism)
Cr. A. Richards *(Buckley)*	(Environment & Sustainability, Transport, Arts & Culture)

SECTION A - PROCEDURAL MATTERS

Acknowledgements 1

Apologies 1

Confirmation of Minutes 1

Declarations of Conflicts of Interest 1

Question Time 2-4

Petitions 5

SECTION B – REPORTS

1. Amendment C291 – Combined Rezoning and Planning Permit Application 112/2013, 137-139 Melbourne Road, Rippleside – Consideration of Independent Panel Report 6-29
2. Amendment C300 – Implementation of new Residential Zones – Consideration of Submissions 30-87
3. Future Proofing Geelong – Impact Statement and Transition from EPA Sustainability Covenant 88-93
4. St Leonards Structure Plan Review 2014 94-105
5. Corio North Community Services Infrastructure Plan 106-110
6. Hendy Street Family and Children's Centre 111-115
7. Ocean Grove Community Centre Hub Development Update 116-119
8. City Plan Progress Report to December 2013 120-126
9. Avalon Airport Masterplan and Opportunities for Retail Development 127-136
10. Revocation of Flood-Prone Area Designation of new Lots at Mount Duneed 137-142
11. G21 Priority Bicycle Network - Projects 143-146
12. Geelong Major Events – July to December 2013 147-152
13. Tourism Structure and Policy Review 153-159
14. Councillor Community Grants Program 2013/2014 – Summary of Allocations 1 July 2013 to 31 December 2013 160-186
15. Mayoral By-Election 2013 – Victorian Electoral Commission 187-188
16. Wood Street, South Geelong – Road Construction SRC330 – Finalisation of Scheme 189-195
17. The Terrace, Ocean Grove – Road Construction SRC314 – Finalisation of Scheme 196-202
18. Supply of Electricity and Gas for Council Buildings and Unmetered Street Lighting (Confidential) 204
19. 2013-2014 Borrowing Provision (Confidential) 205
20. Contractual Matter (Confidential) 206

SECTION C – NOTICE OF MOTION

SECTION D - ASSEMBLY OF COUNCILLORS

SECTION E - PLANNING DELEGATIONS

SECTION F - CONFIDENTIAL

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, 25 FEBRUARY 2014 COMMENCING AT 7.00 P.M.

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

Also present: S Griffin (Chief Executive Officer), M Kelly (Acting 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, S Cavanagh (Acting General Manager Projects, Recreation and Central Geelong), R Bourke (Co ordinator Governance & Legal Services), J Merlo (Senior Media Officer)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

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

APOLOGIES: Cr J Irvine (Leave of Absence)

CONFIRMATION OF MINUTES:

Cr E Kontelj moved, Cr Ellis seconded -

That the Minutes of the Ordinary Meeting held on 11 February 2014 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Fisher declared a Direct Interest in Agenda Item 2 - Amendment C300 – Implementation of New Residential Zones – Consideration of Submissions in that she is a signature to a petition in relation to the matter.

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.

Georgina Alford asked the following in relation to Amendment C300:

1) In relation to the item regarding the C300 New Residential Zoning Amendment could Council please amend submitter 2 so that it reads Margaret and Georgina Alford, rather than just Margaret Alford?

The Chief Executive Officer advised that Council would adjust the Appendix, which is now reflected in this Minute document.

2) Could Council please explain why parts of Geelong West such as Lawton Avenue have not been considered in the same way as this area of Newtown? I would like Council to explain how the distinction has been made based on the definitions of the C300 Proposed Zones and the Local Planning Policies. Could Council please respond to this question in writing?

3) What do these proposed changes mean in practical terms? How will they be applied? In relation to the setback being behind the roof ridge-line of heritage buildings – which heritage buildings does this refer to? Does it mean the heritage buildings on either side of the property, the street or the heritage area in general? It is not clear and I would appreciate Council explaining the application of these proposed "Design Objectives" to me. I would appreciate Council responding to this question in writing?

Peter Bettess responded the decision tonight is not final, just a step towards having those points addressed. A response will be forwarded in writing.

Helen Lyth asked the following:

Portland, Oregon, with a population of over ½ million currently has over 6% of workers commuting by bicycle. Portland's projected target for 2030 is that ¼ of all trips within the city will be made by bicycle. With the annual Australian bike count happening next Tuesday morning, CoGG will have current data on cyclist numbers in our municipality. Does the City of Greater Geelong have a per capita target for cycling? If so, what is it? What is the projected date for 5% of all trips of less than 10 kilometres to be made by bicycle?

Cr Andy Richards indicated he would respond to the questions in writing, however agreed Portland, Oregon is a fantastic City, but does not believe Geelong is quite there yet. He added that Council is working with Bike Safe to improve the bicycle network throughout the City.

Cr Heagney added the recent Central Geelong Transport Links Study by VicRoads and the Department of Transport identified a road usage hierarchy.

Jamie Baensch asked:

From 2006 to 2011 the CoGG has grown at a steady 0.9% pa -

1) What is the population growth target for CoGG?
2) The G21 aspirational population target is 500,000 for 2050 – what is the data to support this target?

Peter Bettess responded that he believes the figure to be around 1.3%. Council uses a couple of different sources, ABS for projections and also ID for forecasts. These can be viewed via Council's website.

The Mayor suggested Mr Baensch make an appointment with a Council Officer to address these issues in more detail.

Philip and Louise King asked:

1) As Geelong is a commuter hub of Melbourne, with huge demand for rail access, why is so little growth zone proposed around the South Geelong, Marshall and the proposed Grovedale stations? Given that there is the option to designate a growth zone of either 400 or 800 metre radius around activity centres depending on whether they are small or large, why was an 800 metre radius not designation around these stations?

Peter Bettess advised 400 has been chosen based primarily around convenience. This issue is something which could be raised with the Panel.

2) There appears to be no impact assessment of the proposed zoning on, e.g. transport access (especially rail), infrastructure, traffic, parking, safety, aged care and public housing. What impact assessments were done, against what underlying strategies/plans and with what results?

Peter Bettess responded there is no impact assessment as such and referred to the Implementation Plan in the 'Background' of the report which addresses the types of facilities that are needed to support the growth.

3) Only three small areas have been nominated as Neighbourhood Residential Zones, with almost all of Geelong being classified as General Residential or Growth zones. So why has CoGG chosen to apply the state guidelines so brutally given that Geelong is only about 1/20 the size of Melbourne? Is Council determined to reduce all of Geelong to the lowest common denominator, rather than promoting suburban character and diversity?

Peter Bettess responded that what we are trying to do is tie up Geelong's future housing needs. The Panel will either agree or advise us otherwise.

Anne Morrell asked if Council was aware that the previous panel report Amendment C129 June 2008, outlined significant deficiencies in Council's approach to managing development within the heritage overlay areas page 76 and 77 of the report made the observation that "ignoring overlays in the identification of these areas can only be described as incompetent" and recommended "amending the strategies in the MSS to clarify expectation around the level of development appropriate in IHD areas" and "support low scale medium density development in all residential areas consistent with character of these areas". How does Council propose to address the concern raised by the panel which is still relevant with this new proposal?

Peter Bettess responded that the panel did not say the Council is incompetent and suggested the preamble to the report be read. This Council is going through a full public process.

Joe Crosbie asked:

The Belmont Heights subdivision has a majority of single dwelling covenants attached to the lots – why has the planning department applied the residential growth zone when due to the covenant mandating a single dwelling it is not possible to increase density?

Peter Bettess responded that in the case of areas where there are covenants the covenant will govern what can happen on those sites unless the covenants are removed. The point we are at is the opportunity to make a submission and that should be a matter to be raised.

Tim Boyd asked if Council is aware it has proposed one of the highest uses of Residential Growth Zones when compared to other municipalities who have already implemented these zones. What is the reason for this?

Peter Bettess responded that the zones are applied in line with the Housing Diversity Strategy. The other Councils have handled in a much more lenient way, but they are not approved and remain as just proposals.

Geoff Kenyon presented a series of statements in relation to Agenda Item 10 – Revocation of Flood Prone Area Designation of New Lots at Mount Duneed.

A response to these issues will be provided in writing.

The Mayor also indicated the issues would be discussed during debate of the item.

Mary Wallace asked:

1) Does Council consider that Section 7f of the Ropeworks Planning Permit has been satisfied?

Peter Bettess responded, "yes".

2) If the answer to Question 1 is yes, on which date was Section 7f of the Ropeworks Planning Permit signed off?

The Chief Executive Officer responded questions in relation to the Ropeworks has been discussed extensively, and as advised in recent correspondence, this matter will not be discussed further.

Peter Bettess provided Mrs Wallace with a copy of correspondence in relation to Section 7f.

PETITIONS:

Cr Fisher presented a petition from residents objecting to the Amendment C300 Reformed Residential Zone RGZ in the Corio area.

Cr Harwood presented a petition from residents requesting Council to revise the Amendment C300 zoning for the area within Belmont Height Covenant area.

1. AMENDMENT C291 COMBINED REZONING AND PLANNING PERMIT APPLICATION 112/2013, 137-139 MELBOURNE ROAD, RIPPLESIDE- CONSIDERATION OF INDEPENDENT PANEL REPORT

Portfolio: **Planning – Cr Heagney**
Source **Planning and Tourism**
General Manager: **Peter Bettess**
Index Reference **Subject: C291- Consideration of Panel Report**

Purpose

The purpose of this report is to consider the Independent Panel's report for Amendment C291.

Summary

- Amendment C291 was initiated by 10 Consulting Pty Ltd. on behalf of the landowner W. R Capron and seeks to amend the Greater Geelong Planning Scheme to facilitate the use of the site for motor vehicle, boat or caravan sales.
- The proponent submitted a combined planning scheme amendment and planning permit application to the Council under section 96a of the Planning and Environment Act 1987.
- The amendment seeks to rezone the eastern section of the subject land from Residential 1 Zone to Commercial 2 Zone and remove Heritage Overlay 1630: Drumcondra and Rippleside Heritage Area from the affected part of the site.
- The planning permit application (ref: 112/2013) is for the use of the site for motor vehicle, boat or caravan sales.
- Public exhibition commenced 4 July 2013 and closed 5 August 2013.
- The public exhibition period resulted in four submissions. The submissions included one joint objection from landowners to the north of the subject land and three submissions from service authorities who offered comments.
- On 8 October 2013, Council resolved to request the Minister for Planning to appoint an Independent Panel to hear all submissions to the amendment and planning permit application.
- The Minister for Planning appointed an Independent Panel on 18 October 2013. The Panel Chair directed that matters be dealt with via written submissions due to the low number of parties that requested to be heard. Panel proceedings commenced 18 November 2013.
- The Independent Panel has recommended that Amendment C291 to the Greater Geelong Planning Scheme be adopted as exhibited and that planning permit no. 112/2013 for the use of the subject land for motor vehicle, boat or caravan sales be granted in accordance with endorsed plans and subject to the minor modifications as recommended in the panel report.
- It is recommended that the amendment be adopted as exhibited and the planning permit be modified as per the recommendations made by the Independent Panel.

Cr Heagney moved, Cr Harwood seconded -

That Council:

1) **adopts Amendment C291 in the form as outlined in Appendix 6;**

2) **recommends to the Minister for Planning that planning permit 112/2013 be granted pursuant to Section 96G of the Planning and Environment Act 1987 as outlined in Appendix 7 of this report; and**

3) **submits the adopted amendment with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

The combined planning scheme amendment planning permit application is necessary to facilitate the use of the subject land at 137-139 Melbourne Road, Rippleside, for motor vehicle, boat or caravan sales.

The amendment will rezone the eastern section of the site from Residential 1 Zone to Commercial 2 Zone. This will remove the split-zone status of the site (Commercial 2 Zone and Residential 1 Zone) and, in land use terms, enable the use of the site for commercial purposes. The amendment will also delete Heritage Overlay 1630: Drumcondra and Rippleside Heritage Area from the affected part of the subject land. The removal of the heritage overlay from the site is a logical proposal given the historical use of the site for commercial purposes and its commercial appearance. Further detail on this matter is provided later in this report.

Planning permit 112/2013 will enable the use of the site for motor vehicle, boat or caravan sales. The proposed use is a Section 2- permit required use under the Commercial 2 Zone. Clause 52.14 Motor Vehicle, Boat or Caravan Sales of the Greater Geelong Planning Scheme provides Council with the necessary planning assessment tool to determine the suitability of the subject land for the use.

A site location plan is provided at **Appendix 1**. An existing zone and overlay plan is provided at **Appendix 2**.

On 20 May 2013, Council officers via delegated powers, resolved to support the preparation and exhibition of the combined planning scheme amendment and permit application.

The amendment and permit application were exhibited between 4 July and 5 August 2013.

Four submissions were received. One joint objection was received and three submissions were received from service authorities offering comments. A list of submitters is provided at **Appendix 3**.

The key issues raised in the objecting submissions related to impact on residential amenity, inappropriate use of the site and loss of residential zoned land.

The Environment Protection Agency (EPA) provided comments in relation to the planning permit including additional permit conditions.

As a consequence of the submissions received during the exhibition period, Council officers recommended a number of changes to the planning permit in its report to Council on 8 October 2013.

The Panel considered these changes as part of Council's ultimate submission to the combined planning scheme amendment and planning permit application process.

Discussion

The Minister for Planning appointed an Independent Panel on 18 October 2013. A one person Panel consisting of Chair, Alison Glynn, conducted Panel proceedings.

The Panel notified all submitters to the amendment about the Panel Hearing process and invited those parties to be heard. The Panel only received two requests to be heard, being the Council and the proponent. Consequently, the Panel directed that a Directions Hearing and Panel Hearing would not be necessary and that matters could be dealt with by written submissions. Both Council and the proponent agreed to this process.

The Panel made a number of Directions about the exchange of submissions by both parties and an opportunity for Council to make a rebuttal statement to the proponent's submission. These proceedings commenced on 18 November and closed 16 December 2013.

The Panel's report was received electronically on 23 December 2013, a full copy of which is on Council's website. The Panel report was released to Councillors on 7 January 2014 and released to the general public and proponent on 15 January 2014.

The Panel has assessed the amendment and planning permit. The Panel's report deals with the issues under the following headings:

- Is the rezoning strategically justified?
- Is the removal of the Heritage Overlay justified?
- Is the proposed permit for use as a motor vehicle, boat or caravan sales acceptable?

The following section of the report will review, summarise and provide a Council officer comment in relation to the Panel's conclusions, findings and recommendations.

Panel Conclusions and recommendations

The Panel concludes that the amendment to zone the entirety of 137 – 139 Melbourne Road, Rippleside is strategically justified. The Panel finds that the amendment to remove the Heritage Overlay is sound.

An extract from the panel report detailing the Panel's conclusions and recommendations is included at **Appendix 4**.

The Panel finds that the proposed use of the land for motor vehicle, boat or caravan sales is acceptable subject to conditions as outlined below. The Panel has made some proposed changes to permit conditions proposed by Council (See **Appendix 5**). These are highlighted in yellow for clarity with new text underlined and text to be deleted having a line struck through the text. The reasons for these changes are explained in sections below.

The Panel has also modified Condition 14 relating to time expiry. The Panel stated that this is to accord with standard conditions for time expiry subsequent to changes to the Planning and Environment Act 1987 made earlier in 2013. The revised condition 14 is simply highlighted in yellow at **Appendix 5.**

The Panel concludes its report with the following recommendations:

1. Amendment C291 to the Greater Geelong Planning Scheme should be adopted as exhibited.

2. Permit No. 112/2013 for use of land at 137 – 139 Melbourne Road, Rippleside for motor vehicle, boat or caravan sales be granted in accordance with endorsed plans and subject to conditions as contained in Appendix A to this report.

1. Is the rezoning strategically justified?

The Panel considered the key issues are whether there is a need to rezone the land to Commercial 2 and whether it will result in unnecessary conflicts between possible commercial uses on the land and the adjoining residential properties.

The Panel finds that "there does not appear to be any rationale to the existing zone boundary given it does not align with title boundary or either existing or previous use of the land. The boundary seems to simply align with two other property boundaries to the north and south, therefore bisecting the subject site."

Whilst the Panel does not accept that the rationale for the amendment can be solely based on what appears to be somewhat of an historical mapping anomaly, it does add weight to the need for the amendment.

The Panel considers the key question is whether on balance the land is better used fully for commercial use, or for the rear of the site to remain residential and developed for such purposes.

The Panel finds that "*The loss of residential land is very minor in context of the available residential land supply of Geelong*."

The Panel further states that the identification of the whole of the site as Commercial 2 Zone would enable reuse of existing buildings on the site for commercial purposes and enable the site to function as a consolidated commercial site. This has benefits to the broader community of Geelong through employment and economic development.

Converting the rear of the site for residential use would require demolition of the commercial buildings and construction of new commercial form on the commercial zoned land and rehabilitation of the residential zoned land for commercial use. Given the previous use of the land as a service station, it may require site rehabilitation from potential contamination. Whilst this again does not rationalise the need for the amendment, they add weight to the factors to be considered in favour of the amendment.

The Panel considered the objectors concerns regarding the potential for additional traffic and noise in the residential area. However, the Panel finds that "*General use of the land for commercial land is considered acceptable on the following basis:*

- The land is a consolidated site at the corner of Walker Street and Melbourne Road.

- The main commercial address can therefore remain Melbourne Road.

- *The increase in noise that could generate from use of the land that includes the residential land, against use of just the commercial land is relatively minor given the additional area of commercial zoned land is only 736sqm. This is set against noise associated with the long frontage of commercial land facing Melbourne Road, Melbourne Road itself and the railway line west of the road.*

- *Any specific issues arising from potential noise associated with use of the land as Commercial 2 zoning can be addressed through the planning permit.*

Panel Conclusion and Finding:

The Panel concludes by acknowledging the fact that the rezoning of land will formally bring commercial use directly adjacent to residential lots, which will create some additional potential for amenity conflict that is inherent between residential and commercial areas. However, the Panel finds there is sufficient merit in achieving a consolidated commercial lot to give strategic justification to the amendment.

This is based on the benefits of consolidating a site that can enable a use of land consistent with directions of the planning scheme, with minimal loss of usable residential land and ongoing capacity to address amenity issues.

The Panel therefore finds that the zone change as exhibited in Amendment C291 should be adopted.

Council officer Comment:

Council officers note the Panel's consideration of the proposed rezoning. Council officers agree that the rezoning will bring commercial land use closer to existing residential areas. However, Council officers are of the same opinion as the Panel in so far as the rezoning will consolidate the subject site for commercial purposes in alignment with the planning scheme and will not result in a significant loss of residential land to the detriment of the overall land supply in Geelong.

The historical use of the site for commercial purposes is not a standalone reason to rezone the subject site, it is a determining factor and an important consideration in the rezoning process. The planning permit will support the rezoning in so far as controlling the end land use, being motor vehicle, boat or caravan sales.

2. Is the removal of the Heritage Overlay justified?

The key issues raised by the objecting submitters focus on the heritage area behind the building which they say has not been used for commercial activities and should remain within the Heritage Overlay.

The Panel states that the use of land is generally not a basis for determining that a site has heritage significance. The Panel notes the heritage character and significance of the area. The Panel finds that there is no structure on the site that exhibits architecture of the heritage era or of a domestic form.

The Panel has also reviewed extracts from the 1995 City of Geelong Conservation Study, (volume 3 and 5). This study is understood to form the basis of the Heritage Overlay and is a Reference Document in the planning scheme. This study identifies No.s 2, 4 and 8 Margaret Street, directly north and east of the site, as having contributory significance (D graded in the study), along with 2, 4, 5 and 7 Walker Street to the east and south east of the site. The site is not identified in the study as having a contribution to the heritage of the precinct.

The Panel therefore accepts there is no rationale for the Heritage Overlay being retained on this site.

In reviewing this issue, the Panel also noted that whilst no dwelling exists on the site, there are what appear to be Edwardian or early Californian Bungalow type dwellings located at 2 and 4 Margaret Street, which are not located in HO1630, but are identified in the 1995 Conservation Study. It is not before the Panel to consider why these houses were excluded from the Heritage Overlay. The Panel simply notes that this potential anomaly in the mapping of the Heritage Overlay may warrant further investigation by Council as a separate planning exercise.

Panel conclusion and finding:

The Panel finds there is no rationale to retain HO1630: Drumcondra and Rippleside Heritage Overlay over the land and finds that the Amendment as it relates to the Heritage Overlay removal should be adopted as exhibited.

Officer Comment:

Council officers note the Panel's support for the removal of the Heritage Overlay from the site.

Council officers also note the Panel's reference to the City of Geelong Conservation Study (Vols 3 and 5) and the anomaly relating to properties at 2 and 4 Margaret Street, Rippleside. Council officers will further investigate this anomaly to determine an appropriate strategy.

3. Is the proposed permit for use as a motor vehicle, boat or caravan sales acceptable?

The objecting submitters raised issues relating to increased noise, light spill and traffic arising from the use as well as impacts on car parking in the area as a result of loss of on street parking from potential new crossovers.

Noise

The inclusion of permit conditions recommended by the EPA for noise and conditions proposed by the Council relating to landscaping, repair/replacement of the northern and eastern fences and hours of operation and amenity of the premises, leaves

The Panel is satisfied that the proposed use will operate in a manner that respects the adjoining residential use and ensures that any noise emitted from the site meets EPA requirements. The inclusion of conditions relating to safeguarding against noise impact and those recommended by the EPA will assist in protecting the amenity of adjoining properties.

Panel finding:

The Panel finds that *"issues of noise have been appropriately addressed through the proposed permit conditions*."

Council officer comments:

Council officers agree with the Panel's findings.

Light spill

The Panel advises that "*external lighting can and should be designed in a manner that it will not illuminate into adjoining residential yards. There may still be some vision of light, but it should not directly illuminate adjoining rear yards*."

The Panel notes that there are no details included in the application for external lighting. The Panel considers such details should be provided prior to operation and should confirm that it is designed in a manner to avoid unnecessary light spill. Further, the Panel states the "*proposed condition by Council for external lighting should ensure that main promotional or operational lighting will only be on between operating hours, with a timer switch for this to turn off after hours*". Some security lighting will be required after hours, but this should be located so as to minimise amenity impact. This can be clarified through designation of such lighting on the plan.

Panel finding and recommendation:

The Panel finds external lighting can be appropriately addressed through permit conditions.

The Panel recommends that the proposed permit conditions be amended to include a

requirement in Condition 1 for lighting to be notated on the endorsed plans. The Panel also accepts Council's proposed Condition 12 for lighting to be managed to minimise light spill.

Council officer comments:

Council offers accept the Panel's findings and will amend the planning permit at Condition 1 to include the requirement for lighting to be notated on the endorsed plans.

Traffic and Car Parking

The Panel notes the general commercial use of the area around the site along Melbourne Road. Consequently, with this there will be on street parking, which is available on the service road of Melbourne Road as well as space for loading and unloading.

The main frontage of the site is to Melbourne Road with access via the service road. As such, there is safe and generally convenient access to the site for commercial use without significant dependence on using local residential streets for access to the commercial uses. The Panel has no reason to dispute the likely traffic volumes suggested by the proponent. If however, it becomes apparent that the customer numbers are somewhat higher than anticipated, at 4 or 4.5 vehicles per hour, this remains a low volume use of the land, which has a commercial service road to its front that can easily accommodate such traffic.

The Panel accepts that there is parking available on-street in the service road of Melbourne Road. The Panel does not accept the proponent's proposition that visitors can use parking in Walker Street. This is a residential street. The Panel does not agree with the proponent's request that on-site car parking requirements should be reduced.

In addressing whether parking requirements should be reduced Clause 52.06 - 6 of the planning scheme directs that it can include on-street parking in non-residential zones or residential streets "specifically managed for non residential parking".

The Panel acknowledges that directly in front of the site there is some on-street parking, but does not see that Walker Street generally meets either of the criteria of accommodating non residential parking in the residential sector of Walker Street.

With regard to the number of display vehicles allowed on site, the Panel accepts submissions of Council, the proponent and the objectors that it is not possible to fit 43 display cars on the site. A limitation of the number of cars to be displayed to 30 ensures the ratio of space to cars can be met and the overall intensity of use is limited to manage any potential off site amenity impacts.

Panel findings:

The Panel believes that the commercial service road to the site's frontage can easily accommodate the expected traffic from the proposed use. In light of the on-street parking available in the Melbourne Road service area combined with the three on-site car parking spaces proposed and acknowledgement of the limited display area, the Panel finds that three on-site car parking spaces is acceptable. The Panel also accepts that the limitation of display vehicles to 30 spaces is an acceptable outcome. This limit is still more than is what is likely to functionally occur on the site.

Council officer comments:

The Panel welcomed further comment from both Council and the proponent about the issue of display vehicle numbers during the Panel process. Council officers accept the Panel's findings and support regarding traffic, car parking and display vehicles.

Site Maintenance

The objectors' raised concern regarding the current state of the site.

Panel findings:

The Panel confirms that it is satisfied that with the operation of the proposed use, with appropriate conditions to address amenity, there is capacity for the site to be improved and maintained in an appropriate manner. The Panel accepts that the site may currently be poorly maintained, and considers this is a reflection of its vacant occupancy, not potential commercial use.

Overall Panel findings and recommendations for Planning Permit 112/2013:

The Panel finds that the use of the land for motor vehicle, boat or caravan sales is suitable to the site and, subject to relevant conditions can maintain reasonable amenity to adjoining residential properties. The Panel therefore finds that a permit should be issued subject to the conditions detailed in **Appendix 5** (changes shown in yellow) of this report. These are based on the Council draft conditions with minor modification to address issues of light spill and car parking as addressed above.

Council officer comments:

Council officers are satisfied with the Panel's proposed changes to the planning permit relating to lighting, on-site car parking and number of display vehicles allowed on site.

The Panel's recommendations for Condition 14 of the planning permit (Expiry) are not accepted. The planning permit is for a proposed use. It does not seek permission for development and consequently, the reference to 'development' in Condition 14 is not relevant.

Appendix 7 provides a copy of the final planning permit.

4. Other Issues

The opposing submitters also raised a number of issues that are not matters the Panel considers relevant to assessment of a planning scheme amendment or planning permit as directed by the Greater Geelong Planning Scheme and the *Planning and Environment Act* 1987. These issues include whether the amendment is only sought to sell the land and whether existing use rights should be established before the amendment is progressed. The objectors also submit that a motor vehicle sales premises is unlikely to be a financially viable use and therefore not a long lasting use for the site.

The Panel finds no reason to abandon the amendment or refuse to grant the proposed planning permit.

Environmental Implications

There are no foreseen environmental implications arising as a result of the combined planning scheme amendment and permit application.

The planning permit will ensure that emissions from the site (noise/light/odour/fumes/smoke etc.) are controlled and do not have a detrimental impact on the surrounding environment.

Financial Implications

There are no foreseen financial implications associated with the combined planning scheme amendment and planning permit application.

No impact to budget

Policy/Legal/Statutory Implications

The proposal is consistent with the relevant provisions of the greater Geelong Planning Scheme, including State Planning policy Framework and Local Planning Policy Framework.

The amendment will rezone the eastern section of land at 137-139 Melbourne Road, Rippleside, from Residential 1 Zone to Commercial 2 Zone. There is strategic justification for the rezoning as outlined in this report. The permit application will enable the use of the site for motor vehicle boat or caravan sales. The planning scheme provides the relevant assessment tools and controls to ensure the proposed use does not have a detrimental impact on surrounding sensitive uses.

Alignment to City Plan

The combined planning scheme amendment and planning permit application align with the City Plan's strategic direction, Growing our Economy and the priority to support existing business and encourage new and emerging growth sectors. The recognition of the historical use of the site for commercial purposes is important to ensuring the site continues to offer a source of economic activity for Geelong.

Officer Direct or Indirect Interest

No Council officers or contractors involved in the combined planning scheme amendment and planning permit application have a direct or indirect interest in matters contained in this report.

Risk Assessment

There are no foreseen risks associated with the combined planning scheme amendment and planning permit application.

Social Considerations

No social issues are foreseen as consequence of the adoption of the proposed planning scheme amendment and planning permit. The planning permit, which incorporates the Panel's recommend changes, will ensure the proposed use for motor vehicle, boat or caravan sales does not have a detrimental impact on adjoining and surrounding sensitive land uses to the north, north-east and east of the site.

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. The appointment of an Independent Panel to hear all submission to C291 has offered submitters a fair opportunity to be heard.

Consultation and Communication

Once Council has resolved to adopt the combined planning scheme amendment and planning permit application, Council officers will submit the adopted amendment and permit application to Minister for Planning for approval. The Minister will have 40 business days to approve the amendment from the date it receives the adopted amendment.

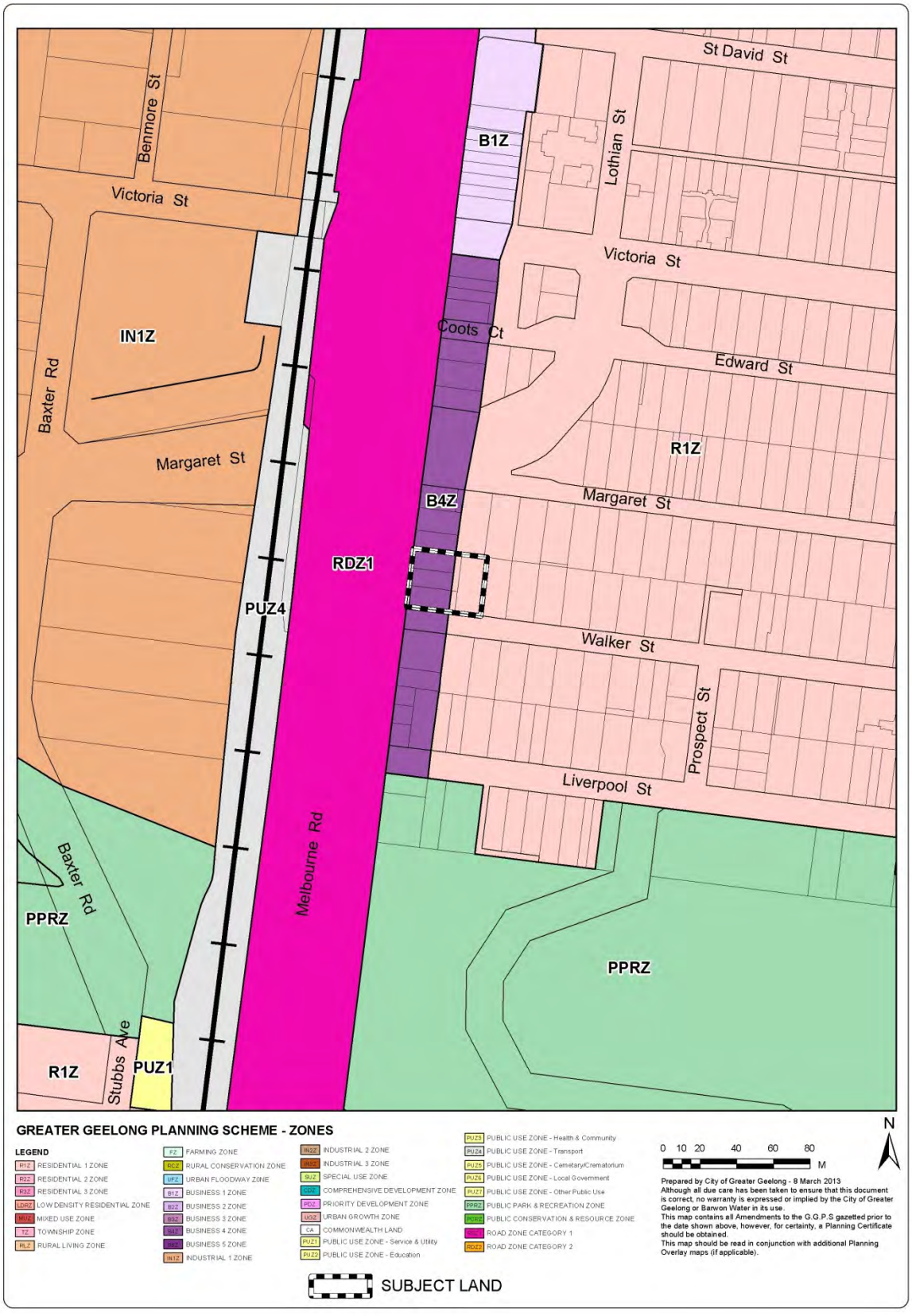
In the event the amendment is approved by the Minister for Planning, the Minister will publish a notice of approval in the Victorian Government Gazette. Council will issue a letter to notified properties regarding the outcome of the Minister's decision.

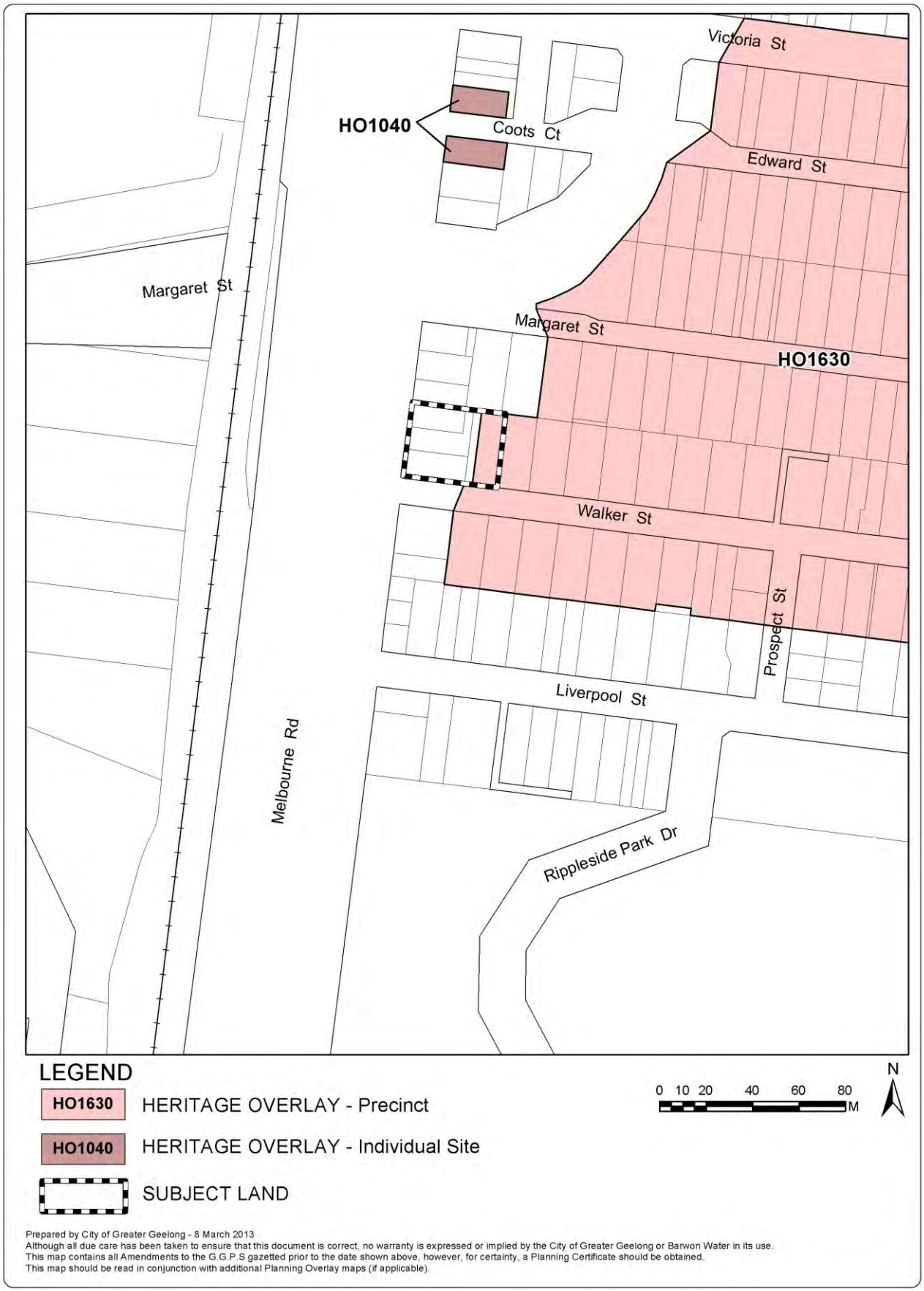
Appendix 1 Site Location Plan



Appendix 2 Existing Zoning and Overlay Plans

(Business 4 Zone has now been replaced by Commercial 2 Zone but the planning scheme maps are yet to updated.)




Victoria St
HO1040
Coots Ct
Edward St
Margaret St
Margaret St
HO1630
Walker St
Prospect St
Liverpool St
Melbourne Rd
Rippleside Park Dr
LEGEND
HO1630
HERITAGE OVERLAY - Precinct
HO1040
HERITAGE OVERLAY - Individual Site
SUBJECT LAND
0 10 20 40 60 80
M
N
Prepared by City of Greater Geelong - 8 March 2013
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.
This map contains all Amendments to the G.G.P.S gazetted prior to the date shown above, however, for certainty, a Planning Certificate should be obtained.
This map should be read in conjunction with additional Planning Overlay maps (if applicable).

Appendix 3 List of Submitters

Submitter	Address	Submission type
Mr Gary Yewdall	4 Margaret Street, Rippleside, VIC 3215	Joint objection with Mr. Barry Palich
Mr Barry Palich	2 Margaret Street, Rippleside, VIC, 3215	Joint objection with Mr. Gary Yewdall
VicRoads (Bryan Sherritt, Manager Program Development)	PO BOX 775, GEELONG VIC 3220	No objection
Environmental Protection Agency South West Region (Joanne Coupar, Planning Assessment Officer)	4th Floor State Government Office, Cnr Little Malop St, GEELONG VIC 3220	Two submissions with comments: 1) Planning scheme amendment 2) Planning permit application

Appendix 4 Panel recommendations for planning permit 112/2013

6 Conclusions and recommendations

The Panel concludes that the amendment to zone the entirety of 137 – 139 Melbourne Road, Rippleside is strategically justified. Further it finds the amendment to remove the Heritage Overlay is sound.

The proposed use of the land for motor vehicle, boat or caravan sales is acceptable subject to conditions as discussed in this report and detailed in Appendix A. With this the Panel has made some proposed changes to permit conditions proposed by Council. These are highlighted in yellow for clarity with new text underlined and text to be deleted having a line struck through the text. The reasons for these changes are explained in previous chapters. The Panel also notes that it has modified Condition 14 relating to time expiry. This is to accord with standard conditions for time expiry subsequent to changes to the *Planning and Environment Act* 1987 made earlier in 2013. The revised condition 14 is simply highlighted in yellow.

For the reasons outlined in this report, the Panel recommends that:

1. **Amendment C291 to the Greater Geelong Planning Scheme should be adopted as exhibited.**
2. **Permit No. 112/2013 for use of land at 137 – 139 Melbourne Road, Rippleside for motor vehicle, boat or caravan sales be granted in accordance with endorsed plans and subject to conditions as contained in Appendix A to this report.**

Appendix 5 Panel changes to Planning Permit 112/2013

Appendix A Permit Conditions

PERMIT APPLICATION NO:	112/2013
LAND:	137 – 139 Melbourne Road, Rippleside
WHAT THE PERMIT ALLOWS:	The permit allows use of land for Motor Vehicle, Boat or Caravan sales generally in accordance with the endorsed plans.

Endorsed plans

1. Before the development permitted by this permit starts, 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 advertised plans submitted with the application but modified to show:

   a) Extension of the landscape buffer along the current sections of the northern and eastern property boundaries to be a minimum 3 metres wide.

   b) A notation that any damaged sections of fences along the northern and eastern boundary will be repaired and/or replaced at the cost of the permit holder, prior to occupation of the use.

   c) Details of any proposed external lighting, both during operating hours and security lighting to be provided for outside operating hours, designed in a manner to minimise light spill into adjoining properties.

   ~~d) The provision of four (4) clearly marked car spaces with minimum dimensions of 2.6 x 4.9m accessed via a driveway with adequate turning access on site to access and egress car spaces.~~

2. The use as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

Hours of operation

3. Unless otherwise approved in writing, the use may only take place between 7am and 7pm on any day to the satisfaction of the Responsible Authority

Landscape buffer

4. Prior to the commencement of the use, a landscape buffer strip as shown on the endorsed plans must be provided on the site along the northern and eastern property boundaries. The landscape buffer strip must be planted and maintained to the satisfaction of the Responsible Authority.

Wash bay

5. The site must contain a concrete bay for washing vehicles and waste from the bay must drain into a public sewer or a settlement and oil separation system. The system must comply with the Environment Protection Act 1970 and be installed to the satisfaction of the responsible authority.

6. All vehicles must be washed within the designated wash bay to the satisfaction of the Responsible Authority.

Vehicle numbers

7. Unless otherwise approved in writing by the Responsible Authority, no more than 30 ~~43~~ vehicles may be offered for sale on the site.

Vehicle display

8. No vehicle for sale may be displayed on an adjacent road.

Vehicle repairs

9. No vehicle may be repaired on the site, unless otherwise approved in writing by the Responsible Authority.

Amenity

10. The amenity of the area must not be detrimentally affected by the use or development through the:

    a) Transport of materials, goods or commodities to or from the land;

    b) Appearance of any building, works or materials;

    c) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;

    d) Presence of vermin;

    to the satisfaction of the Responsible Authority.

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

12. Noise emitted from the premises must not exceed the recommended levels as set out in the Noise from Industry in Regional Victoria (NIRV: EPA Publication 1411, 2011) or as amended to the satisfaction of the responsible authority.

Lighting

13. Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the Responsible Authority.

Expiry

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

    a) The development is not started within two years of the date of this permit.

b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing within the following timeframes:

i. Before or within 6 months after the permit expiry date, where the development allowed by the permit has not yet started; and

ii. Within 12 months after the permit expiry date, where the development allowed by the permit has lawfully started before the permit expires.

Appendix 6 C291 Adoption documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C291

INSTRUCTION SHEET

The planning authority for this amendment is the City of Greater Geelong Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

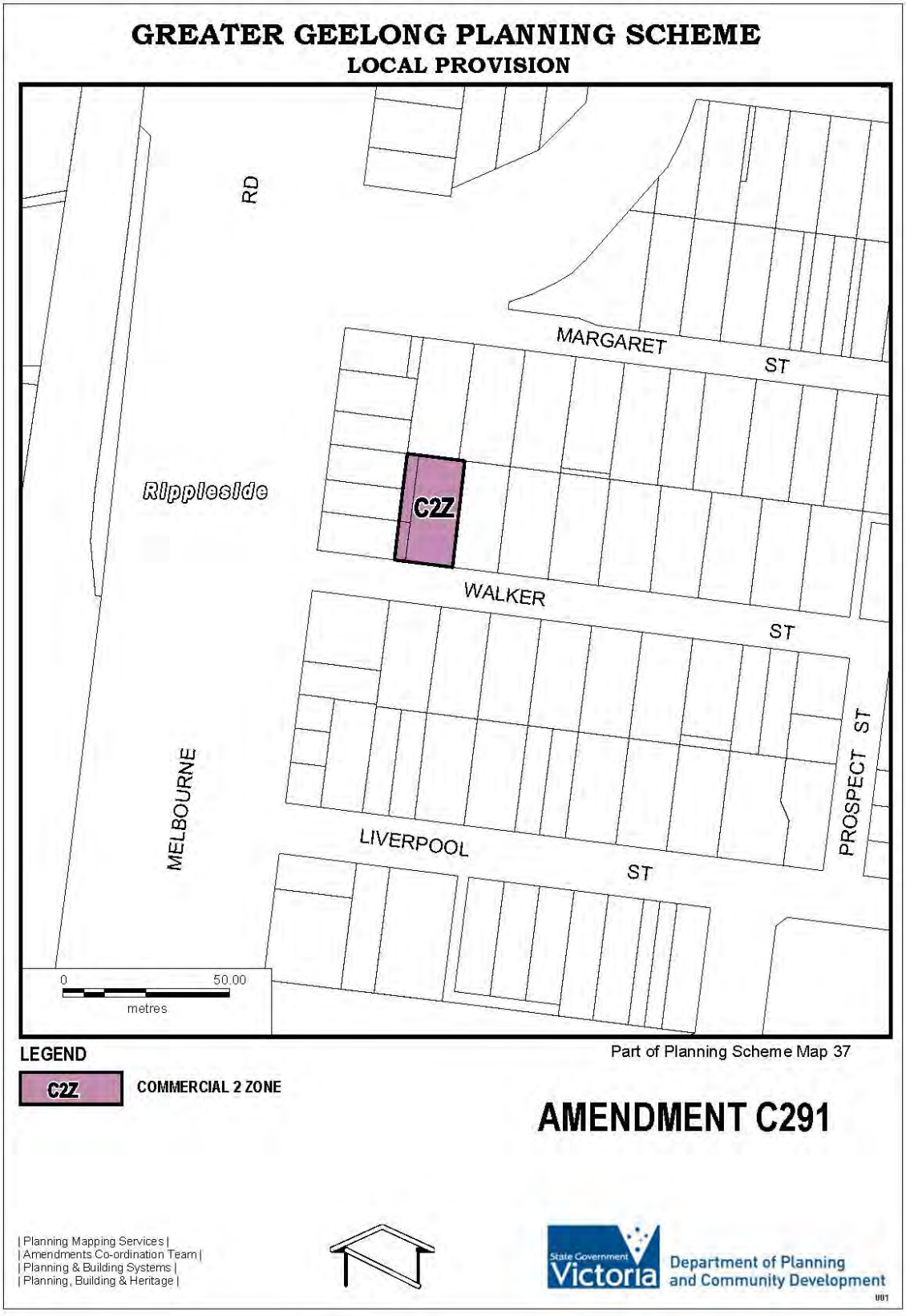
1. Amend Planning Scheme Map No.37 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C291".

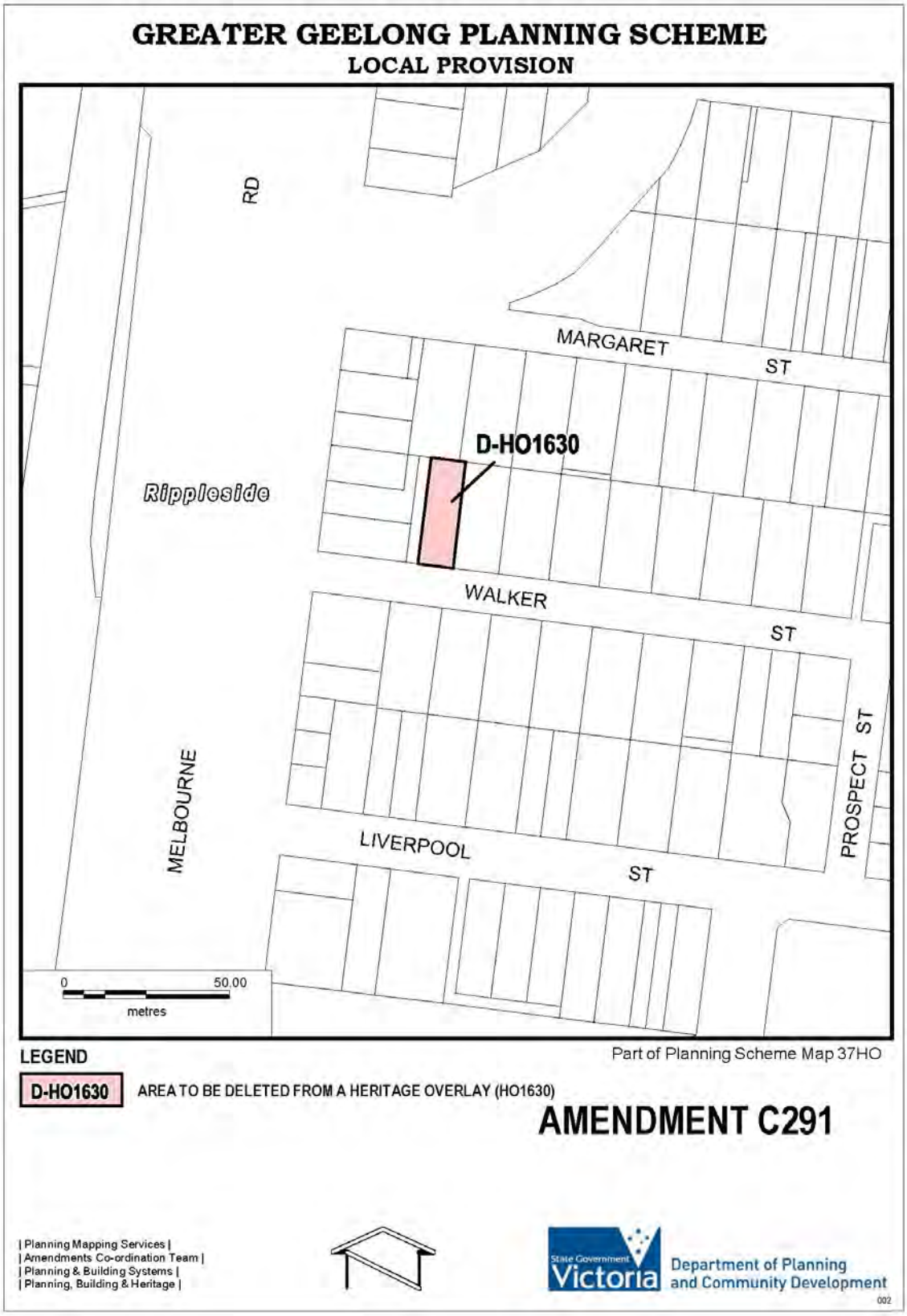
Overlay Maps

2. Amend Planning Scheme Map No.37HO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C291.

End of document

C04


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
RD
MARGARET ST
Rippleside
C2Z
WALKER ST
PROSPECT ST
MELBOURNE
LIVERPOOL ST
0
50.00
metres
LEGEND
C2Z
COMMERCIAL 2 ZONE
Part of Planning Scheme Map 37
AMENDMENT C291
| Planning Mapping Services |
| Amendments Co-ordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |
State Government Victoria
Department of Planning and Community Development
001


GREATER GEELONG PLANNING SCHEME
LOCAL PROVISION
RD
MARGARET ST
D-HO1630
Rippleside
WALKER ST
PROSPECT ST
MELBOURNE
LIVERPOOL ST
0
50.00
metres
LEGEND
Part of Planning Scheme Map 37HO
D-HO1630
AREA TO BE DELETED FROM A HERITAGE OVERLAY (HO1630)
AMENDMENT C291
| Planning Mapping Services |
| Amendments Co-ordination Team |
| Planning & Building Systems |
| Planning, Building & Heritage |
State Government Victoria
Department of Planning and Community Development
002

Appendix 7 Final Planning Permit 112/2013

PLANNING PERMIT

Permit No.	112/2013
Planning Scheme	Greater Geelong Planning Scheme
Responsible Authority	Greater Geelong City Council

ADDRESS OF THE LAND	137-139 MELBOURNE ROAD, RIPPLESIDE
THE PERMIT ALLOWS	USE OF LAND FOR MOTOR VEHICLE, BOAT OR CARAVAN SALES GENERALLY IN ACCORDANCE WITH THE ENDORSED PLANS

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1. Prior to the commencement of the use, three (3) copies of 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 must be generally in accordance with the plans submitted with the application but modified to show:

   a) Extension of the landscape buffer along the current sections of the northern and eastern property boundaries to be a minimum of 3 metres wide.
   b) A notation on the plans that the damaged sections of northern and eastern boundary fences will be repaired and/or replaced.
   c) Details of any proposed external lighting, both during operating hours and security lighting to be provided for outside operating hours, designed in a manner to minimise light spill into adjoining properties

   All buildings and works as shown on the endorsed plans must be completed prior to the occupation of the building works, unless otherwise approved in writing by the Responsible Authority.

Endorsed plans

2. The use as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

Hours of operation

3. Unless otherwise approved in writing, the use may only take place between:

   7am and 7pm on any day.

   to the satisfaction of the Responsible Authority.

Date Issued: 3 January 2014

Signature of the Responsible Authority: ----------

CONDITIONS OF PLANNING PERMIT NUMBER 112/2013 CONTINUED

Landscape buffer

4. Prior to the commencement of the use, a landscape buffer strip as shown on the endorsed plans must be provided on the site along the northern and eastern property boundaries. The landscape buffer strip must be planted and maintained to the satisfaction of the Responsible Authority.

Wash bay

5. The site must contain a concrete bay for washing vehicles and waste from the bay must drain into a public sewer or a settlement and oil separation system. The system must comply with the Environment Protection Act 1970 and be installed to the satisfaction of the responsible authority.

6. All vehicles must be washed within the designated wash bay to the satisfaction of the Responsible Authority.

Vehicle numbers

7. Unless otherwise approved in writing by the Responsible Authority, no more than 30 vehicles may be offered for sale on the site.

Vehicle display

8. No vehicle for sale may be displayed on an adjacent road.

Vehicle repairs

9. No vehicle may be repaired on the site, unless otherwise approved in writing by the Responsible Authority.

Amenity

10. The amenity of the area must not be detrimentally affected by the use or development through the:

    a) Transport of materials, goods or commodities to or from the land;
    b) Appearance of any building, works or materials;
    c) Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
    d) Presence of vermin;

    to the satisfaction of the Responsible Authority.

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

Date Issued: 3 January 2014

Signature of the
Responsible Authority: _____

CONDITIONS OF PLANNING PERMIT NUMBER 112/2013 CONTINUED

Noise

12. Noise emitted from the premises must not exceed the recommended levels as set out in the 'Noise from Industry in Regional Victoria' (NIRV; EPA Publication 1411, 2011) or as amended to the satisfaction of the Responsible Authority.

Lighting

13. Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the Responsible Authority.

Expiry

14. This permit will expire if the use hereby permitted is not commenced within two (2) years of the date of this permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing within six (6) months of the date of expiry.

Date Issued: 3 January 2014

Signature of the
Responsible Authority: _____

Cr Fisher declared a Direct Interest in Agenda Item 2 - Amendment C300 – Implementation of new Residential Zones – Consideration of Submissions in that she is a signature to a petition in relation to the matter, and left the meeting room at 7.47pm

2. AMENDMENT C300 IMPLEMENTATION OF NEW RESIDENTIAL ZONES - CONSIDERATION OF SUBMISSIONS

Portfolio: **Planning - Cr Heagney**
Source **Planning and Tourism**
General Manager: **Peter Bettess**
Index Reference **Subject: C300 Consideration of Submissions**

Purpose

The purpose of this report is to consider submissions to Amendment C300 Implementation of the New Residential Zones.

Summary

- Amendment C300 seeks to implement the new residential zones into the Greater Geelong Planning Scheme, including updating the Local Planning Policy Framework and making other consequential changes.
- The new zones - Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone - will replace the existing Residential 1, 2 and 3 Zones in the planning scheme. Council is proposing to use all three new residential zones.
- The Minister for Planning has directed that Council has until 1 July 2014 to implement the new zones.
- The exhibited zones are proposed to be applied with regard to Council's strategic planning policy framework. Council's adopted Housing Diversity Strategy 2007 provides the basis for the implementation of the new zones. Where required, additional strategic planning work has been undertaken to justify the application of the new zones across the municipality.
- At its meeting of 22 October 2013, Council resolved to exhibit the amendment, subject to authorisation from the Minister for Planning. Authorisation was received on 28 October 2013.
- Amendment C300 was exhibited from 14 November 2013 until 16 December 2013. Council accepted late submissions up to 10 January 2014.
- 231 submissions were received up to 10 January 2014. 220 objecting submissions were received. 5 submissions supported the amendment. 6 submissions came from submitters and service authorities who raised no objection but offered comments. Submissions compromised a mix of pro forma letters and individual submissions. 4 objecting submissions were received after 10 January 2014
- The majority of submissions received came from Newtown, Geelong West and Belmont.

- The key issues raised in submissions were: no comprehensive strategic review; conflict with Minister's intent for protection of existing neighbourhoods; impact on heritage areas, impact of the Residential Growth Zone - increased density, increased building height, neighbourhood character, residential amenity, traffic and safety, poor infrastructure; conflict between proposed zones and existing planning controls; metropolitan zones for a regional town; Neighbourhood Residential Zone more suitable for areas with heritage value; impact on property value; and lack of consultation/notification.
- In accordance with the Planning and Environment Act 1987, Council must now either: change the Amendment in the manner requested by the objecting submissions; refer submissions to an Independent Panel appointed by the Minister for Planning; or abandon the Amendment or part of the amendment.
- Council officers have considered all submissions and recommend a number changes from what was exhibited. The proposed changes are as follows:
    - For Residential Growth Zone Schedule 2 Urban Areas - change the maximum building height from 13.5 metres (4 storeys) to 10.5 metres (3 storeys).
    - Amend the proposed zoning for land south-west of the Newtown- Aberdeen St/Shannon Avenue activity centre from Residential Growth Zone Schedule 2 to General Residential Zone Schedule 2.
    - Amend the proposed zoning for land at Aberdeen Street (generally bounded by Pakington St, Skene St, and Cumberland St) from Residential Growth Zone Schedule 2 to Neighbourhood Residential Zone Schedule 2.
    - Amend the exhibited Geelong West, Manifold Heights and Newtown Increased Housing Diversity Area boundary to reflect the proposed changes to the exhibited zoning for Newtown.
    - At Clause 21.06 Settlement and Housing, add a further work requirement to review the incremental change areas identified in the Housing Diversity Strategy to consider the application of the General Residential Zone Schedule 2.
    - Update Clause 22.63 Increased Housing Diversity Areas Policy to make further reference to building height and heritage areas.
- This report addresses the key issues raised in the submissions and recommend they be referred to an Independent Panel appointed by the Minister for Planning.

Cr Heagney moved, Cr Harwood seconded -

That Council, having considered all submissions to Amendment C300 to the Greater Geelong Planning Scheme, resolves to:

1) **Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and environment Act 1987;**
2) **Refer all submissions to the Independent Panel; and**
3) **Submit to the Independent Panel its response to the submissions generally as outlined in this report.**

Carried.

Division Requested:

For: Crs Ansett, S Kontelj, Nelson, E Kontelj, Ellis, Lyons, Harwood, Macdonald, Richards, Heagney, Farrell

Against: Nil.

Background

Amendment C300 to the Greater Geelong Planning Scheme seeks to implement the State Government's new set of residential zones, namely the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

The new zones will give more certainly about the type of development that can be expected in any residential area and give Council better tools to identify areas where existing urban character will be protected and areas where appropriate increased urban densities can occur.

Council has until 1 July 2014 to implement the new residential zones. After this date, the Minister for Planning will apply the General Residential Zone to all residential land regardless of Council's existing policy.

The application of the General Residential Zone would not be a good planning outcome for Geelong. With the benefit of Council's existing strategic planning policy framework for residential areas and the extent of local variation of Geelong's suburbs, it was necessary to prepare a planning scheme amendment, initiated by Council, to determine the best outcome for the new zones.

On 22 October 2013, Council considered the new residential zones and how they are proposed to be applied across the municipality. At this meeting, Council resolved to support the preparation and exhibition of amendment C300, subject to requesting authorisation from the Minister for Planning.

Council resolved to exhibit the amendment to implement the new residential zones as outlined below in **Table 1**.

In the report to Council on 22 October, for the purposes of zoning and mapping the new residential zones, Council officers proposed to apply the zones as follows: Residential Growth Zone; Residential Growth Zone Schedule 1; Residential Growth Zone Schedule 2; General Residential Zone; General Residential Zone Schedule 1; Neighbourhood Residential Zone; Neighbourhood Residential Zone Schedule 1.

On advice from DTPLI, Council officers were directed that all residential land must be zoned one of the three new zones and all land must include a zone schedule. This was required even if there was no intention to vary any of the residential provisions detailed in the zone itself. **Table 1** explains the changes.

Table 1: Residential Zones and Zone Schedules

Proposed Zones **(Council report 22 October 2013)**	**Exhibited Zones**
Residential Growth Zone	Residential Growth Zone- Schedule 1
Residential Growth Zone - Schedule 1	Residential Growth Zone- Schedule 2
Residential Growth Zone - Schedule 2	Residential Growth Zone- Schedule 3
General Residential Zone	General Residential Zone- Schedule 1
General Residential Zone - Schedule 1	General Residential Zone- Schedule 2
Neighbourhood Residential Zone	Neighbourhood Residential Zone- Schedule 1
Neighbourhood Residential - Zone Schedule 1	Neighbourhood Residential Zone- Schedule 2

Appendix 1 contains plans of the exhibited residential zones.

No other changes were made to the amendment after Council's resolution on 22 October 2013.

On 24 October 2013, Council wrote to the Minister for Planning requesting authorisation to prepare and exhibit Amendment C300 to the Greater Geelong Planning Scheme. The Minister for Planning's delegate authorised Amendment C300 on 28 October 2013 (Authorisation no. A02670).

A notice of preparation of the amendment appeared in the Victorian Government Gazette on 14 November 2013. Notices also appeared in the City News sections of the Independent on 15 November 2013 and the Geelong Advertiser on 16 November 2013. Letters and notices were sent to relevant Ministers and service authorities on 31 October 2013.

The formal exhibition period closed on 14 December 2013. As is Council's normal practice, late submissions are considered up to a certain period after the closing date. In this instance, Council accepted late submissions up to 10 January 2014. Beyond this period, it was not practical to continue to consider late submissions due to the requirement to prepare the consideration of submissions report. As a consequence of accepting late submissions up to 10 January 2014, an additional 25 days were available over the Christmas/New year period.

Further discussion about the consultation strategy for C300 is discussed later in this report.

Council officers wish to note that a number of changes will be required to the amendment documentation at a later stage in the amendment process to reflect approved rezonings that relate to previous or new residential zoned land. Changes to the amendment will also be required as a consequence of Council's anomalies amendment C294, which will introduce the three new residential zones in to the Greater Geelong Planning Scheme.

Discussion

Summary of Submissions

The exhibition of amendment C300 resulted in a total of 231 submissions. After 10 January 2014, Council received 4 submissions.

A more detailed breakdown of the submissions indicates:

- 220 objecting submissions
- 5 supporting submissions
- 6 submissions with no objection but provided comments

The majority of submissions received came from the Newtown, Geelong West and Belmont areas. 122 submissions came from Newtown, 41 submissions from Geelong West and 39 submissions from Belmont. **Appendix 2** provides a plan showing the general location of submitters and a breakdown of submissions by suburb. The plan does not show late submissions.

A limited number of submissions were received from submitters in coastal areas.

Supporting submissions generally discussed how the amendment would lead to sustainable development, including an integrated approach to land use and transport uses, walkable neighbourhoods, vibrant activity centres, and a positive impact on amenity and services. Discussions also focussed on the certainty provided by the zones for new development.

For objecting submissions, there was confusion and misunderstanding regarding the new zones, how they will guide development and how they will work with existing planning controls, for example heritage overlays.

The Residential Growth Zone was the most contentious issue. The General Residential Zone and Neighbourhood Residential Zone were discussed in submissions but more in a comparative way and as a preference to the Residential Growth Zone. There was a strong call from the submitters of Newtown, Geelong West and Belmont for the application of the Neighbourhood Residential Zone instead of the Residential Growth Zone and General Residential Zone.

The submitters map shows that the majority of submissions came from the area surrounding the activity centre at Newtown- Shannon Avenue/Aberdeen Street, including Aberdeen Street, Margaret St, Nantes St, Stephen St, Skene St, Upper Skene St, and William St. The high number of submissions from this area can, in part, be attributed to active residents who have set up Facebook and email accounts objecting to the proposed amendment. The residents who set up the Facebook page "Say No to High Density Living in Geelong" provided an objection letter for people to submit to Council. The pro forma letters were either used in original form or tailored to the submitters' own personal perspective. Consequently, reoccurring issues were raised from residents in this area.

The key issues raised in objecting submissions to the Residential Growth Zone were generally consistent and are summarised below.

- Contravention of the Minister's instruction for the introduction of the new zones- protection of existing neighbourhoods;
- No comprehensive strategic planning review;
- Impact of the Residential Growth Zone:
    - Building height/Increased density
    - Consolidation of titles
    - Neighbourhood character
    - Residential amenity
    - Traffic impact and safety
    - Poor existing infrastructure
    - Impact on property value
- Conflict between the Zone and Heritage Overlays;
- Neighbourhood Residential Zone more suitable for areas with heritage value and neighbourhood character;
- Metropolitan planning zones being applied to a regional town;
- Lack of consultation/notification.

Council received one submission requesting that the application of the Neighbourhood Residential Zone to the Newtown area be reconsidered in so far as it would not achieve housing diversity and infill development close to activity centres. Conversely, a large number of submissions questioned why all of Newtown was not proposed for the Neighbourhood Residential Zone.

The application of the General Residential Zone 2 across the municipality was criticised by one submitter for not supporting further growth or diversity. This issue will be discussed later in the report. However, a number of submitters opposed the General Residential Zone 2 based on the potential impact of medium density and 9 metre high buildings.

One submission requested the rezoning of land in Bell Park from General Residential Zone 1 to General Residential Zone Schedule 2 based on garden character and subdivision layout.

Some submitters also commented on the proposed Residential Growth Zone 3 for coastal areas. Submissions related to coastal towns, for example Clifton Springs and Ocean Grove. The main issue was the potential impact of the zone and its suitability.

Submissions tended to focus on the issues of particular streets and those that were relevant to the individual submitter. To achieve a broad coverage of the issues raised, specific concerns regarding properties and streets will be considered and dealt with under general themes. Area-specific issues will also be considered where deemed appropriate.

A number of submissions raised detailed questions about the planning scheme amendment and strategic planning work undertaken by Council officers to implement the proposed zones. Where necessary, this report will consider issues that require further explanation and discussion.

Appendix 3 provides a list of submitters to C300. A summary of submissions has been prepared by Council officers. Due to the size of the document, it has been left out of this report. However, a copy is available upon request.

Consideration of Submissions

Subject to the Minister for Planning appointing an Independent Panel to hear all submissions, the following section of this report will generally form the basis of Council's submission to the Panel Hearing.

1. State Government Reformed Residential Zones & Amendment C300

A key theme raised in submissions discussed the intent of the new zones and the Minister for Planning's instructions for their implementation. Submissions mainly focused on how Council's proposed implementation of the new residential zones through amendment C300 did not include sufficient regard for the protection of existing neighbourhoods, no comprehensive strategic review for all residential land that took account of the wishes of residents and existing planning controls. A number of submissions did not support the full amendment and requested it to be abandoned.

Council officer response:

It is necessary to provide a review of the new zones in order to clarify Council's interpretation of the Minister's intent for their implementation.

During the process of preparing the amendment for exhibition, the purpose of each new zone has been considered and assessed against a range of factors, including the Minister's principles and criteria for applying the residential zones and Council's strategic planning policy framework, principally the Housing Diversity Strategy 2007. This approach was necessary to determine the suitability of zones for particular residential areas in Geelong.

The application of the new residential zones relies on a range of factors, many of which go beyond the criteria provided by the State Government. Each Council area in Victoria will have unique planning and development circumstances, which requires careful consideration of the State-wide zones and the requirement to tailor the zones using zone schedules to accommodate these matters and other measures.

Submitters raised the issue of the new zones being designed for metropolitan areas, with particular reference to the Residential Growth Zone. The zones are to be implemented by all Councils in Victoria and have not been designed exclusively for metropolitan areas. It is a matter for Councils to determine how best to apply the new suite of zones in consultation with the general public.

The State Government (Advisory Note 50) acknowledges this position by stating:

"Different approaches to applying the new residential zones are available depending upon the individual circumstances of each council. Councils should undertake a strategic approach to the implementation of the residential suite of zones and consider the opportunities presented by converting existing residential zones to the new residential zones."

The State Government advises that the intent of the reformed residential zones is to give greater clarity about the type of development that can be expected in any residential area. The intent of the Minister's new residential zones are as follows:

- **Residential Growth Zone**- encourages diverse housing types and increased densities up to and including four storeys; Sets a discretionary height limit of 13.5 metres for dwellings and residential buildings with the ability for a council to specify a mandatory height limit through the schedule to the zone.
- **General Residential Zone-** provides for a diversity of housing types and moderate housing growth, and requires development to respect neighbourhood character and implement neighbourhood character policy guidelines. A discretionary height limit of 9 metres ('ResCode' standard) with the ability for a council to specify a mandatory height limit through the schedule to the zone.
- **Neighbourhood Residential Zone-** manages areas where there are limited opportunities to increase residential development and requires development to respect identified neighbourhood character. A maximum of two dwellings allowed on a lot with the ability for a council to specify a different number in a schedule to the zone. A mandatory height limit of 8 metres for dwellings and residential buildings with the ability for a council to specify a mandatory height limit in a schedule to the zone to take account of existing built form.

The State Government's Advisory Note 50 provides principles and criteria for applying the new residential zones. Advisory Note 50 provides three criteria to guide the application of the new zones- Character, Strategic and Context. All three of these criteria must be considered carefully and weighted accordingly relevant to individual residential areas. Again, the advisory note states that other principles and criteria may be required by councils to suit local circumstances.

The application of the new zones is not a prescriptive process. A direct translation is not always possible to achieve. Consequently, the adoption of a balanced approach is required when considering the purpose of each zone, the land to be rezoned and importantly, the supporting strategic planning policy framework. Fundamentally, Council's strategic planning policy framework, being the adopted Housing Diversity Strategy 2007 provides a sound basis to apply the new zones in accordance with the policy position for respective areas of residential zoned land. Furthermore, additional strategic planning work has been carried out during the process of preparing the amendment, being Council's Reformed Residential Zones Implementation Report October 2013.

Council's adopted Housing Diversity Strategy 2007 and G21 Regional Growth Plan 2012 both outline issues facing the municipality in relation to housing diversity and providing for population growth. The City has an aging population and a growing demand for more diversity in housing coupled with an increased demand for smaller households. Consequently, the City needs to ensure it provides for appropriately located infill opportunities. Infill development also makes more efficient use of existing infrastructure including community services.

The Housing Diversity Strategy addresses key residential issues in Geelong and guides residential development to appropriate locations. It defines a hierarchy that directs the density of housing change and type of development that can be expected in different parts of the municipality. The hierarchy identifies:

- **Key Development Areas (KDAs)**- potential to accommodate significant medium and higher density housing, including mixed use development;
- **Increased Housing Diversity Areas (IHDAs)**- areas close to activity centres, train stations and town centres. Boundaries are determined by walking distances of 400 metres or 800 metres. Aim is to provide a mix of high, medium and conventional density housing, with highest density closest to core areas of activity; and
- **Incremental Change Areas**- areas where new residential development is in keeping with the traditional suburban character and where only incremental change is expected.

Council officers undertook an assessment of how the purpose of the new zones aligned with the policy direction for the areas defined in the Housing Diversity Strategy. For example, compatibility between the Residential Growth Zone and Key Development Areas; Residential Growth Zone and Increased Housing Development Areas; General Residential Zone for Incremental Change Areas.

Council has sought to use all three residential zones and apply them with the support of the hierarchy adopted in the Housing Diversity Strategy and additional work undertaken as part of amendment C300. Schedules to the Zones have been prepared that identify local variations in the municipality.

Appendix 4 provides a detailed breakdown of the implementation framework for the reformed residential zones. It covers the existing housing policy framework, the recommended zone, the neighbourhood character and building height.

Further detailed work was undertaken to identify planning controls that would help deliver increased housing diversity. An Increased Housing Diversity Area Study has been completed, which included a street by street survey of existing conditions, a desktop analysis of relevant policy and a detailed assessment of existing lot sizes and density, building heights, street setbacks, site coverage, public realm quality, constraints and opportunities. This work has informed the preparation of key design recommendations for each IHDA.

To guide the development of the Increased Housing Diversity Areas under the provisions of the Residential Growth Zone, a new local planning policy was prepared to manage the change within these areas in relation to built form and character outcomes, as well as balance the constraints such as heritage places, significant vegetation, topography and public spaces within each IHDA. The proposed policy reiterates that these areas are changing and have an evolving character.

It was noted that some IHDAs had larger areas with development constraints such as precincts with a heritage overlay. However, the majority had high opportunity areas and an ability to accommodate change across each IHDA.

For the purposes of those submitters who raised concern about the Residential Growth Zone and associated increase in density and building height, it is important to reiterate that it is Council's position that the intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA, with this principle being embedded in the Housing Diversity Strategy.

It is also important to consider the existing planning context for areas proposed Residential Growth Zone and in particular, Increased Housing Diversity Areas. With the exception of Geelong West, Manifold Heights, Newtown and Vines Road, all existing Increased Housing Diversity Areas are incorporated in the Greater Geelong Planning Scheme. This confirms their established identification for increased housing diversity.

A further point to note, is that all existing IHDAs are zoned Residential 1 with residential development being guided by the provisions of the zone itself, any particular planning overlay and ResCode for new residential development. The Residential 1 Zone (R1Z) is different to the Residential Growth Zone in terms of its purpose. The obvious difference is that the R1Z encourages residential development that respects

neighbourhood character. Whilst this is a purpose of the Residential 1 Zone, the Residential Growth Zone can be tailored to suit local variations by preparing a schedule to the zone. With the support of existing planning controls such as heritage overlays, and the new local planning policy for IHDAs/Residential Growth Zone land, the Residential Growth Zone can provide for housing growth in appropriate areas and a design response that does not result in a detrimental outcome.

2. The Residential Growth Zone

The impact of the Residential Growth Zone, in particular Residential Growth Zone Schedule 2 (Urban areas), was a contentious issue. These submissions focused on the detrimental impact of housing growth (building height and density) on urban character, heritage, traffic, infrastructure and in Belmont's case, land that is restricted (in part) by a single dwelling covenant.

The majority of submitters who objected to the Residential Growth Zone requested that the Neighbourhood Residential Zone be applied. Submitters also stated that the application of Residential Growth Zone is inconsistent with the level of change that could be expected in Geelong West, Newtown and Manifold Heights area.

Council officer response:

The purpose of the zone and the strategic justification for its application have been described in previous themes of this report.

Council officers have considered the application of the Residential Growth Zone and tailored the zone to cater for local variations by creating zone schedules for urban and coastal areas. Consequently, the zone has not been applied as a 'blanket' across all IHDAs. In addition, a new local planning policy has been prepared for land zoned Residential Growth and located in identified Increased Housing Diversity Areas. The new local planning policy (Clause 22.63) provides detailed guidance on local variations to ensure an appropriate design and development outcome is achieved.

Proposed Clause 22.63 Increased Housing Diversity Areas Policy sets out a number of objectives to guide design and development in these areas. These include:

- To evolve the character of these areas through more intensive development.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
- To ensure development makes a positive architectural and urban design contribution to the IHDA.

For Residential Growth Zone Schedule 2 (urban areas) such as the Belmont IHDA and the Geelong West, Manifold Heights and Newtown IHDA, the local planning policy design objectives include:

- Encourage a sympathetic design response to nearby sites and precincts of known heritage value.
- Encourage three storey development and fourth storey elements on larger, abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encourage the recessing of the third storey element and above to reduce the dominance of the building from adjoining properties and the streetscape.

It is clear that the local planning policy provides robust guidance for new residential development in these areas. Existing constraints are acknowledged and new development is directed to achieve a sympathetic design response.

The zone, zone schedules and a new local planning policy provide a good background to understanding Council approach to applying the Residential Growth Zone.

The Residential Growth Zone Schedule 2 raised some recurring issues in submissions that are considered below:

Building height and Increased density

It is acknowledged that at present the majority of areas proposed to be zoned Residential Growth contain single and two storey residential dwellings. For this reason, many submissions requested that building height be restricted to two storeys. However, the present situation does not justify alone the requirement to retain existing standards and development outcomes as these areas have previously been identified for housing change. The existing Residential 1 Zone does not prescribe a maximum building height but relies on the provisions of Clause 54 and 55 of the planning scheme (ResCode provisions). Under the current provisions, ResCode prescribes, as a standard, a maximum building height of 9 metres.

The Residential Growth Zone prescribes a maximum discretionary residential building height of 13.5 metres. Effectively, this is a building height up to 4 storeys. It is not a mandatory building height for all new development. The discretionary maximum building height of 13.5 metres for Residential Growth Zone areas has also been included in ResCode. As will be discussed below, the zone schedules and new local planning policy provide a greater level of detail for Council officers to guide design and development in these areas at a local level.

The exhibited Residential Growth Zone Schedule 1, 2 and 3 provide for varying maximum building height as follows.

- Residential Growth Zone Schedule 1- zone requirement- buildings should not exceed 13.5 metres (up to 4 storeys)
- Residential Growth Zone Schedule 2- zone requirement- buildings should not exceed 13.5 metres (up to 4 storeys)
- Residential Growth Zone Schedule 3- variation to the zone- buildings must not exceed 10.5 metres (up to 3 storeys)

Building heights in the proposed Residential Growth Zone Schedule 1 and Schedule 2 areas were not varied. This was to allow for the potential to increase density through building height around urban activity centres without creating further barriers to development. Building heights for coastal areas in the Residential Growth Zone Schedule 3 have been varied to reflect the nature of coastal settings and built form.

As has been highlighted in this report, the local planning policy directs that "*the intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA*." It is apparent that the majority of submitters raised concerns about potential building height up to 4 storeys on all land zoned Residential Growth Zone Schedule 2. This is clearly not the policy position that the exhibited documents show nor has Council's adopted strategic planning policy framework supported the direction of increased housing growth away from the activity core of IHDAs.

Council will expect to see proposals for greater building height proximate to the activity core and on sites that can accommodate a building height up to 4 storeys.

The reality of new developments achieving a building height of up to four storeys depends on a range of planning, financial and market factors. However, the process of implementing new residential zones must adopt a strategic/long term perspective and consider what is an appropriate potential outcome to accommodate population growth in a sustainable manner.

Having considered the submissions relating to areas proposed for Residential Growth Zone Schedule 2, reviewed the IHDAs in terms of existing building height, likely building height around the IHDA activity core, and existing character, it is considered that the Residential Growth Zone Schedule 2 be amended to reflect a lower maximum building height down from 13.5 metres to 10.5 metres.

Proposed Change No.1
For Residential Growth Zone Schedule 2 Urban Areas- change the maximum building height from 13.5 metres (4 storeys) to 10.5 metres (3 storeys).

Appendix 5 provides a copy of the updated Residential Growth Zone Schedule 2.

This approach will be consistent with that proposed for residential growth zoned land in coastal areas. A maximum building height of up to 3 storeys in urban IHDAs will still achieve a level of density that supports the purpose to the zone and achieves increased housing diversity in predominantly single and double storey streetscapes. Residential Growth Zone Schedule 1 areas will continue to have a discretionary 13.5 metres maximum building height. This reflects the nature of the land identified for housing growth, which is either identified in Council's Key Development Areas or adjoins Central Geelong.

The recommended reduction in maximum building height for the Residential Growth Zone Schedule 2 does not meet the majority of requests for these areas to be rezoned Neighbourhood Residential. However, it demonstrates Council's acknowledgement of the established urban character in this area, the heritage areas and the likelihood of 4 storey developments or higher being built. It also establishes a consistent approach to building heights for urban and coastal areas.

The issue of increased density can often be associated with building height. However, increased density does not always mean greater building height and poor quality developments.

To achieve medium density development in these areas, it is foreseen that a variety of housing types will be encouraged and developed. The proposed local planning policy encourages units, townhouses, terrace housing and apartments. Development in these areas will be required to provide a design response that considers the unique characteristics of a particular area.

Existing built form is an important part of existing residential areas. It helps define an area where it has an identifiable style. However, where existing residential areas do not contain medium density development, this is not a reason to oppose development of this nature in the future. Rather, the issue is to ensure that new medium density development contributes to an area through good design.

Consolidation of titles

Submitters discussed the issue of potential consolidation of lots, loss of historical subdivision layouts, built form and the potential for developers to build residential developments incongruous with the established layout of existing residential areas. The consolidation of lots was also raised in relation to heritage areas.

This issue is dependent on existing lot size and the proposed development. Consolidation of lots would be necessary in many instances to achieve a building height up to 3-4 storeys. Any subsequent development proposal would be subject to a permit application and a detailed assessment of design response and amenity impacts.

Neighbourhood character

Many of the submissions focused on the impact of building heights up to 4 storeys and increased density being acceptable across Residential Growth Zone land. For Newtown submitters unaffected by heritage overlays, the impact on urban character were strongly contested. The heavy concentration of submissions received from the residential area west of Shannon Avenue and south of Aberdeen Street (Upper Skene St, Nantes St, Stephens St) demonstrates the desire to protect neighbourhood character. The residential area containing Margaret St and William St also showed concern regarding the proposed zoning with this area affected by a heritage overlay.

Neighbourhood character is an important issue in planning and is reflected in existing and proposed residential zones, including ResCode, which aims to respect existing neighbourhood character and provide reasonable standards of amenity for existing and new residents.

Council officers' considered that while the existing strategic planning policy framework seeks to increase housing diversity around activity centres, even in those areas with existing constraints such as neighbourhood character and heritage, there are existing controls and proposed tools that can ensure an appropriate design and development outcome. For the proposed Geelong West, Manifold Heights and Newtown IHDA, the review of heritage studies, including urban/neighbourhood character, played a key role in determining boundaries for the Residential Growth Zone, General Residential Growth Zone and Neighbourhood Residential Zone.

The proposed local planning policy acknowledges "*medium density housing, which is supported by the identified IHDAs and proposed zoning, can have a greater impact on neighbourhood character than traditional housing.* However, the local planning policy acknowledges *"… as development intensifies, it is important that design quality improves to ensure a positive contribution to the neighbourhood*."

The design guidance provided in the new local planning policy has already been discussed but it is an important addition to the Greater Geelong Planning Scheme that will assist Council officers' determine the suitability of a proposed development in an area of recognised character.

Residential amenity

The potential loss of residential amenity is a valid concern. The key issue is to ensure that new development is not detrimental to existing and new residents.

Residential amenity is a key factor in the exercise of ResCode assessment. ResCode sets out 14 residential development standards that apply to all dwellings. ResCode standards include such matters as street setback, side and rear setbacks, site coverage, daylight to existing windows, overlooking, overshadowing of open space and building height.

The above standards are key to ensuring that residential amenity (and neighbourhood character) are considered as part of new residential development proposals. The application of the Residential Growth Zone does not remove these 14 standards from Council's requirement to assess against new development.

However, Council's can change particular ResCode standards in a schedule to the zone. Council has done this for the Residential Growth Zone, for example building height, street setback and private open space.

ResCode is used to assess development in all three new residential zones thereby ensuring that regardless of the intent of the zone for residential development, residential amenity is a key consideration.

Some of the key issues related to potential for overlooking, overshadowing and loss of daylight from buildings up to four storeys. Where these issues would arise, the new development would need to be designed to ensure there is no detrimental impact or, in some circumstances, could not be supported by Council.

Traffic impact and safety

The issue of increased traffic and safety was a key concern for objecting submitters, particularly in Belmont, Newtown and Geelong West. For example, given the number of schools in the Newtown area, existing road infrastructure set-up and the nature of the established residential streets, the objecting submitters stated that the proposed Residential Growth Zone would greatly exacerbate the poor existing situation.

The application of the Residential Growth Zone to the Newtown area and all other areas in the municipality will in time increase development and population. The expected change in development for these areas will not happen overnight. In fact, it will take many years to achieve. Consequently, a significant immediate change in existing traffic conditions will not occur. Potential traffic issues will also be assessed as part of the planning process for new developments.

With increased development focused around the activity centre core, the objective is to provide new residents with easy access to existing facilities and services and within walking distance. This in theory should encourage people to leave their cars at home and use more sustainable modes of transport to access local services. In reality, Council cannot restrict car ownership through planning permits. Therefore, with increased population, there is inevitably going to be an increase in road users during certain periods of the day. It is expected that people will choose to live in areas close to activity centres for ease of access to facilities and services and less reliance on motor vehicles.

Another reoccurring traffic-related issue was lack of existing on-street car parking and the potential for this to increase as a result of the Residential Growth Zone. As new development occurs, Council will ensure that appropriate car parking is provided on-site in accordance with the provisions of the Greater Geelong Planning Scheme. This is the most practical way of trying to control on-street car parking.

Poor existing infrastructure

Concerns about existing infrastructure constraints was a reoccurring issue for submitters in the Belmont, Geelong West and Newtown area. Submitters stated that existing infrastructure services to these areas is under considerable strain and will not be able to cope with the demand arising from the Residential Growth Zone.

It is acknowledged that the older residential suburbs of Geelong will have been developed at a time where increased development that has happened to date and that which is supported through the new Residential Growth Zone, will have not been foreseen. The impact of increased housing growth on existing infrastructure is a valid concern and requires consideration at a point in time when new development is proposed in these areas.

Where it is considered necessary to upgrade existing services, a number of key authorities are responsible. Barwon Water is responsible or sewerage and water supply. Gas and electricity are managed by a number of authorities and service providers. Council is responsible for the stormwater/drainage systems and local street and footpath networks.

Impact on property value

Submitters raised concerns about the impact on property values by the proposed Residential Growth Zone. This was on the basis that increased building height and density would reduce residential amenity and the character of existing residential areas.

Concerns regarding the impact on property values are acknowledged. However, this issue is not a planning matter and does not carry material weight in the consideration of submissions.

3. Application of Neighbourhood Residential Zone

The Neighbourhood Residential Zone was the preferred zone by those submitters whose land was proposed Residential Growth Zone and also, those areas proposed General Residential Zone 2 generally in the Newtown area. Submitters also requested the Neighbourhood Residential Zone be applied on the basis that their property and street has established urban character or located in a heritage area. The National Trust objected to both the Residential Growth Zone and General Zone being applied to heritage areas stating that the Neighbourhood Residential Zone was appropriate.

The Neighbourhood Residential Zone would conflict with the purpose of Council's strategic planning policy for Increased Housing Diversity Areas and incremental change areas. The Neighbourhood Residential Zone seeks to limit development at two dwellings per lot and restrict building height to 8 metres. It has been applied to areas that are identified for urban preservation and or are affected by particular constraints.

Many areas proposed for Residential Growth Zone have identifiable urban character and heritage. However, as has been explained in previous sections of this report, these factors alone are not sufficient to apply the Neighbourhood Residential Zone. Importantly, where existing controls are in place to guide the design of development, the proposed zones will work in tandem with these tools.

The General Residential Zone Schedule 2 has been applied to areas identified for their suburban garden character. This zone will ensure that the neighbourhood character of these areas is respected whilst allowing for incremental change.

4. Area-specific concerns

Considering the extent of submissions received from particular suburbs, it is appropriate to focus on the planning matters raised about the justification for the application of the new residential zones. This will help explain the strategic approach adopted by Council officers.

A number of individual submissions also raised important points that warrant attention.

For the large number of submissions from Newtown and Geelong West, it is appropriate to revisit the justification for application of the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. Submissions from Belmont strongly opposed the Residential Growth Zone for the increased housing diversity area.

Geelong West/Manifold Heights/Newtown area- Residential Growth Zone

The Reformed Residential Zones Implementation Report October 2013 provides the detailed strategic justification for the identification of this area as an Increased Housing Diversity Area and to be zoned Residential Growth. It should be the first point of reference to appreciate the strategic planning exercise undertaken for this area.

The Geelong West, Manifold Heights and Newtown area is proposed as a new Increased Housing Diversity Area. The adopted Housing Diversity Strategy 2007 identifies the Geelong West area as a potential Increased Housing Diversity Area. However, the Geelong West IHDA is not incorporated into the Greater Geelong Planning Scheme. Council previously determined that a number of heritage studies needed to be undertaken prior to these areas being identified as IHDAs.

Submitters considered the application of the Residential Growth Zone Schedule 2 to this area a harsh approach and that there was no sound justification. The principal of defining a zone boundary based on a 400m or 800 metre walking catchment from an activity centre appeared arbitrary and illogical. Some submitters even questioned how certain activity centres were defined, particularly the activity centre at Newtown-Shannon Avenue/Aberdeen Street.

Many submitters suggested that the Neighbourhood Residential Zone should be applied on the basis of the established urban character and heritage of the area, with a few conceding that the General Residential Zone Schedule 1 would even be a better outcome.

The complexity of opportunities and constraints in this area required a unique approach to determining the areas appropriate for increased diversity. **Appendix 6** provides a copy of the opportunities and constraints for this area. Using the principles of Council's adopted Housing Diversity Strategy required Council to direct housing diversity to areas close to existing facilities and services. Council's adopted Retail Strategy, which defines Geelong's existing activity centre hierarchy, also assisted in applying the Residential Growth Zone.

The area is only a short distance from Central Geelong, the inner Geelong train stations and the Waterfront. It is well positioned to take advantage of employment, transport and recreation opportunities. The area also contains retail, education and civic services.

There are two particular areas of the proposed Geelong West, Manifold Heights, Newtown IHDA that Council officers have considered for review based on the existing issues and constraints raised in submissions. The two areas are focused on land around the Newtown- Shannon Av/Aberdeen St activity centre and land on Aberdeen St generally bounded by Pakington Street, Skene St, and Cumberland St.

- Land at Newtown- Shannon Avenue/Aberdeen Street Activity Centre

The extent of submissions received from the Newtown area, principally surrounding the proposed Increased Housing Diversity Area at Aberdeen Street/Shannon Avenue is clearly highlighted in **Appendix 2**. Upper Skene Street, Nantes St, Stephen St, Skene St, William St, and Margaret St provided the largest numbers of submissions. **Appendix 7** provides a copy of the exhibited zones for this area.



General location of affected land at Newtown- Aberdeen St/Shannon Av Activity Centre

Submissions stated that this area has strong urban character and heritage value similar to other parts of Newtown proposed to be zoned Neighbourhood Residential.

Similar to the approach adopted for the Manifold Heights activity centre on Shannon Avenue, Council officers have reconsidered the area's urban character, the body of information contained in urban conservation and heritage studies and the proposed Residential Growth Zone Schedule 2.

Notwithstanding the proximity of the area to the activity centre, it is considered that the objecting submitters have made some valid points regarding urban character of this area and the potential for future development opportunities.

The outcome of this review has determined that the Residential Growth Zone Schedule 2 boundary be redrawn to reflect the established urban character of the area south-west of the activity centre on Aberdeen St/Shannon Avenue and this area removed from the amendment as an increased housing diversity area. The Residential Growth Zone Schedule 2 will continue to affect those properties that front Aberdeen St (Churchill Avenue) and those that front Shannon Avenue. The Residential Growth Zone Schedule 2 boundary to the south-east of the activity centre (Skene St, William St, Margaret St) will remain as exhibited on the basis that the majority of this area is affected by a heritage overlay, which will assist in guiding new development opportunities where they arise.

The proposed zoning change will be from Residential Growth Zone Schedule 2 to General Residential Zone Schedule 2. The original proposal to remove the Design and Development Overlay 14 Dwellings Over 7.5 metres in areas with Access to Views (DDO14) from this review area will be withdrawn from the amendment.

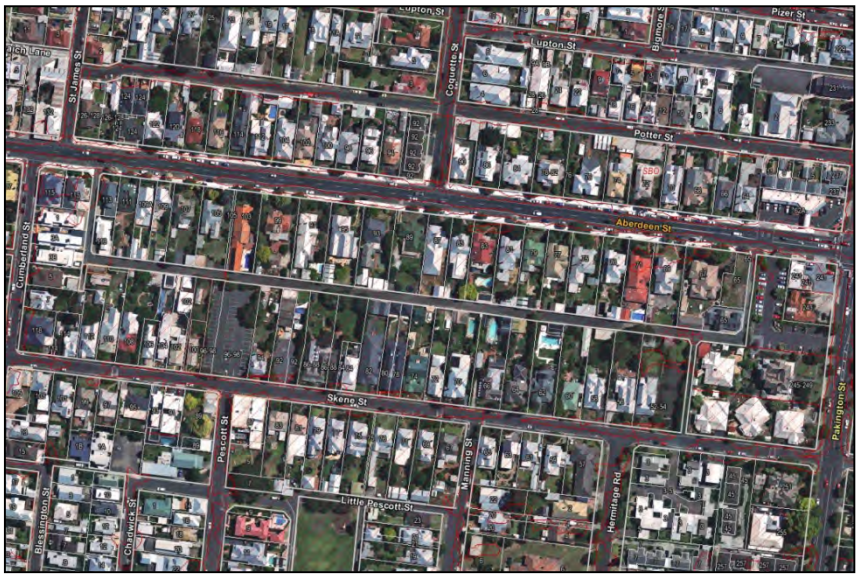
Proposed Change No. 2
Amend the proposed zoning for land south-west of the Newtown- Aberdeen St/Shannon Avenue activity centre from Residential Growth Zone Schedule 2 to General Residential Zone Schedule 2.

The General Residential Zone Schedule 2 will allow for incremental change and ensure new development is consistent with the garden character of the area.

Appendix 8 provides a copy of the updated zoning changes for this area.

- Land at Aberdeen St/Skene Street/Pakington Street/Cumberland Street

For land fronting Aberdeen Street, submitters raised valid points regarding existing access constraints to Aberdeen St and also, access, traffic and safety issues on the laneway between Aberdeen Street and Skene Street.



General location of affected land at Aberdeen Street, Newtown.

The properties fronting Aberdeen Street have been proposed Residential Growth Zone Schedule 2 due to their proximity to respective activity centres and existing larger built form. See **Appendix 9** for a copy of the exhibited zones for this area.

The properties that front Aberdeen Street are restricted to the existing vehicle access set-up. VicRoads will not allow any additional access points to Aberdeen Street. This is a genuine constraint to future development of this area.

The properties between Aberdeen Street and Skene Street have been subject to infill development, particularly to the rear of the lots. This infill development has largely resulted in dwelling extensions.

The laneway between Aberdeen Street and Skene Street is used by residents as a main access to Aberdeen Street. Whilst the laneway itself has sufficient carriageway width for additional traffic, the access points to Skene Street and Aberdeen Strret have limited capacity for future growth. This has resulted in particularly poor traffic and safety issues that are well known to Council officers. Additionally, car parking on this laneway is limited and often increases issues of traffic congestion.

The area is also affected by a heritage overlay and exhibits good urban character. The Neighbourhood Residential Zone Schedule 2 has been proposed for properties south of the laneway on Skene Street based on the areas “regional cultural heritage significance.”

For these reasons, Council officers consider that a change to the proposed zoning for these properties fronting Aberdeen Street is necessary. Given the likely future infill development outcome for this area based on the existing constraints outlined above, the Neighbourhood Residential Zone Schedule 2 is considered appropriate.

The updated zoning will still allow for infill development that is likely to match what could be achieved in this area and given its heritage status, it is logical to bring the Neighbourhood Residential Zone Schedule 2 boundary north from Skene Street to Aberdeen Street.

Proposed Change No. 3
Amend the proposed zoning to land at Aberdeen Street (generally bounded by Pakington St, Skene St, and Cumberland St) from Residential Growth Zone Schedule 2 to Neighbourhood Residential Zone Schedule 2.

Appendix 10 provides a copy of the updated zoning change for this area.

As a consequence of the proposed changes to the zoning for the above areas in Newtown, the exhibited Geelong West, Manifold Heights and Newtown Increased Housing Diversity Area boundary will need to be amended.

Proposed Change No. 4
Amend the exhibited Geelong West, Manifold Heights and Newtown Increased Housing Diversity Area boundary to reflect the proposed changes to the exhibited zoning for Newtown.

Belmont Increased Housing Diversity Area- Residential Growth Zone

Belmont is an established Increased Housing Diversity area and this is confirmed in Council's incorporated document Key Development Area and Increased Housing Diversity Areas July 2009 Updated September 2013.

The proposed zoning will change from Residential 1 Zone to Residential Growth Zone Schedule 2 (Urban Areas). The justification for the proposed Residential Growth Zone in this area has been explained above.

Belmont residents opposed the Residential Growth Zone on the basis of existing heritage overlays and a single dwelling covenant that affects properties included in the IHDA. The existence of heritage overlays and single dwelling covenants is not a new constraint in this area. The effect of existing planning controls, such as heritage overlays HO1903 Wimmera Heritage Area and HO1906: Kardinia Heritage Area and the existence of a single dwelling covenant will not necessarily undermine the purpose of the new zone. Conversely, the proposed Residential Growth Zone Schedule 2 will not remove either the overlays or single dwelling covenant referred to by submitters. Both will remain relevant to the future planning and development of the area.

What the Residential Growth Zone will do, in addition to the guidance found in the new local planning policy for Residential Growth Zone areas and land in increased housing diversity areas (Clause 22.63), is to encourage greater density around the IHDA core area, where appropriate, and with regard to existing constraints. The issue of density has been supported in principle through the previous identification of this area as an IHDA.

Belmont residents had a clear preference for the Neighbourhood Residential Zone on the basis of the existing heritage overlays, urban character and the presence of the single dwelling covenant. The Neighbourhood Residential Zone is considered inappropriate for the Belmont IHDA as it would not align with the strategic planning policy framework established in the Greater Geelong Planning Scheme

The Residential Growth Zone Schedule 2 is considered suitable and appropriate for the Belmont Increased Housing Diversity Area. No change is recommended to the exhibited amendment for this area.

Newtown- Neighbourhood Residential Zone 2

A submitter made comments about the inappropriate application of the Neighbourhood Residential Zone to the Newtown Hill area. The submitter contended that given the large number of individual heritage listings as opposed to broader heritage precinct and proximity to commercial centres and public transport on Pakington Street, this area should be reconsidered.

These are valid points raised by the submitter. The area in question is close to commercial centres at Newtown- Pakington Street and Geelong West- Pakington Street. However, this part of Newtown, Newtown Hill, has been zoned Neighbourhood Residential Schedule 2 for its "regional cultural significance". The area may contain a high number of individual heritage listings but this is not a significant factor that warrants a change to the proposed zoning.

Bell Park- General Residential Zone 1

A submitter raised concern about the application of the General Residential Zone Schedule 1 at Bell Park. The submitter requested that the General Residential Zone Schedule 2 be applied to protect neighbourhood character including the landscape characteristics of the area and subdivision layout. The submission requested that the General Residential Zone Schedule 2 be applied to retain the garden character of the area.

The character of the Bell Park area is defined by linear streetscapes that include Deakin Street, Bruce Street, Curtin Street and Baton Street and generally consistent lot sizes. Council officers acknowledge that the area exhibits neighbourhood character but the application of the General Residential Zone 1 is justified on the basis that it seeks to provide for modest housing growth through a variety of housing types while encouraging development that respects neighbourhood character.

The current zoning for the Bell Park area is Residential 1 Zone, which is broadly similar to the General Residential Zone 1 in terms of encouraging development that respects neighbourhood character whilst seeking to provide for a range of densities.

For C300, the zoning for this area is considered suitable to achieve a level of modest housing development that seeks to respects neighbourhood character. Notwithstanding this position, it is acknowledged that the Housing Diversity Strategy, which identifies this area and others for incremental change, Council officers recommend that a "Further Work" requirement be included in Clause 21.06 to reflect this finding of the strategy.

Proposed Change No. 5
At Clause 21.06 Settlement and Housing, add a further work requirement to review the incremental change areas identified in the Housing Diversity Strategy to consider the application of the General Residential Zone Schedule 2.

Appendix 11 provides a copy of the update Clause 21.06 Settlement and Housing (Changes are highlighted in yellow text).

This further work requirement is beyond the scope of this amendment. The further work will ensure that the incremental change areas identified in the Housing Diversity Strategy are given appropriate assessment for their urban character and whether the General Residential Zone Schedule 2 is appropriate.

Newtown-Pakington Street commercial precinct

A submitter requested the review of the proposed zoning for this area based on its potential to evolve.

The Newtown-Pakington Street commercial precinct, whilst identified as a Neighbourhood Centre in Council's adopted Retail Strategy, it lacks a key anchor tenant such as a supermarket that would meet residents daily shopping needs. The 400 metre walking catchment is not recommended for the Residential Growth Zone.

The proposed General Residential Zone Schedule 1 is considered appropriate based on its ability to support modest residential growth including medium density development.

Application of Residential Growth Zone around new commercial centres

Submitters raised the question of why the Residential Growth Zone was not proposed for commercial centres such as north-east Ocean Grove, Jetty Road, Drysdale and Provence Boulevard, Highton.

For some of these neighbourhood centres, the existing approved development plans direct medium density housing to these locations. However, the application of the Residential Growth Zone around other commercial areas would require a level of strategic planning work that does not form part of this amendment.

5. Existing planning controls and the new residential zones

The potential conflict between existing planning controls and the new residential zones was a significant concern raised by submitters. The majority of submissions relating to this issue came from the Newtown, Geelong West and Belmont areas on the basis of the proposed Residential Growth Zone and the large number of heritage areas and established urban character.

Amendment C300 does not propose to delete the existing heritage overlays. They will continue to form part of the Greater Geelong Planning Scheme and Council's assessment of new development in these affected areas.

The existing provisions of the Greater Geelong Planning Scheme demonstrate that zones and overlays work in tandem. The purpose of a planning overlay is to guide the design and development of an area that has a particular constraint or specific planning issue.

Heritage overlays are applied to areas (or precincts), or individual buildings, land, gardens, trees or other items that have been determined to be of cultural heritage significance. Heritage overlays set out permit requirements for areas of cultural heritage significance. The heritage overlay is not a barrier to development but rather a planning tool used to guide new development.

The Heritage Victoria and Heritage Council of Victoria guidelines for heritage overlays states "*Sites and areas covered by Heritage overlays vary greatly in character and nature of significance*." For example, heritage areas can be rated as local significance or regional significance. Heritage Victoria and the heritage Council advise that: "*Within Heritage Overlays the key objective is to retain the Cultural Significance of the Heritage place, yet still allow Alteration and Adaptation, while not stifling high quality contemporary design.*"

In Geelong, the appearance of heritage areas is greatly appreciated when viewed from the public realm. More elevated development can be considered in these areas where it is subservient, has good setbacks, adopts a sensitive design and use of materials.

The heritage overlay affects a large number of Increased Housing Diversity Areas. The existence of heritage overlays will impact on the capacity of certain IHDAs to deliver medium density development to a level supported by Council but all affected IHDAs can still provide for increased development that justifies their status as an IHDA and the application of the Residential Growth Zone.

The local planning policy states that medium density development should be achieved through a range of housing typologies that best reflects the local context. For areas affected by heritage, the local planning policy states that:

"*This includes responding to unique characteristics of an area such as heritage, significant vegetation, topography and views which may reduce the development potential. The IHDAs include heritage areas and new development should balance the preservation and restoration of the identified heritage place and opportunity for new housing.*"

To provide greater certainty for new residential development and building height in or adjacent to a heritage area, the proposed local planning policy has been reviewed. Given the general encouragement of single storey dwellings in heritage area, the local planning policy should reflect more detailed guidance.

An additional "General Design Guideline" has been included.

Proposed Change No. 6
Update Clause 22.63 Increased Housing Diversity Areas Policy to make further reference to building height and heritage areas.

Appendix 12 provides a copy of the updated Clause 22.63.

6. Specific submissions

Corangamite Catchment Management Authority (CCMA)

It appears that the CCMA may have concerns regarding the impact of development on waterways and overland flows, that go beyond what can be achieved through existing provisions in the planning scheme. In this case, it would be more appropriate to raise these issues with the State Government than to address them as part of this amendment, which seeks to implement the new residential zones in the City of Greater Geelong.

VicRoads

VicRoads offer no objection to Amendment C300 provided that a number of changes are made to the zoning maps to replace the General Residential Zone 1 with Road Zone Category 1 (RZ1). The changes are requested for Map No.s 25 (Geelong Ring Road) and 37 (new Breakwater bridge re-alignment).

It is understood that VicRoads are acting as Planning Authority for Amendment C248, which seeks to rezone land used for the Geelong Ring Road to RZ1 and remove PAO3. C248 is still under consideration and awaiting approval from the Minister for Planning. At the present time, the requested changes are incorrect. The current zoning of land is Residential not Road Zone Category 1. Council officers will monitor the progress of C248 and ensure that the zoning maps are correct prior to adoption by Council.

TGM

The TGM submission makes some interesting points that contrast to the Council's proposed strategy but in manner that seeks to encourage more development in existing residential areas. A number of points raised in the submission are useful to highlight for the purposes of explaining the strategic planning process behind the amendment.

- The proposed application of the General Residential Zone Schedule 1 and General Residential Zone Schedule 2 appear to be a direct translation from Residential 1 Zone and Residential 3 Zone. This approach for the General Residential Zone Schedule 2 is inconsistent with the purpose of the zone that enables moderate housing growth. It is stated that Council has applied the General Residential Zone Schedule 2 too loosely and will hinder the ability to deliver moderate growth and promote choice and affordability.

    - The General Residential Zone Schedule 2 has been applied to areas currently zoned Residential 3 Zone. These areas are referred to as incremental change areas and are not identified for housing growth. The residential character of these areas requires existing development requirements to be carried across to the schedule to the General Residential Zone, for example, maximum building height and larger private open space requirements. This will ensure that change in these areas is in keeping with the suburban garden character.

    - The General Residential Zone Schedule 2 is not foreseen to be a hindrance on future development but rather a planning tool to ensure the suburban garden character is respected in these areas.

    - No strategic justification has been provided for the requirement to obtain a planning permit for the construction of a dwelling on a lot less than 500 squares metres- Council is attempting to increase lot size within the General Residential Zone Schedule 2. It will lead to increased numbers of permit applications.

        - It is proposed to include an application requirement in Schedule 2 to the General Residential Zone for subdivision applications that create lots less than 500 square metres, to be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings. This would effectively mean that to create lots smaller than 500 square metres in the General Residential Zone Schedule 2, approval would also need to be sought for the development of the site.

        - The application requirement would not necessarily result in an increase in permit applications being lodged with Council, since it is possible to submit a combined permit application for subdivision and development.

        - The justification for the application requirement is to ensure that new dwellings are provided with the larger amount of private open space, which is also required under Schedule 2 (as a variation to ResCode requirements).

7. Consultation Strategy

A reoccurring theme raised in submissions focused on the lack of consultation and notification as part of Amendment C300. Submitters stated that no direct notification letters were sent to residents, the exhibition period was too short and ended abruptly prior to Christmas, insufficient notices in newspapers and general lack of public awareness.

Council officer response:

The preparation of amendment C300 required Council officers to determine an appropriate consultation strategy.

In accordance with the Planning and Environment Act 1987, Council proposed a formal exhibition period of one month commencing from 14 November to 16 December 2013.

As is Council's normal practice, late submissions were accepted until 10 January 2014. This allowed for additional time for those residents who raised concerns about the exhibition period closing prior to Christmas.

Direct notification is normally sent to owners and occupiers considered to be materially affected by a planning scheme amendment. This is Council's standard practice. However, given the amendment affects all residential land in the municipality, direct notification to all residential owners and occupiers would not have been practical.

The Planning and Environment Act 1987 provides that individual notices to all owners and occupiers are not required if the planning authority considered that the number of owners or occupiers would make it impractical (s 19(1A)(1B)). Instead, the planning authority must make sure that public notice is given of the amendment in the area affected. A copy of the amendment must also be made available for inspection at the offices of the planning authority.

The consultation strategy adopted a series of newspaper notices advertised the week prior to formal exhibition commencing 8 November 2013 and running through to December. Notices were placed in the City News section of the Independent and Geelong Advertiser, including a wide range of newspapers and newsletters across the municipality.

Council's Community Update, published and delivered at the beginning of December, was also used to inform the general public. The Community Update magazine is free and delivered to every residence in the municipality. The release of the Community Update was later than normal but it still afforded Council the opportunity to inform the general public about the proposed new residential zones and the ability to have a say.

As is Council's standard practice, the amendment documentation was uploaded on Council's Have Your Say webpage, which also provided details of where to make a submission. The amendment documents were also included on DTPLI's website.

Exhibition folders containing a copy of the amendment documents were available at Council's customer service desks around Geelong prior to exhibition commencing.

Council officers prepared a News item that was uploaded onto Council's website. The News Item explained the background to the new residential zones and the purpose of each new zone. It also included links to Information Sheets for each new zone and an interactive planning zones map tool. The News Item also included links to the Reformed Residential Zones Implementation Report October 2013 and the Increased Housing Diversity Area Study and Council's Have Your Say webpage for Amendment C300.

The Interactive planning map allowed the public to locate their property and determine the existing and proposed zones The interactive map received over 5000 hits since it went live prior to exhibition commencing. It proved a resourceful tool for both the general public and Council officers.

Council officers held five drop-in information sessions during the two weeks following commencement of the exhibition period. Drop-in information sessions were held at the following locations:

- Council's Brougham St offices- 19 November 2013;
- Belmont Library- 20 November 2013;
- Vines Road Community Centre, Hamlyn Heights- 21 November 2013;
- Bellarine Community Health Centre, Ocean Grove- 28 November 2013; and
- Corio Library- 29 November 2013.

The drop-in information sessions were advertised in newspapers along with the amendment notices in the weeks leading up to the sessions. The attendance at many of these sessions was low. However, residents that attended expressed an interest in what was happening and were well informed of planning issues in their area.

Council's Facebook and Twitter accounts were used to promote the implementation of the new residential zones. Council officers engaged with members of the public on its Facebook page answering questions about the new residential zones.

Council officers received numerous telephone enquiries about the new zones since exhibition. Additionally, Council officers answered a large number of queries and questions that were submitted through Council's website relating to the respective amendment documents and supporting information.

During the consideration of submissions stage, Council wrote to submitters acknowledging their submissions to Amendment C300 and offered the opportunity to discuss their submission with officers. The appointments were arranged for Monday 20 January and Tuesday 21 January 2014. Half hour appointments were offered. The take up of appointments was encouraging with a total of 33 appointments arranged between the two days. Additional meetings were also held with submitters after these dates. Submitters expressed some genuine concerns for about the implementation of the new residential zones and for their respective areas.

The consultation strategy adopted for Amendment C300 is considered appropriate given the scale of the project and the potential implications on Council resources. Council received over 200 submissions to C300, which is significant number considering there was no direct notification.

Appendix 13 provides a copy of the consultation strategy for Amendment C300.

Environmental Implications

This report has positive environmental implications in relation to encouraging a more sustainable urban form with medium density housing being located near activity centres, town centres and train stations. The new zones provide for greater clarity in relation to the policy difference for various residential areas, which will provide for better outcomes in terms of directing and managing appropriate levels of residential development in respective areas.

Financial Implications

This report does not result in any additional financial implications for Council.

Current approved budget will cover costs associated with a planning scheme amendment.

Policy/Legal/Statutory Implications

The recommendations of this report comply with State Planning Policy in relation to DTPLI's Practice Note for applying the new residential zones. All submissions to Amendment C300 have been considered and this report outlines how Council will implement the statutory provisions relating to the planning scheme amendment process relating to the appointment of an Independent Panel to hear submissions.

Alignment to City Plan

The recommendations of this report are consistent with City Plan, in relation to promoting a sustainable built environment, sustainable land use and development, increased public transport use, liveable neighbourhoods, quality urban design and built environment and the conservation of historic buildings.

Officer Direct or Indirect Interest

There is no direct or indirect officer conflict.

Risk Assessment

There are risks associated with Council not resolving a position to request the Minister for Planning to appoint an Independent Panel to hear all submissions. It is important that the timescales associated with processing this planning scheme amendment are retained to meet the State Government's deadline of 1 July 2014 to replace the existing suite of residential zones. Council must implement the new zones prior to this date.

Social Considerations

The potential outcome of the Amendment C300 will provide for managed residential growth in the municipality. Increased density and infill housing is directed to areas that are well serviced which provide good opportunities to meet the demands for smaller households. Incremental change areas provide a balance between a mix of housing stock while maintaining the garden character of identified areas. A range of housing is important to provide for the different housing needs in our community.

Human Rights Charter

The amendment will not impact on the basic right, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs enabling the public to freely express their view. The appointment of an Independent panel to hear all submissions to C300 will offer submitters a fair opportunity to be heard.

Consultation and Communication

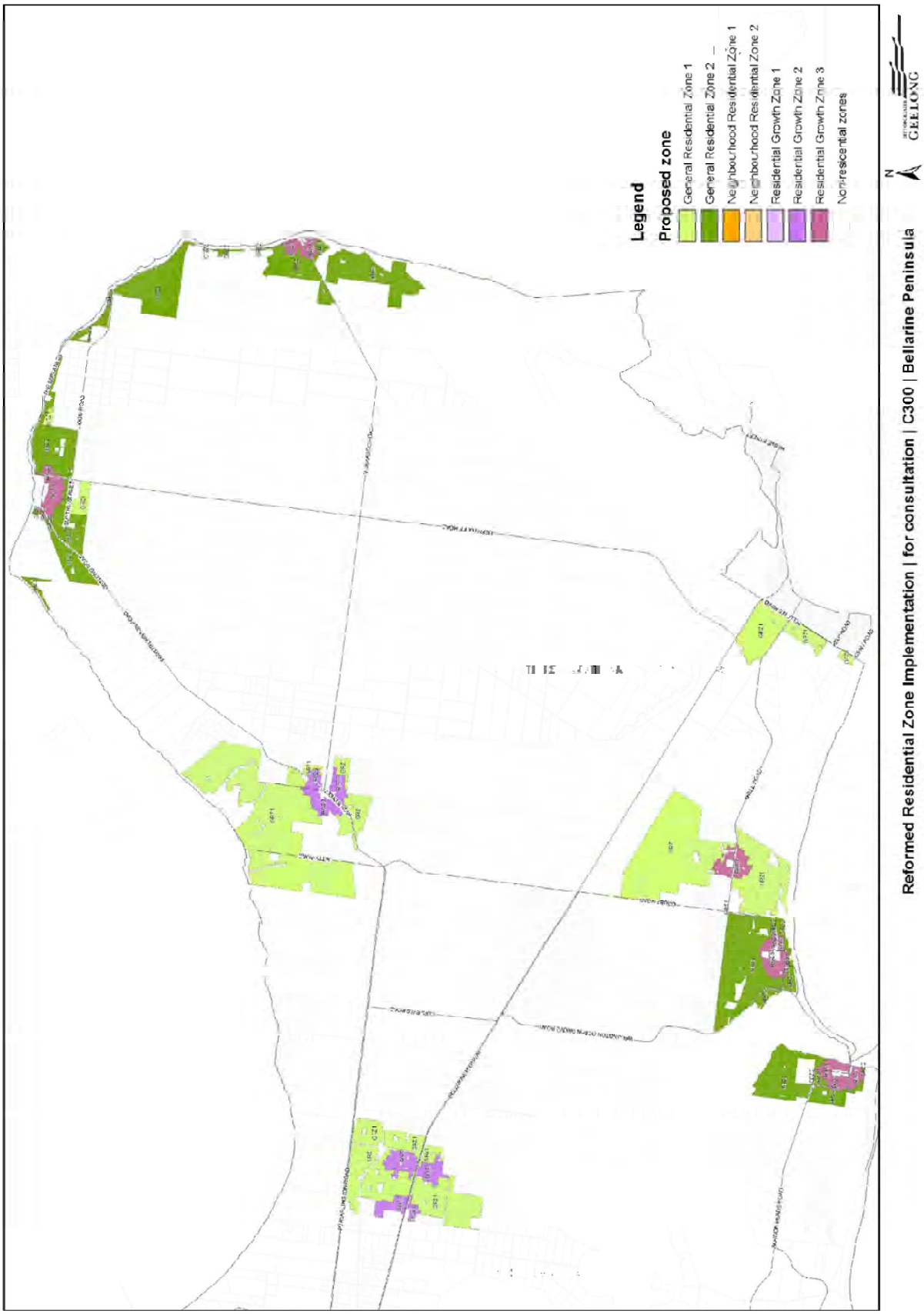
The exhibition of C300 afforded residents an opportunity to make a submission to the exhibited documents.

This report recommends that Council request the Minister for Planning to appoint an Independent Panel to hear all submissions to Amendment C300. Once appointed, the Minister for Planning will write all submitters offering them an opportunity to be heard before the Panel.

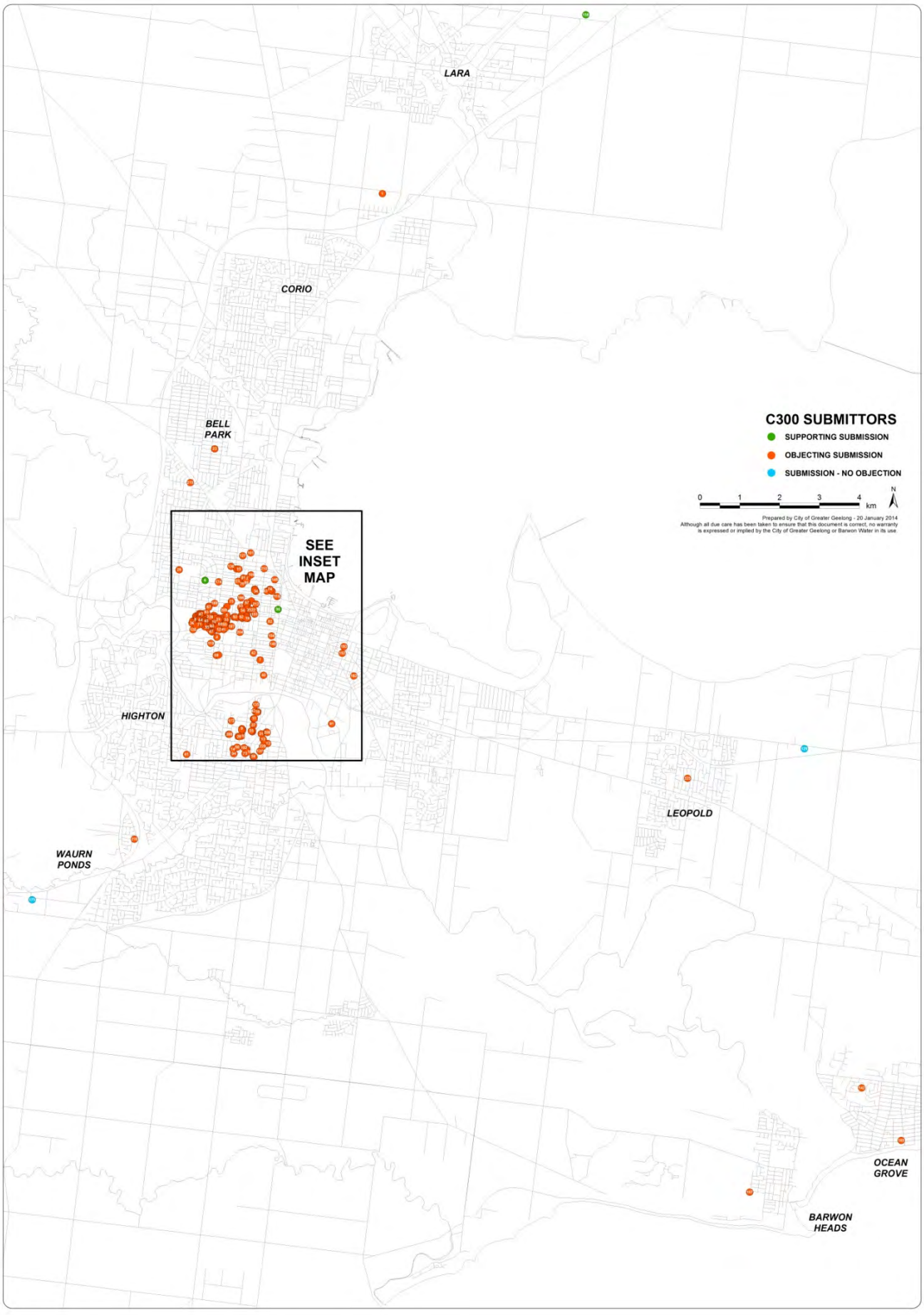
Appendix 1 Exhibited Reformed Residential Zones Mapping




STACEYS ROAD
WINDERMERE ROAD
MCINTYRE ROAD
BEACH ROAD
KEES ROAD
FOREST ROAD N
FLINDERS AVENUE
MILL ROAD
OLD MELBOURNE ROAD
PRINCES FREEWAY
BACCHUS MARSH ROAD
ELCHO ROAD
GEELONG BALLAN ROAD
MANIFOLD ROAD
FOREST ROAD S
AVALON ROAD
RENNIE STREET
HEALES ROAD
STEIGLITZ ROAD
GEELONG RING ROAD
PLANTATION ROAD
SCHOOL ROAD
SHELL PARADE
PURNELL ROAD
MATTHEWS ROAD
PRINCES HIGHWAY
COX ROAD
WHARF ROAD
STATION STREET
BEACH PARADE
ABERY ROAD
MIDLAND HIGHWAY
THOMPSON ROAD
DOURO STREET
BALLARAT ROAD
CHURCH STREET
HAMILTON HIGHWAY
AUTUMN STREET
NOBLE STREET
PORTARLINGTON ROAD
ORIELTON ROAD
BOUNDARY ROAD
COPPARDS ROAD
POINT HENRY ROAD
SCENIC ROAD
MT PLEASANT ROAD
BARWON TERRACE
BELLARINE HIGHWAY
MODLIN STATION ROAD
TOWNSEND ROAD
LEATHER STREET
COLDHARBES ROAD
BONSEY ROAD
BREYERS ROAD
HIGH STREET
PIONEER ROAD
WAURN PONDS DRIVE
GEELONG RING ROAD
ROSSACK DRIVE
HEYERS ROAD
SURF COAST HIGHWAY
GHAZEEPORE ROAD
HORSESHOE BEND ROAD
Legend
Proposed zone
General Residential Zone 1
General Residential Zone 2
Neighbourhood Residential Zone 1
Neighbourhood Residential Zone 2
Residential Growth Zone 1
Residential Growth Zone 2
Residential Growth Zone 3
Non-residential zones
Reformed Residential Zone Implementation | for consultation | C300| Urban Geelong
N
CITY OF GREATER GEELONG


Legend
Proposed zone
General Residential Zone 1
General Residential Zone 2
Neighbourhood Residential Zone 1
Neighbourhood Residential Zone 2
Residential Growth Zone 1
Residential Growth Zone 2
Residential Growth Zone 3
Non-residential zones
N
GEELONG
Reformed Residential Zone Implementation | for consultation | C300 | Bellarine Peninsula

Appendix 2 Location of Submitters and Table of Submitters by Suburb



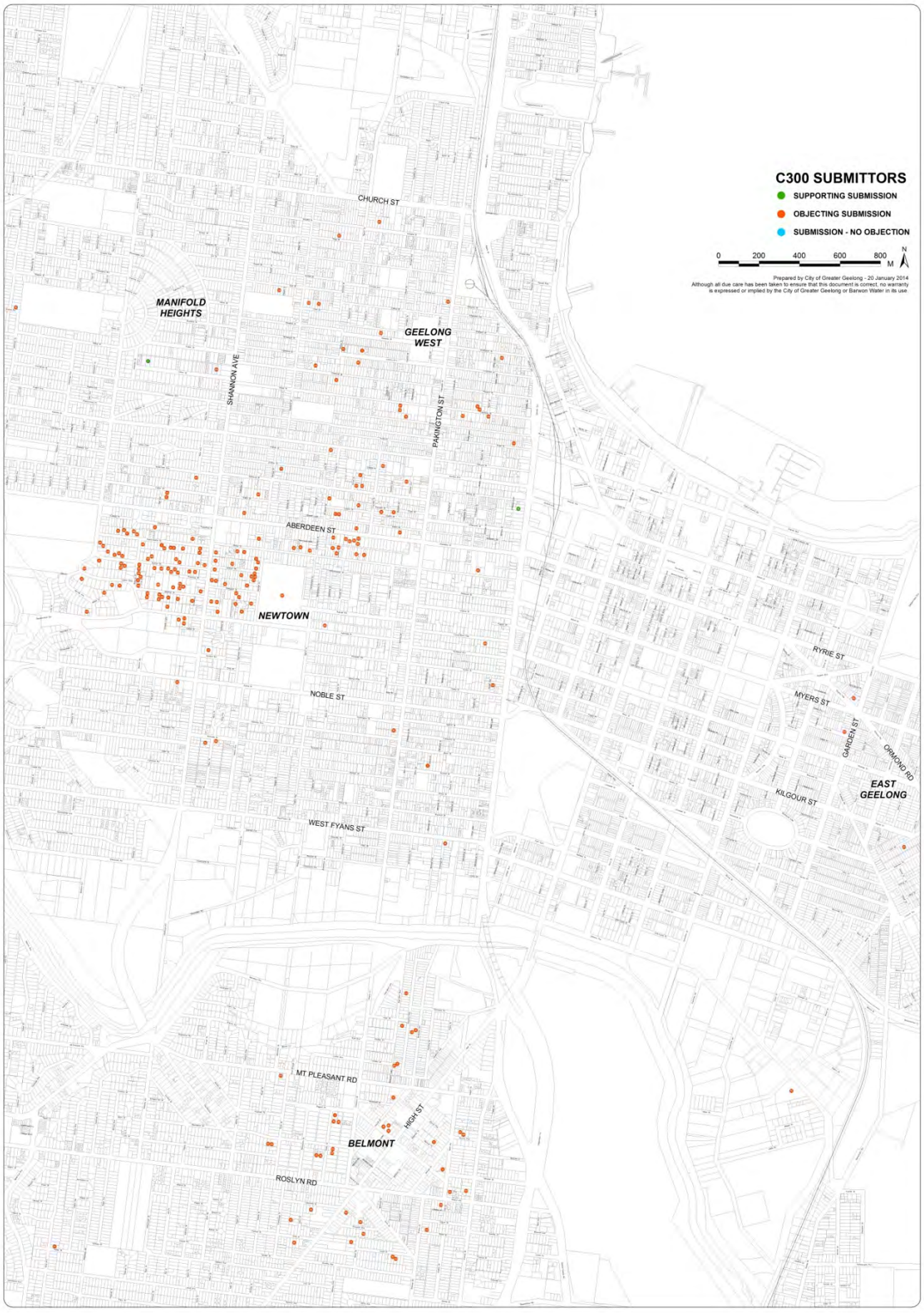

C300 SUBMITTORS
SUPPORTING SUBMISSION
OBJECTING SUBMISSION
SUBMISSION - NO OBJECTION
0 200 400 600 800 M
N
Prepared by City of Greater Geelong - 20 January 2014
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.
CHURCH ST
MANIFOLD HEIGHTS
GEELONG WEST
SHANNON AVE
PAKINGTON ST
ABERDEEN ST
NEWTOWN
NOBLE ST
RYRIE ST
MYERS ST
GARDEN ST
ORMOND RD
EAST GEELONG
KILGOUR ST
WEST FYANS ST
MT PLEASANT RD
HIGH ST
BELMONT
ROSLYN RD

Table of Submitters by suburb:

Suburb	**No.**
Newtown	122
Geelong West	41
Belmont	39
Geelong	9
Manifold Heights	5
Ocean Grove	2
Waurn Ponds	1
Barwon Heads	1
Leopold	1
Lara	1
South Geelong	2
East Geelong	1
Curlewis	1
Torquay	1
Hamlyn Heights	1
Herne Hill	1
Highton	1
Indented Heads	1
Total:	**231**

Appendix 3 List of Submitters

No	Surname or Company	First Name	Address	Suburb	Type
1.	Abella	Lucas	45 Heales Road	LARA VIC 3212	Object
2.	Alford	Margaret & Georgina	36 Lawton Ave	GEELONG WEST VIC 3218	Object
3.	Allison	Marion & Ron	27 Upper Skene Street	NEWTOWN VIC 3220	Object
4.	Anderson	Gwen	10 Queens Road	NEWTOWN VIC 3220	Object
5.	Anderson	Helen & Tony	47 George Street	NEWTOWN VIC 3220	Object
6.	Angelovski	Jim	40 Volum Street	MANIFOLD HEIGHTS VIC 3218	Support
7.	Arklay	Anne	60 Russell Street	NEWTOWN VIC 3220	Object
8.	Austin	Roma	54 Nantes Street	NEWTOWN VIC 3220	Object
9.	Backhouse	Carson	43 Regent Street	BELMONT VIC 3216	Object
10.	Baensch	Vicki & Kevin	4 Nantes Street	NEWTOWN VIC 3220	Object
11.	Bakker	Natasha	14 McKeown Lane	BELMONT VIC 3216	Object
12.	Balderstone	Cathy	104 Aphrasia Street	NEWTOWN VIC 3220	Object
13.	Bannister	Jennifer	20 Herd Road	BELMONT VIC 3216	
14.	Barker	Lawrie	2/6 Union Street	BELMONT VIC 3216	Object
15.	Bennett	Kerri	14 John Street	GEELONG WEST VIC 3218	Object
16.	Beauchamp	Andrew	13 Upper Skene Street	NEWTOWN VIC 3220	Object
17.	Bennett-Hullin	Jennifer	39 Nantes Street	NEWTOWN VIC 3220	Object
18.	Belmont Heights Estate Residents Group	Attn: Joe Crosbie	1 Peary Street	BELMONT VIC 3216	Object
19.	Bentley	Steve & Corinne	80 Skene Street	NEWTOWN VIC 3220	Object
20.	Blake	Sharon & Grant	140 Skene Street	NEWTOWN VIC 3220	Object
21.	Blanco	Jack	300 Shannon Avenue	NEWTOWN VIC 3220	Object
22.	Boddington	Miranda	3 Bigmore Street	GEELONG WEST VIC 3218	Object
23.	Bolton	Kristy	22 Deakin Street	BELL PARK VIC 3215	Object
24.	Bongiorno	Paul & Carmel	169 Skene Street	NEWTOWN VIC 3220	Object
25.	Boyd	Jo	22 Peary Street	BELMONT VIC 3216	Object
26.	Boyd	Tim for Belmont Residents Group	22 Peary Street	BELMONT VIC 3216	Object

No	Surname or Company	First Name	Address	Suburb	Type
27.	Brand	Hilary	P O Box 2196	GEELONG VIC 3220	Object
28.	Braxton	Mr & Mrs	19 Upper Skene Street	NEWTOWN VIC 3220	Object
29.	Breuer	Emma	2 Kedleston Road	HERNE HILL VIC 3218	Object
30.	Bugg	Sarah & Gary	21 Upper Skene Street	NEWTOWN VIC 3220	Object
31.	Burleigh	John & Dorothy	2/2 Glenara Court	BELMONT VIC 3216	Object
32.	Caddy	Daryl	16/94 Aphrasia Street	NEWTOWN VIC 3220	Object
33.	Cameron	Jane	49 George Street	NEWTOWN VIC 3220	Object
34.	Cameron	Dr Sarah & Rohan	100 Weller Street	GEELONG WEST VIC 3218	Object
35.	Campbell	Ruth	8 Lupton Street	GEELONG WEST VIC 3218	Object
36.	Carman	Cathy & Peter	22 Layton Crescent	NEWTOWN VIC 3218	Object
37.	Carper	Felicity	2 Church Street	BELMONT VIC 3216	Object
38.	Casado	Leondro & Guiseppina	22 Regent Street	BELMONT VIC 3216	Object
39.	Chakir	Rosen	40 Riverview Terrace	BELMONT VIC 3216	Object
40.	CCMA	Attn: Dr G Taylor	1/23 West Fyans Street	NEWTOWN VIC 3220	Submission/No objection
41.	Chappell	Damien & Ann	90 Aphrasia Street	NEWTOWN VIC 3220	Object
42.	Chilwell Primary School	Attn: Gavan Welsh	313a Pakington Street	NEWTOWN VIC 3220	Object
43.	Chisholm	Margaret	24 Seaview Parade	BELMONT VIC 3216	Object
44.	Clarke	Linsday & Mary	40 Nantes Street	NEWTOWN VIC 3220	Object
45.	Clatworthy	John & Annabelle	28 Nantes Street	NEWTOWN VIC 3220	Object
46.	Cormack	Sue	22 Stephen Street	NEWTOWN VIC 3220	Object
47.	Couch	Darren	129 Aphrasia Street	NEWTOWN VIC 3220	Object
48.	Crosbie	Andrea & Joe	1 Peary Street	BELMONT VIC 3216	Object
49.	Crosby	Jean	7 Stephen Street	NEWTOWN VIC 3220	Object
50.	Dadds	Audrey & David	6 Margaret Street	NEWTOWN VIC 3220	Object
51.	D'Orsa	Barry & Sue	16 Stephen Street	NEWTOWN VIC 3220	Object
52.	Davis	Glen	38 Nantes Street	NEWTOWN VIC 3220	Object
53.	D'Cruz	Dr Heather	4 St James Street	GEELONG WEST VIC 3218	Object
54.	Demetrious	Kristen	27 Lupton Street	GEELONG WEST VIC 3218	Object

No	Surname or Company	First Name	Address	Suburb	Type
55.	De Amicis	Maria	26 Regent Street	BELMONT VIC 3216	Object
56.	Dickie	Beverley	9 Wimmera Street	BELMONT VIC 3216	
57.	Dietrich	Judith & Graham	9 Nantes Street	NEWTOWN VIC 3220	Object
58.	Djordjevic	Rosaria	48 Upper Skene Street	NEWTOWN VIC 3220	Object
59.	Dryver	F den	Unit 1/7 Lloyd Street	BELMONT VIC 3216	Object
60.	DTPLI	Attn: Jozef Vass	P O Box 775	GEELONG VIC 3220	Support
61.	Dunn	Justine & Justin	47 Iona Avenue	BELMONT VIC 3216	Object
62.	Eldridge	Vanessa & Justin	128 Aphrasia Street	NEWTOWN VIC 3220	Object
63.	Elliott Young	Russell Elizabeth	10 Stephen Street	NEWTOWN VIC 3220	Object
64.	Ellison	Geoffrey & Wendy	304 Shannon Avenue	NEWTOWN VIC 3220	Object
65.	Farley	Jess	3 Upper Skene Street	NEWTOWN VIC 3220	Object
66.	Fatouros	Carol	31 Calder Street	MANIFOLD HEIGHTS VIC 3218	Object
67.	Fatouros	Spiro	31 Calder Street	MANIFOLD HEIGHTS VIC 3218	Object
68.	Fida	Alex & Angela	22 Margaret Street	NEWTOWN VIC 3220	Object
69.	Foreman	Neridah & Gary	4 Daisy Street	NEWTOWN VIC 3220	Object
70.	Franklin	Adam & Freya	69 Clarence Street	GEELONG WEST VIC 3218	Object
71.	Fowler	Brian & Elizabeth	6 Layton Crescent	NEWTOWN VIC 3220	Object
72.	Fulton	Terry & Bev	7 Ruthven Street	NEWTOWN VIC 3220	Object
73.	Funston	M N	11 Dean Street	BELMONT VIC 3216	Object
74.	Gall	Morgan	42 Candover Street	GEELONG WEST VIC 3218	Object
75.	Gemmill	Johanna	33 Crofton Street	GEELONG WEST VIC 3218	Object
76.	Gibson	B & JH	55 George Street	NEWTOWN VIC 3220	Object
77.	Gibson	Don	311 Shannon Avenue	NEWTOWN VIC 3220	Submission/No objection
78.	Gleeson	Rosemary	3 Upper Skene Street	NEWTOWN VIC 3220	Object
79.	Goodall-Wilson	Darrin	2 Stephen Street	NEWTOWN VIC 3220	Object
80.	Gow	Neil	5 Stephen Street	NEWTOWN VIC 3220	Object
81.	Grant	Marianne & Warren	48 Lawton Avenue	GEELONG WEST VIC 3218	Object
82.	Gray	Andrea	16 Skene Street	NEWTOWN VIC 3220	Object

No	Surname or Company	First Name	Address	Suburb	Type
83.	Grbin	Evie	31 Churchill Avenue	NEWTOWN VIC 3220	Object
84.	Greco	Melanie	P O Box 184	BELMONT VIC 3216	Object
85.	Griffith	Sarah	1 Nantes Street	NEWTOWN VIC 3220	Object
86.	Gurrie	Glenis	44 Upper Skene Street	NEWTOWN VIC 3220	Object
87.	Gurrie	Lorna	42 Upper Skene Street	NEWTOWN VIC 3220	Object
88.	Harper	VJ & LC	49 Lawton Avenue	GEELONG WEST VIC 3218	Object
89.	Harris	Dean	5 Ruthven Street	NEWTOWN VIC 3220	Object
90.	Hartney	Ella	24 Regent Street	BELMONT VIC 3216	Object
91.	Hearn	Dean	92 – 96 Barwon Terrace	SOUTH GEELONG VIC 3220	Object
92.	Heath	Julie & Antony	108 Skene Street	NEWTOWN VIC 3220	Object
93.	Hedley Andrews	Tony Susan	136 Skene St	NEWTOWN VIC 3220	Object
94.	Hendy	Roger & Carol	3 King Street	BELMONT VIC 3216	Object
95.	Hickey	Chris	22 Stephen Street	NEWTOWN VIC 3220	Object
96.	Hill	Andrew	230 Latrobe Terrace	GEELONG WEST VIC 3218	Support
97.	Hill	Ian	8 Arnott Street	GEELONG WEST VIC 3218	Object
98.	Hoban	Paul	310 Shannon Avenue	NEWTOWN VIC 3220	Object
99.	Hoban Laidlaw	Paul Susan	310 Shannon Avenue	NEWTOWN VIC 3220	Object
100.	Homes	Emma	15 Peary Street	BELMONT VIC 3216	Object
101.	Houghton	Geoff & Bernadette	58 Isabella Street	GEELONG WEST VIC 3218	Object
102.	Hucker	Don & Margaret	217 High Street	BELMONT VIC 3216	Object
103.	Indented Head Community Assoc	Attn: Ingrid Novosel	C/- Post Office	INDENTED HEAD VIC 3223	Object
104.	Jacobs	Struan & Anne	9a Laurel Bank Parade	NEWTOWN VIC 3220	Object
105.	Jaques	Michael & Nicole	20 Addis Street	GEELONG WEST VIC 3218	Object
106.	Jennett	Sarah & Anthony	10 Layton Crescent	NEWTOWN VIC 3220	Object
107.	Johannesen	Jan	18 Hopgood Place	BARWON HEADS VIC 3227	Object
108.	Johnston Hallows	Tim Sarah	10 Waratah Street	GEELONG WEST VIC 3218	Object
109.	Johnston	Mark, Eileen & Mavis	102 Skene Street	NEWTOWN VIC 3220	Object
110.	Jordan	Ann	95 Aberdeen Street	NEWTOWN VIC 3220	Object

No	Surname or Company	First Name	Address	Suburb	Type
111.	Jordan	Mark	95 Aberdeen Street	NEWTOWN VIC 3220	Object
112.	Kanellos	Loukas & Kelly-Anne	9 Margaret Street	NEWTOWN VIC 3220	Object
113.	Kelynack	Dr Kristen	11 Nantes Street	NEWTOWN VIC 3220	Object
114.	Kent	Lynette	67 George Street	NEWTOWN VIC 3220	Object
115.	King	Phillip & Louise	18 Nantes Street	NEWTOWN VIC 3220	Object
116.	Krastins	Laura	10 Hope Street	GEELONG WEST VIC 3218	Object
117.	Kuiper	J & C	301 Shannon Avenue	NEWTOWN VIC 3220	Object
118.	Kunovic	Rebecca & Anthony	6 Upper Skene Street	NEWTOWN VIC 3220	Object
119.	Laidlaw	Jan	1/199 Noble Street	NEWTOWN VIC 3220	Object
120.	Laird	Sarah	104 Skene Street	NEWTOWN VIC 3220	Object
121.	Lambert	Allan & Robyn	44 Francis Street	BELMONT VIC 3216	Object
122.	Lazzaro	David	322 Shannon Avenue	NEWTOWN VIC 3220	Object
123.	Lazzaro	Helen	322 Shannon Avenue	NEWTOWN VIC 3220	Object
124.	Le Feuvre	Daphne & Wilton	Unit 3/34 Scott Street	BELMONT VIC 3216	Object
125.	Lewis	Mark & Sharon	23 Stephen Street	NEWTOWN VIC 3220`	Object
126.	Lloyd	G	20 Nantes Street	NEWTOWN VIC 3220	Object
127.	Locock	Greg	18 Trigg Street	GEELONG WEST VIC 3218	Object
128.	Loughnan	John & Margaret	34 Queens Park Road	NEWTOWN VIC 3220	Object
129.	Madden	Allan	1080 Portarlington Road	CURLEWIS VIC 3222	Submission/No objection
130.	Maishman	Tim	128 Skene Street	NEWTOWN VIC 3220	Object
131.	Mason	Terry & Louise	35 Nantes Street	NEWTOWN VIC 3220	Object
132.	Maxwell	Leigh	3 William Street	NEWTOWN VIC 3220	Object
133.	Maxwell	Lucie	3 Wilson Street	NEWTOWN VIC 3220	Object
134.	Maxwell	Peter	31 Candover Street	GEELONG WEST VIC 3218	Object
135.	Mayes	Nathan & Alys	14 Seaview Parade	BELMONT VIC 3216	Object
136.	McCallum	Michael & Tara	31 Ann Street	GEELONG WEST VIC 3218	Object
137.	McDonald	Robyn	1A Perth St	BELMONT VIC 3216	Object
138.	McFarlane King	A C BJ	22 John Street	GEELONG WEST VIC 3218	Object
139.	Meehan	John & Jennifer	16 Nantes Street	NEWTOWN VIC 3220	Object

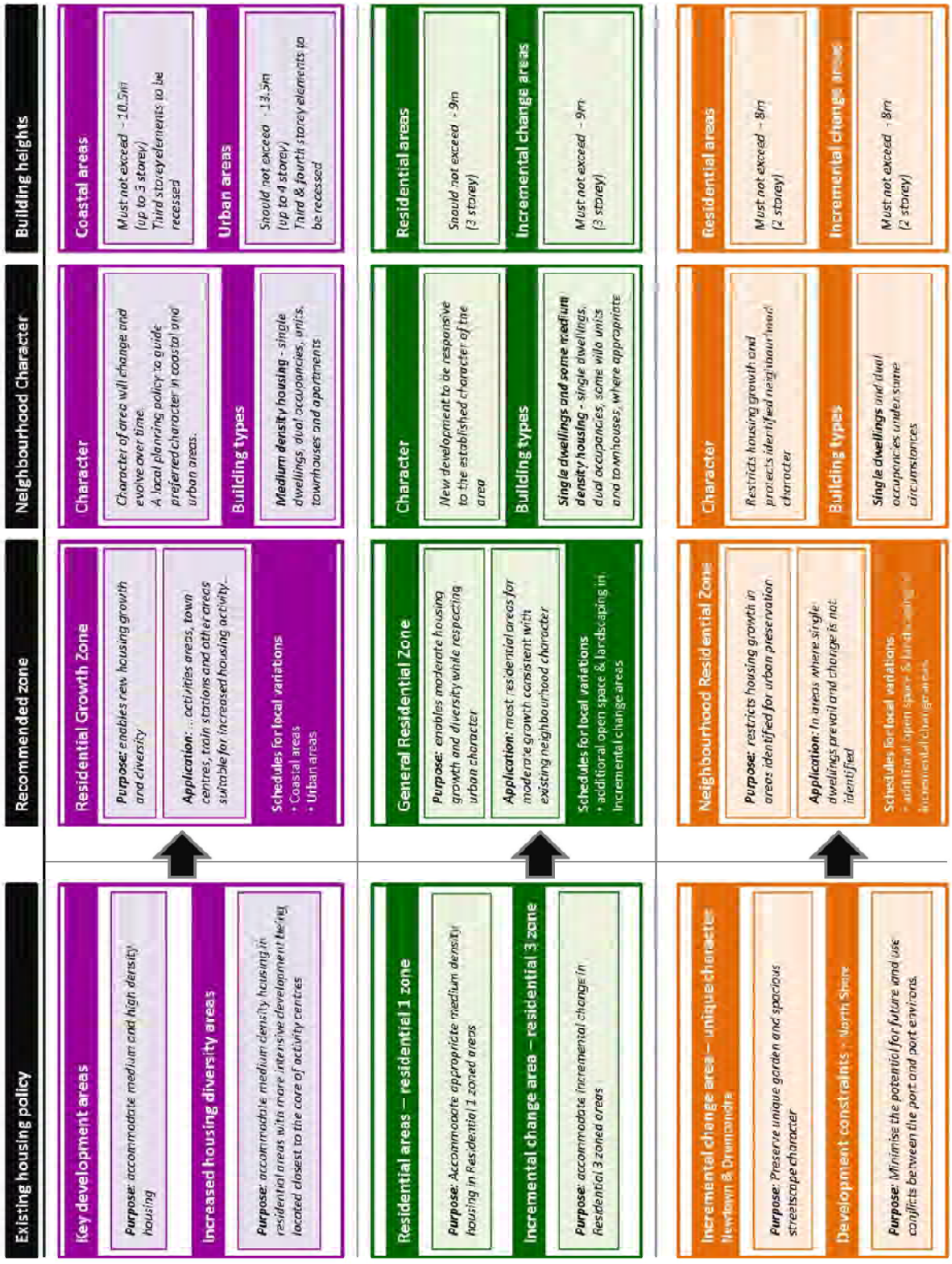
No	Surname or Company	First Name	Address	Suburb	Type
140.	Mels	John	7 Austin Terrace	NEWTOWN VIC 3220	Object
141.	Menchise	Ralph	52 Gertrude Street	GEELONG WEST VIC 3218	Object
142.	Miles	Susan	42 Mermaid Avenue	OCEAN GROVE VIC 3226	Object
143.	Miller	Ben & Fiona	88 Skene Street	NEWTOWN VIC 3220	Object
144.	Milverton	Bryson & Belinda	26 William Street	NEWTOWN VIC 3220	Object
145.	Mitchell Kinsela	Graeme Jann	27 Nantes Street	NEWTOWN VIC 3220	Object
146.	Mitchell	Jan & Leigh	38 Upper Skene Street	NEWTOWN VIC 3220	Object
147.	Moodie	Charles & Sarah	11 Margaret Street	NEWTOWN VIC 3220	Object
148.	Molyneux	Ros	23 Wellington Street	GEELONG WEST VIC 3218	Object
149.	Morell	Anne	13 Peary Street	BELMONT VIC 3216	Object
150.	Morgan	David & Margaret	4 Whyte Court	NEWTOWN VIC 3220	Object
151.	Morrison	Janine	70 Aberdeen Street	GEELONG WEST VIC 3218	Object
152.	Murphy	Stephen	82 Garden Street	GEELONG VIC 3220	Support
153.	National Trust Geelong Branch	Attn: Jennifer Bantow	P O Box 1512	GEELONG VIC 3220	Objects
154.	Neville	Dorothy	5 Lloyd Street	BELMONT VIC 3216	Object
155.	Nicholson	Bob & Belinda	294 Shannon Avenue	NEWTOWN VIC 3220	Object
156.	Nunn	Christine	5 William Street	NEWTOWN VIC 3220	Object
157.	O'Brien	David & Cecilia	P O Box 256	GEELONG VIC 3220	Submission/No objection
158.	Obic	Tina	135 McIntyres Road	LARA VIC 3212	Support
159.	Odam	Emily	28 Stephen Street	NEWTOWN VIC 3220	Object
160.	Odam	Malcolm	28 Stephen Street	NEWTOWN VIC 3220	Object
161.	Ogston Condie	Gail David	36 Upper Skene Street	NEWTOWN VIC 3220	Object
162.	Palmer	Gail	37 Loch Street	EAST GEELONG VIC 3219	Object
163.	Parks	William & Jacqueline	46 Gertrude Street	GEELONG WEST VIC 3218	Object
164.	Parkinson	C D	P O Box 2001	GEELONG VIC 3220	Object
165.	Perry Woodruff	Elise Peter	109 Orton Street	OCEAN GROVE VIC 3226	Object
166.	Perry	Stuart	151 Autumn Street	GEELONG WEST VIC 3218	Object
167.	Pett	Gail & Robert	13 William Street	NEWTOWN VIC 3220	Object
168.	Pickup	Pat	173 Skene Street	NEWTOWN VIC 3220	Object

No	Surname or Company	First Name	Address	Suburb	Type
169.	Preiato	Tony	11 Sydenham Avenue	MANIFOLD HEIGHTS VIC 3218	Object
170.	Pretty	Kylie	43 Nantes Street	NEWTOWN VIC 3220	Object
171.	Purnell	Helen	125 Aphrasia Street	NEWTOWN VIC 3220	Object
172.	Quirk Consultants	Attn: John Quirk	75 Mount Pleasant	BELMONT VIC 3216	Object
173.	Quirk	Brendan & Kerrie	29 Lupton Street	GEELONG WEST VIC 3218	Object
174.	Rae	Scott & Fiona	4 Volum Street	MANIFOLD HEIGHTS VIC 3218	Object
175.	Reardon	Ray	135 Lemins Road	WAURN PONDS VIC 3216	Submission/No objection
176.	Reed	Yvonne & Graeme	10 Rocklea Drive	TORQUAY VIC 3228	Object
177.	Rixon	Ian & Gail	8 Nantes Street	NEWTOWN VIC 3220	Object
178.	Rodda	Marcus	125 Aphrasia Street	NEWTOWN VIC 3220	Object
179.	Rossack	Dean	41 Riverview Tce	BELMONT 3216	Object
180.	Russell	Noel	5A Stephen Street	NEWTOWN VIC 3220	Object
181.	Ryan	Matt & Lynda	37 Nantes Street	NEWTOWN VIC 3220	Object
182.	Ryan	Mick	25 Upper Skene Street	NEWTOWN VIC 3220	Object
183.	Sargaent	Chris & Alicia	51 Candover Street	GEELONG WEST VIC 3218	Object
184.	Scaife	John	97 Aberdeen Street	NEWTOWN VIC 3220	Object
185.	Scholes	The Hon. Gordon	20 Stephen Street	NEWTOWN VIC 3220	Object
186.	Scott	Peter & Ann	15 Stephen Street	NEWTOWN VIC 3220	Object
187.	Sacred Heart College	Attn: Jack Sheehan	Retreat Road	NEWTOWN VIC 3220	Object
188.	Seller	Pam & Mark	16 Prospect Avenue	BELMONT VIC 3216	Object
189.	Sheehan	Mark	23 Layton Crescent	NEWTOWN VIC 3220	Object
190.	Shirfield	Aaron	7 Prospect Avenue	BELMONT VIC 3216	Object
191.	Sims	Ailsa & Allan	47 Herd Road	BELMONT VIC 3216	Object
192.	Tan Sing	Jennifer	3 Ruthven Street	NEWTOWN VIC 3220	Object
193.	Smith	Denise	73 Sydney Parade	GEELONG VIC 3220	Object
194.	Smith David	Janine Glen	38 Nantes Street	NEWTOWN VIC 3220	Object
195.	Stefanoff	Julie	31 Candover Street	GEELONG WEST VIC 3218	Object
196.	Stewart	Bert & Lesley	1 Daisy Street	NEWTOWN VIC 3220	Object

No	Surname or Company	First Name	Address	Suburb	Type
197.	Stojanovski	Marion	42 Nantes Street	NEWTOWN VIC 3220	Object
198.	Stojanovski	Stefo & Marion	42 Nantes Street	NEWTOWN VIC 3220	Object
199.	Stokes	Bruce & Heather	25 Nantes Street	NEWTOWN VIC 3220	Object
200.	Stone	Viv	2/34 Scott Street	BELMONT VIC 3216	Object
201.	Tate	Kay & John	99 Aberdeen Street	NEWTOWN VIC 3220	Object
202.	TGM	Attn: Joanne Preece	P O Box 1137	GEELONG VIC 3220	Object
203.	Thompson	Loreen	12 McKeown Lane	BELMONT VIC 3216	Object
204.	Thompson	Louise	38 Aphrasia Street	NEWTOWN VIC 3220	Object
205.	Tierney	Jane	5a Stephen Street	NEWTOWN VIC 3220	Object
206.	Tinning	Helen	36 Coquette Street	GEELONG WEST VIC 3218	Object
207.	Tischler	Kate & Nick	16 Lupton Street	GEELONG WEST VIC 3218	Object
208.	Townsend	Sheryl	15 Wyuna Parade	BELMONT VIC 3216	Object
209.	Tran	V K	190 Aberdeen Street	GEELONG WEST VIC 3218	Object
210.	Trezise	Ian	69a Pakington Street	GEELONG WEST VIC 3218	Object
211.	Tucker	Julie & Daryl	14 Nantes Street	NEWTOWN VIC 3220	Object
212.	Tulemija	Rayko	5 Pineville Avenue	GEELONG WEST VIC 3218	Object
213.	Verhoef	Catharina	51 George Street	NEWTOWN VIC 3220	Object
214.	VicRoads	Attn: John Murphy	P O Box 775	GEELONG VIC 3220	Submission/No Objection
215.	Wall	Glen	1 Glengate Street	HAMILYN HEIGHTS VIC 3218	Object
216.	Walsh	Grace	109A Aberdeen Street	NEWTOWN VIC 3220	Object
217.	Ward	Samantha	100 Aberdeen Street	GEELONG WEST VIC 3218	Object
218.	Watts	John	12 Garvey Court	HIGHTON VIC 3216	Object
219.	Welsh	Tim & Therese	39 Upper Skene Street	NEWTOWN VIC 3216	Object
220.	Westman	Sally & Gary	24 Nantes Street	NEWTOWN VIC 3216	Object
221.	Whittaker	Jodie	21 Albert Street	GEELONG WEST VIC 3218	Object
222.	Whittaker	Paul	21 Albert Street	GEELONG WEST VIC 3216	Object
223.	Whittington	John & Brenda	86 Clarence Street	GEELONG WEST VIC 3216	Object
224.	Wilson	John & Lynne	103 Aberdeen Street	NEWTOWN VIC 3220	Object

No	Surname or Company	First Name	Address	Suburb	Type
225.	Winiecki	Aaron & Kerrie-Anne	12 Manhattan Drive	LEOPOLD VIC 3224	Object
226.	Witcombe	David & Coral	194 Minerva Road	NEWTOWN VIC 3220	Object
227.	Wood	Nola	13 Wyuna Parade	BELMONT VIC 3216	Object
228.	Wright	Don & Pricilla	65a Upper Skene Street	NEWTOWN VIC 3220	Object
229.	Nolan	Christine	37 Roslyn Road	BELMONT VIC 3216	Object
230.	Nightingale	Colin	40 Candover Street	GEELONG WEST VIC 3218	Object
231.	Dickenson	Cheryl	33 Seaview Parade	BELMONT VIC 3216	Object
232.	Hayes	Robert, Jane & Thomas	148 Skene Street	NEWTOWN VIC 3220	Object
233.	Thomas	Carl	45 Lawton Avenue	GEELONG WEST VIC 3218	Object
234.	Wong	Ian	325 Myers Street	EAST GEELONG VIC 3219	Object
235.	Dunn	Terry	31 Lupton Street	GEELONG WEST VIC 3218	Object

Appendix 4 Proposed Implementation and Justification of New Residential Zones



Appendix 5 Updated Schedule 2 to Clause 32.07 Residential Growth Zone

DD/MM/YYYY Proposed C300

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**

URBAN INCREASED HOUSING DIVERSITY AREAS

1.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY Proposed C300

	Standard	Requirement
Minimum street setback	A3 and B6	This requirement does not apply to sites in a heritage overlay. The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 4 metres, whichever is the lesser.
Site coverage	A5 and B8	Maximum site coverage 70%
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	At least one part of the private open space should consist of secluded private open space with a minimum area of 20 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.
	B28	A dwelling or residential building should have private open space consisting of: - An area of 20 square metres of secluded private open space at the side or rear of the dwelling or residential building with a minimum dimension of 3 metres and convenient access from a living room; or - A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or - A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
Front fence height	A20 and B32	None specified

2.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY Proposed C300

A building used as a dwelling or a residential building must not exceed a height of 10.5 metres

3.0 Application requirements

DD/MM/YYYY Proposed C300

None specified

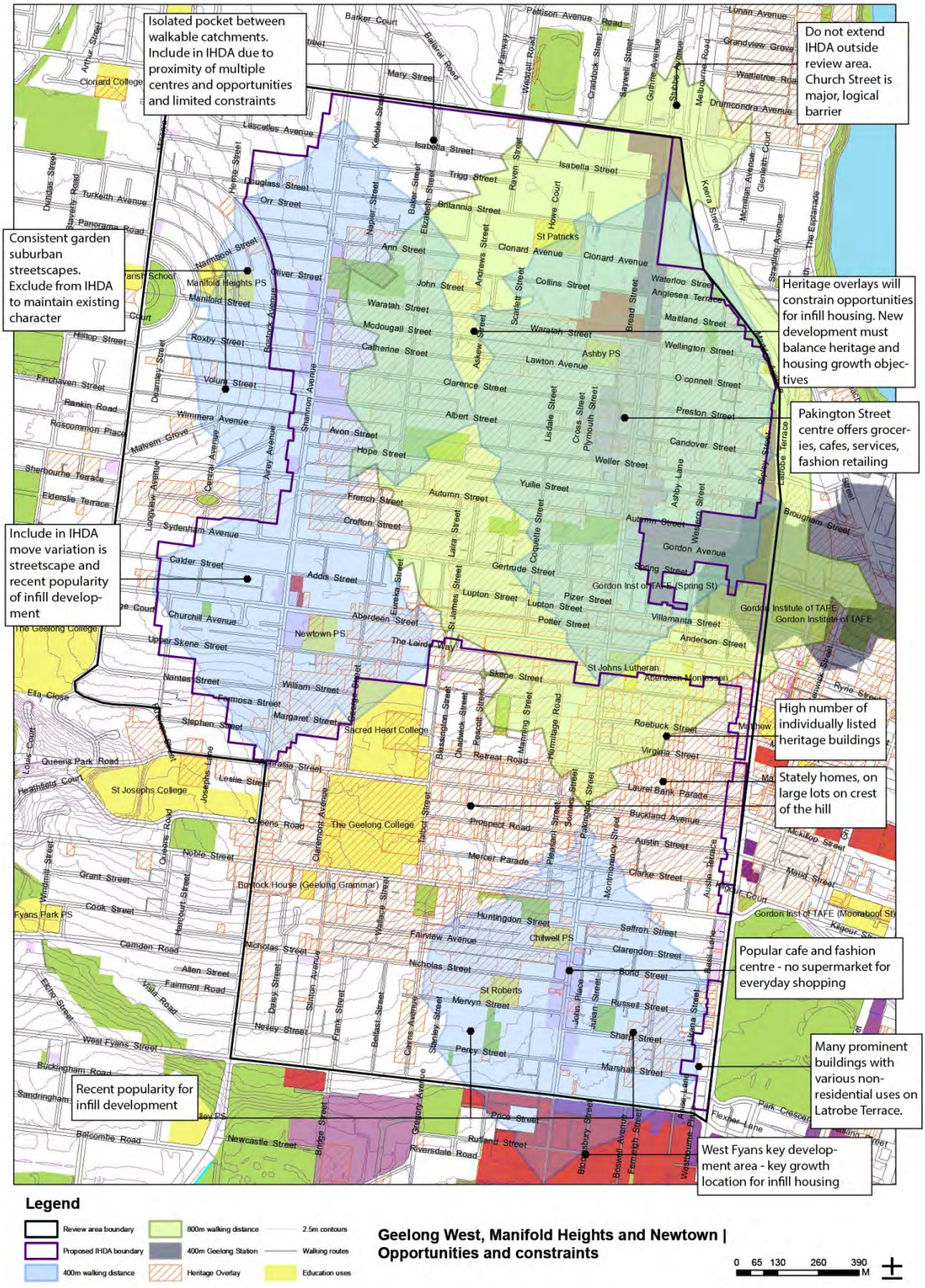
4.0 Decision guidelines

DD/MM/YYYY Proposed C300

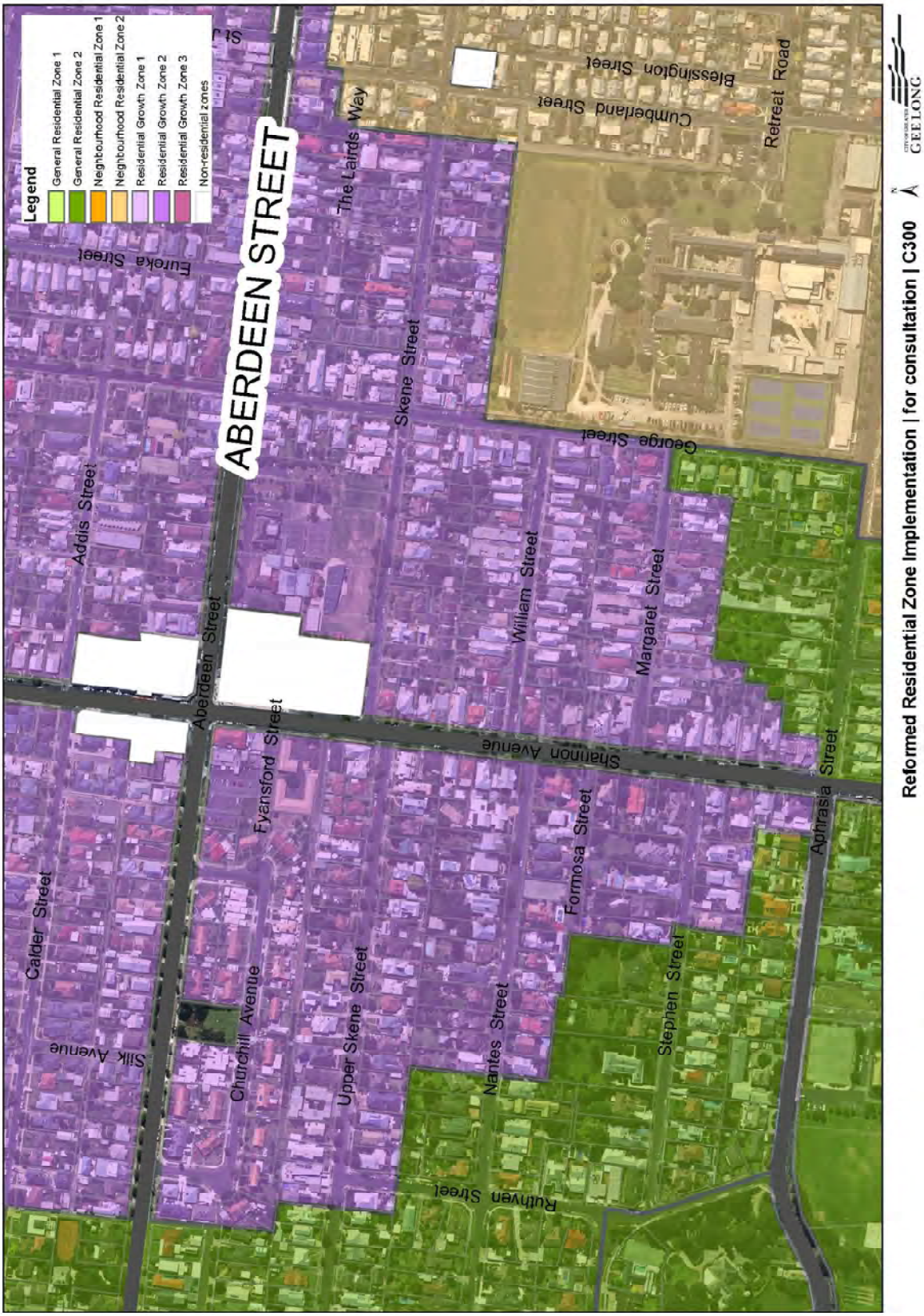
The following decision guidelines apply to an application for a permit under clause 32.07, in addition to those specified in clause 32.07 and elsewhere in the scheme as appropriate:

- The requirements of Clause 22.63 in relation to the siting, height, scale, materials and form of proposed buildings.

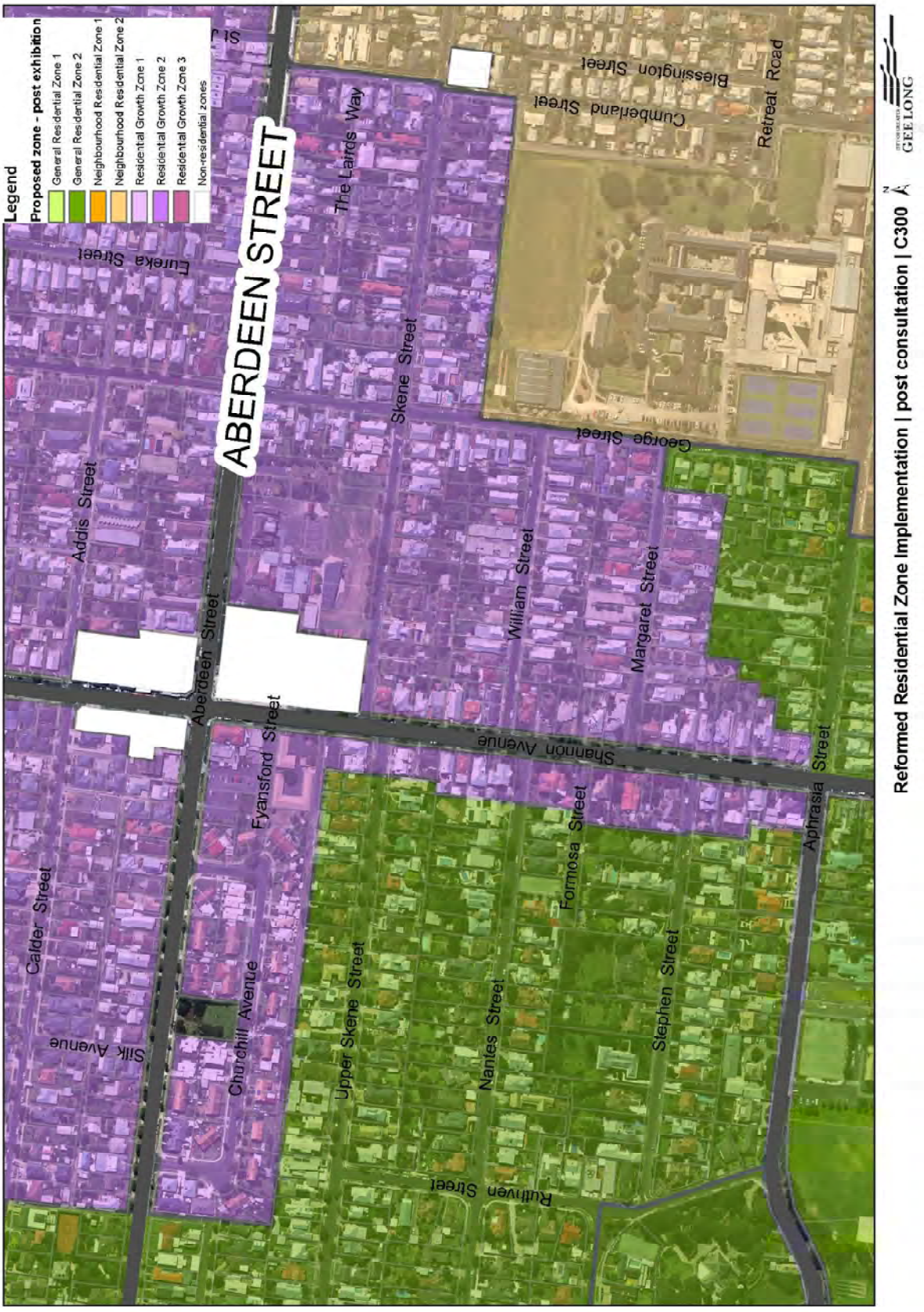
Appendix 6 Geelong West/Manifold Heights/Newtown Opportunities and Constraints Map



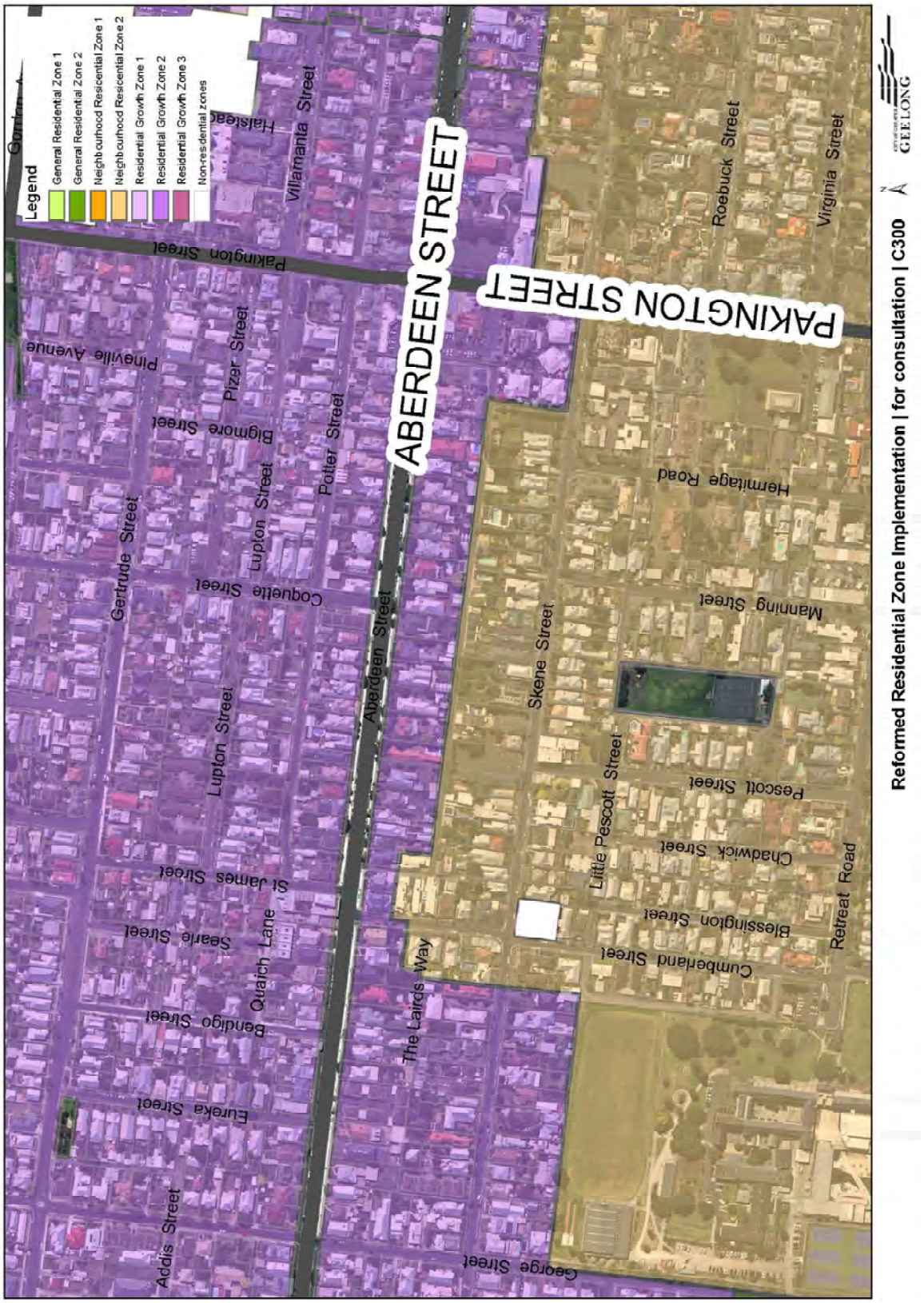
Appendix 7 Exhibited zoning for land at Newtown- Aberdeen St/Shannon Avenue Activity Centre



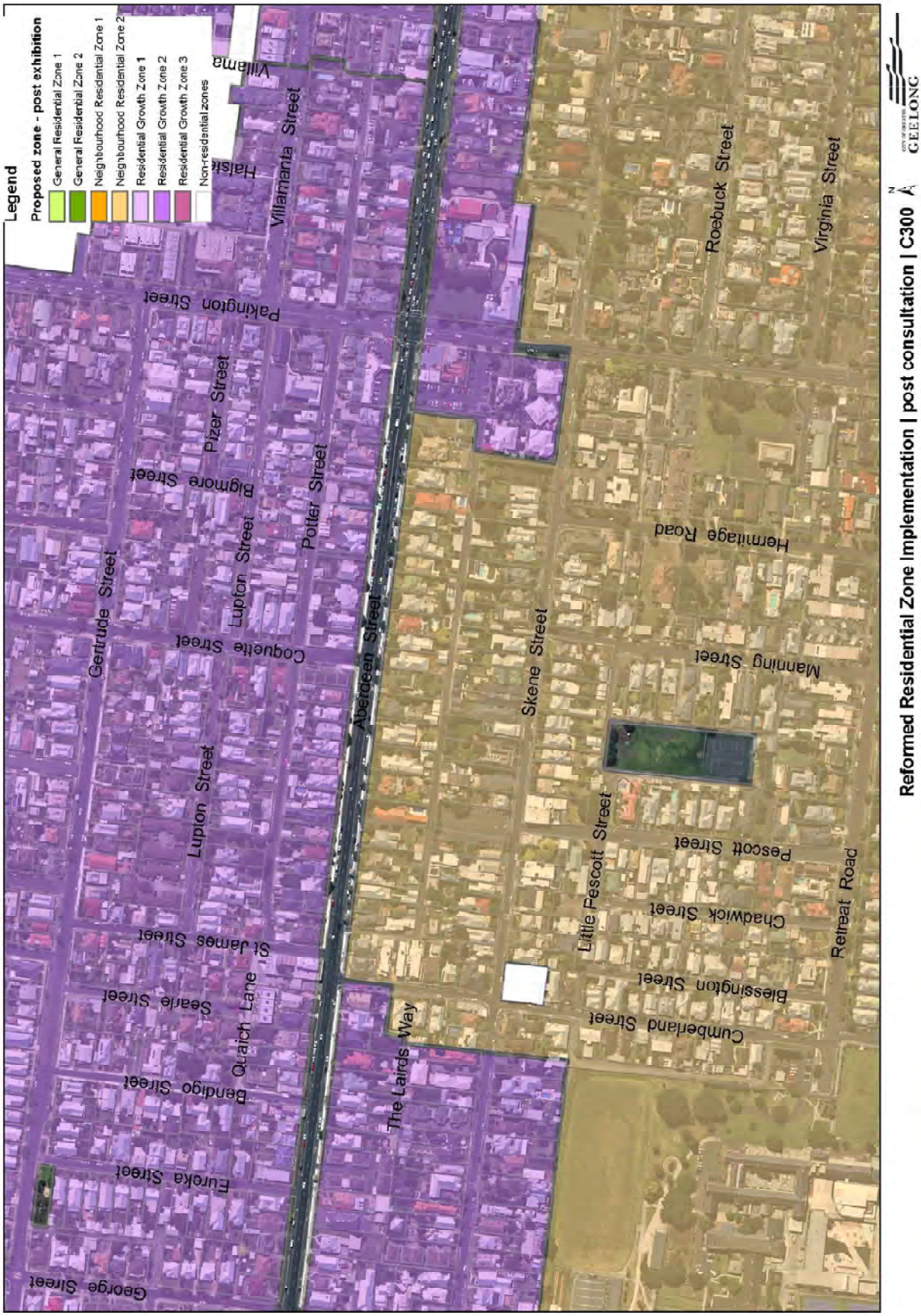
Appendix 8 Updated zoning for land at Newtown- Aberdeen St/Shannon Avenue Activity Centre



Appendix 9 Exhibited zoning for land fronting Aberdeen Street, Newtown



Appendix 10 Updated Zoning for land fronting Aberdeen Street, Newtown



Appendix 11 Updated Clause 21.06 Settlement and Housing

21.06 SETTLEMENT AND HOUSING

19/07/2012 C345Proposed C300

21.06-1 Key issues and influences

28/01/2010 C196(Part 1)Proposed C300

Demographics

Between 2006 and 2031, it is estimated that the municipality will need to accommodate an additional 63,000 persons. This level of population growth will generate demand for approximately 41,000 new dwellings.

The region's population is ageing rapidly through the in-migration of retiring persons and the ageing-in-place of existing residents. The municipality is a popular retirement destination, particularly the coastal towns on the Bellarine Peninsula.

Although the population is ageing, it is vitally important that the City continues to provide an environment that attracts and supports children, young people and families.

Housing

The majority of new housing development in the municipality will continue to be in the form of detached dwellings on conventionally sized blocks; however the demand for smaller dwelling types is expected to escalate. This trend will be driven by significant growth in smaller households (primarily singles, childless couples and sole parents), as well as emerging preferences for lower maintenance dwellings that are close to urban services.

The ageing of the population will contribute substantially to the increase in demand for low maintenance dwellings and retirement accommodation. This accommodation will need to be close to urban services.

In order to meet these demands, there is a need to provide for a range of housing typologies including unit, townhouse, attached, multilevel and apartment dwellings.

There is a need to maintain competition and diversity in the housing market.

Settlement

There is an environmental, economic and social imperative to reduce urban sprawl and improve accessibility to urban services, principally by consolidating urban development around places of activity and public transport infrastructure.

~~Urban consolidation and changing housing needs are having a significant impact on the character of the City's existing urban areas, particularly those established suburban areas which are characterised by detached housing in a garden setting.~~New infill development should be directed to well serviced areas and should be of a high design quality and respond to the locality.

Outward urban growth needs to be carefully managed and directed to designated locations that offer the greatest net benefit to the Geelong community, can be appropriately serviced and which have the capacity to accommodate sustainable development.

All development should contribute positively to the quality of the urban environment so that it may be enjoyed and respected by the existing and future community.

Whilst rural living areas provide for greater consumer choice in the housing market, they can be inefficient to service and generally contrary to the objective of maintaining a farmed rural landscape in the City's rural areas. There is consequently a need to restrict rural living to specific locations and to ensure that consumers meet their equitable share of the cost of servicing such locations.

The municipality's rural living nodes will continue to rely on established townships and urban Geelong for commercial and community facilities.

Identity

The City of Greater Geelong is within the traditional territory of the Wathaurong Aboriginal clan groups.

Recognition, respect and protection of Greater Geelong's Indigenous and European cultural heritage is of critical importance to the City's identity moving forward.

21.06-2 Urban growth

28/01/2010
C129(Part 1)

Objectives

- To limit urban sprawl by directing urban growth to designated urban growth areas.
- To improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock.

Strategies

- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold.
- Maintain the non-urban break between Geelong and Werribee and, in particular, prevent further expansion of the Little River township boundary.
- Maintain the Geelong Ring Road as the western boundary of urban Geelong.
- Ensure that land use and development does not compromise the capacity or potential future development of areas designated for future urban growth, as shown on the relevant Structure Plan or Urban Growth Plan.
- Require a minimum residential density of 15 dwellings per hectare in all new urban growth areas.
- Ensure development occurs within designated settlement boundaries.
- Where possible use natural boundaries to define the edges of urban areas.
- Provide for infill urban growth in the Fyansford area.
- Prevent further subdivision and medium density housing in Breamlea.
- Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.
- Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.

21.06-3 Urban consolidation

28/01/2010
~~C129(Part 1)~~ Proposed C300

Objectives

- To provide for the consolidation of existing urban areas in a managed way.
- To encourage an appropriate range of development densities.
- To improve accessibility to urban services.

Strategies

- Manage urban consolidation and housing change across the municipality, by:
  - Accommodating medium and high density housing in Key Development Areas (as designated in the Incorporated Document 'Key Development and Increased Housing Diversity Areas July 2009').

- Maximising opportunities for housing within Increased Housing Diversity Areas (as designated in the Incorporated Document 'Key Development and Increased Housing Diversity Areas July 2009') by accommodating;
  - high density housing in the activity centres consistent with their primary commercial and retail role; and
  - medium density housing in Rresidential Growth zoned areas with more intensive development being located closest to the core of activity centres.
- Supporting appropriate medium density housing in General Residential 1 zoned areas.
- Providing for incremental change in General Residential 23 zoned areas.
- Limiting change in Neighbourhood Residential zoned areas.

- Encourage medium density housing in mixed use zones.
- Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.

21.06-4 Neighbourhood character

19/07/2012
C245 Proposed C300

Objectives

- To manage the impact of urban change on existing neighbourhoods.
- To ensure that new development responds to the existing neighbourhood character.
- To protect areas with a significant garden character.
- To protect areas with views to significant landscape features.

Strategies

- Acknowledge that neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensify.
- Ensure that development is responsive to the established character of the area.
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential 1 and General ~~in the~~ Residential 2~~3 Zone in accordance with the schedule to the zone~~.
- Limit housing growth in the Neighbourhood Residential 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 in the transition areas ~~on the edges~~ of the Residential ~~1~~ Growth Zones ~~and Residential 2 Zones~~ is responsive to and respectful of the neighbourhood character in any adjoining rResidential ~~3~~ zZones.
- 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.
- Ensure that dwellings and extensions to dwellings over 7.5 metres have regard to the design objectives and decision guidelines of Schedule 14 to the Design and Development Overlay.

21.06-5 Heritage and identity

28/01/2010
C129(Part 1)

Objectives

- To ensure that urban development enhances Geelong's sense of place and identity.
- To conserve and enhance individual places and areas of pre and post contact cultural heritage significance.

Strategies

- Protect places of Aboriginal cultural heritage significance.
- Retain culturally significant heritage places and areas recognised as being of State, regional, local and contributory significance.
- Ensure that the use and development of a heritage place contributes to its heritage significance and longevity.
- Encourage the design of new development in heritage areas to provide for a contemporary interpretation that relates to the location, bulk, form and materials of existing and/or neighbouring significant buildings

21.06-6 Implementation

19/07/2012
~~C245~~ Proposed C300

- These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure all advertising signage complies with the City of Greater Geelong Advertising Sign Guidelines.

Use the Increased Housing Diversity Areas Policy at Clause 22.63.

Use the Heritage Policies at Clause 22.

Use the Discretionary Uses in Rural Living and Low Density Residential Areas at Clause 22.04.

Use the Discretionary Uses in Residential Areas at Clause 22.01.

Prevent residential development from occurring outside of the settlement boundaries set out in any Framework Plan, Structure Plan or Urban Growth Plan for an area.

~~Assess applications against the Residential Character Study: Character Precinct Brochures.~~

Ensure new development in heritage areas is in accordance with the Incorporated Document City of Greater Geelong Heritage Design Guidelines.

Where appropriate, require the preparation of Conservation Management Plans for heritage places.

Applying zones and overlays

Apply an appropriate zone to identified Key Development Areas.

Further work

~~Conduct a Heritage Review in the Ashby precinct in Geelong West.~~

~~Implement the Newtown Heritage Study Review 2008.~~

~~Review the application of appropriate zones/overlays, consistent with the principles of the Housing Diversity Strategy, surrounding the neighbourhood centres of Pakington Street Newtown, Pakington Street Geelong West, Aberdeen Street Newtown and Shannon Avenue Manifold Heights.~~

~~Prepare structure plans for Increased Housing Diversity Areas to inform preparation of a more comprehensive set of provisions to realise the policy objectives for these areas.~~

Review the residential areas around Central Geelong to determine Residential Growth~~2~~ opportunities.

~~Review *Residential Character Study: Character Precinct Brochures*, Planisphere for City of Greater Geelong, September 2001.~~

As a priority commence an investigation into the future residential and industrial land use needs for Geelong, as a basis for future growth area planning, that would include:

- the assessment of the environmental, resource, landscape, development pattern, access, servicing, land use, economic and social constraints and opportunities associated with possible growth areas around Geelong;
- the identification of a preferred growth area or areas; and
- the preparation of detailed growth area plans.

Work with the Director of Housing to progress and implement the Norlane Housing Regeneration Development Areas within the Norlane-Corio Urban Renewal Feasibility Study.

Undertake further work to review the implementation of areas identified for incremental change in the Housing Diversity Strategy, to consider the application of General Residential Zone Schedule 2.

References

City of Greater Geelong Housing Strategy Background and Issues Report, Swinburne University, 2005.

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

- *City of Greater Geelong Rural Land Use Strategy, City of Greater Geelong, 2007.*
- *City Plan, 2007-2011.*

Aboriginal Cultural Heritage Management and Protection Development Planning Protocol – 2000.

Geelong Verandah Study, Authentic Heritage Services P/L and Wendy Jacobs, 2006.

~~*Residential Character Study: Character Precinct Brochures*, Planisphere for City of Greater Geelong, September 2001.~~

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS, 1988.

City of Greater Geelong Urban Furniture Style Manual, Taylor and Cullity Pty Ltd for City of Greater Geelong, 1996.

Appendix 12 Updated Clause 22.63 Increased Housing Diversity Areas Policy

22.63 INCREASED HOUSING DIVERSITY AREAS POLICY

DD/MM/YYY
Proposed
C300

This policy applies to all land zoned Residential Growth and located in the identified Increased Housing Diversity Areas.

Policy Basis

This policy provides guidance on development in Council's identified Increased Housing Diversity Areas (IHDA). IHDAs have been identified around activity centres and have significant capacity to accommodate residential growth and increased housing diversity through a range of housing types and forms. These areas can provide residents local shopping needs and/or are serviced by public transport. New development in these areas should encourage walking by residents and discourage reliance on cars for all trips.

Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies it is important that design quality improves to ensure a positive contribution to the neighbourhood is achieved.

Well designed, site responsive, contemporary medium density housing will replace the existing housing stock and intensify development patterns overtime. The intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA.

Instead of applying a 'one size fits all' approach, medium density development should be achieved through a range of housing typologies that best reflects the local context. This includes responding to unique characteristics of an area such as heritage, significant vegetation, topography and views which may reduce the development potential. The IHDAs include heritage areas and new development should balance the preservation and restoration of the identified heritage place and opportunity for new housing.

Housing should also meet the needs of a diverse range of future residents including the demand for smaller, low maintenance households and tourist accommodation.

Objectives

- To evolve the character of these areas through more intensive development.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
- To promote a diversity of housing types to cater to a variety of lifestyle needs.
- To ensure development makes a positive architectural and urban design contribution to the IHDA.
- To promote walking trips and pedestrian safety within the IHDAs.
- To increase the residential population living in IHDAs.
- To implement the findings of the Housing Diversity Strategy.

Policy

It is policy that development within each of the Increased Housing Diversity Areas responds positively to the relevant matters set out in this policy.

General

Design Objectives

- Encourage innovative, high quality, site responsive medium density housing development.

- Encourage a sympathetic design response when responding to unique characteristics such as heritage places, significant vegetation, topography and public spaces.
- Encourage design that incorporates environmentally sustainable design principles, particularly the siting and orientation of the dwellings.
- Encourage the retention of vegetation where possible and providing space for new vegetation.
- Encourage the consolidation of smaller lots to increase development potential.
- Discourage the fragmentation of sites and underdevelopment of sites.
- Ensure that the visual prominence of car parking structures is minimised by locating them behind the line of the front façade and designing them to form a visually unobtrusive part of the building.
- Where more than one car space is provided, encourage the use of a single-width garage or carport and a tandem parking space on existing or proposed lots less than 10.5m frontage.
- For multi-unit developments minimise the number of vehicle crossings and where possible, access should be from lower order roads and rear laneways.
- Ensure that the height and bulk of the new development on interface properties, between IHDA and other residential areas, is responsive to the adjoining character and provides a transition in the built form between areas.
- Where the site is located in or adjacent to a heritage area, new development above one storey in height should be setback behind the roof ridge-line of the heritage buildings.
- Storage areas must not be located within the minimum area of secluded open space.
- Provide high quality landscaping, including opportunities for trees within the development.
- Where appropriate provide a street tree to enhance the contribution of the development to the street.

Coastal

This applies to the Barwon Heads IHDA, Ocean Grove IHDA, Ocean Grove Market Place IHDA, Portarlington IHDA and St Leonards IHDA.

Development will integrate with the landscape and respond to natural features, vegetation, topography and the coastal location. Coastal style architecture will dominate with the use of varied natural and lightweight materials, articulation of facades and higher building elements to capture views.

Design Objectives

- Encourage innovative architecture that respects the coastal setting by incorporating a variety of lightweight materials, building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading), simple detailing and roof forms.
- Encourage two and three storey development.
- Encourage the recessing of third storey to reduce dominance of the building from adjoining properties and the streetscape.
- Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.
- Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Urban

This applies to the Bellarine Village and Newcomb Central IHDA, Bell Park - Separation Street IHDA, Bell Post Shopping Centre IHDA, Corio Village Shopping Centre IHDA, Drysdale IHDA, Highton Shopping Centre IHDA, Lara and Lara Station IHDA, Leopold IHDA, Marshall Station IHDA, Waurn Ponds Shopping Centre IHDA, South Geelong IHDA, Belmont IHDA, North Geelong IHDA, East Geelong IHDA, Geelong West, Manifold Heights and Newtown IHDA, Hamlyn Heights IHDA.

Increased residential densities will be achieved through a mix of different building forms and scales. New housing in the form of units, townhouses, terrace housing and apartments will depart from traditional detached housing.

Design Objectives

- Encourage a sympathetic design response to nearby sites and precincts of known heritage value.
- Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.
- Encourage three storey development and fourth storey elements on larger sites, abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encourage the recessing of the third storey element and above to reduce the dominance of the building from adjoining properties and the streetscape.

Decision Guidelines

Before deciding on an application in an Increased Housing Diversity Area the responsible authority must consider:

- The extent to which the proposal meets the policy and design objectives of this clause.
- Whether the development provides a high level of amenity for future residents.
- Whether the development unreasonably reduces opportunities for neighbouring sites to reasonably develop.

Reference Documents

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

Appendix 13 C300 Consultation Strategy

Amendment C300- Consultation Strategy

Press Advertisement:

Date	Publication
24 October	Council Media Release
8/9 November	City News- Independent & Geelong Advertiser
12 November	Bellarine Times
13 November	Geelong News
14 November	The Echo
14 November	Government Gazette
15/16 November	City News- Independent & Geelong Advertiser
19 November	Bellarine Times
20 November	Geelong News
21 November	The Echo
23 November	Lara Happenings
27 November	Ocean Grove Voice
1 December	Leopold Local Rip Rumour Talking Heads
Wk1 December	Community Update (Delivered to every household)
13/14 December	City News- Independent & Geelong Advertiser

Presentation:

- Housing Industry Association 12 November
- Master Builders Association 26 November

Drop-in information Sessions:

- Council offices, Brougham St- 19 November 2013
- Belmont Library- 20 November 2013
- Hamlyn Heights (Vines Rd Community Centre)- 21 November 2013
- Ocean Grove (Bellarine Community Health Centre)- 28 November 2013
- Corio Library- 29 November 2013

Post-exhibition meetings with submitters:

- Monday 20 and Tuesday 21 January 2014

Facebook
Twitter

Council website:

Interactive Planning Map
Council webpage- News item, Information sheets, Implementation Report, FAQs
Have Your Say- Amendment C300

3. FUTURE PROOFING GEELONG IMPACT STATEMENT AND TRANSITION FROM EPA SUSTAINABILITY COVENANT

Portfolio:	**Environment & Sustainability – Cr Richards**
Source	**Planning & Tourism and City Services**
General Manager:	**Peter Bettess: Gary Van Driel**
Index Reference	**Subject: Future Proofing Geelong**

Purpose

This report provides an overview of the Future Proofing Geelong Impact Statement.

Summary

- Future Proofing Geelong was established to promote initiatives which seek to support the region in working towards a low carbon future. The Low Carbon Growth Plan for Geelong provides a road map to achieve this.
- A Sustainability Covenant was signed by the founding partners of Future Proofing Geelong which include the City of Greater Geelong, the Geelong Manufacturing Council, EPA Victoria, Deakin University, the Geelong Chamber of Commerce, Barwon Water, and Committee for Geelong.
- Future Proofing Geelong is entering its fourth year of operation. The Sustainability Covenant expires in March 2014, all partners need to consider Future Proofing Geelong's role beyond this point.
- An Impact Statement was prepared by the Future Proofing Team in collaboration with Climateworks and members of the working group representing signatories to provide an overview of the program's success to date.
- The Impact Statement identified that Future Proofing Geelong has provided an environment of fostering collaboration across industry, business, government and the community in Geelong.
- A review of the Sustainability Covenant by partners found that the region was significantly better off now as opposed to before Future Proofing Geelong was established, when scored against the objectives of the covenant.
- Future Proofing Geelong has assisted industry and business to secure more than $1million worth of funding for projects with up to another $9million in the pipeline under active consideration. Over 150 building owners or tenants have been engaged, resulting in 16 taking action to improve energy efficiency, providing flow on positive impacts for 53 businesses. Through working with the community achievements to date include 56 events held with over 6000 participants.
- Future Proofing Geelong has been pivotal in the development of Cleanteach Innovations Geelong, working closely with the Geelong Manufacturing Council to establish this initiative. Cleantech Innovations Geelong is an alliance of business and industry looking to develop Geelong as a centre of excellence for clean technology in Australia.
- Future Proofing is well structured to continue to support local business to gain funding under any new and existing funding initiatives, allowing the region to gain a competitive advantage.
- Partners have indicated to Council that they are supportive of the project and see significant benefit in this initiative continuing beyond the end of the current covenant.

Cr Richards moved, Cr Harwood seconded -

That Council:

1) receives the Future Proofing Geelong Impact Statement; and

2) commits to working with partners through the Advisory Board to resolve a future beyond the expiry of the Sustainability Covenant in May 2014.

Carried.

Background

Future Proofing Geelong was launched on 12 May 2011 and coincided with the release of the Low Carbon Growth Plan for Geelong and the signing of the Sustainability Covenant amongst program partners.

Partners that signed the Sustainability Covenant include the City of Greater Geelong, the Geelong Manufacturing Council, EPA Victoria, Deakin University, the Geelong Chamber of Commerce, Barwon Water, and Committee for Geelong. Since signing the Sustainability Covenant a number of other organisations have become involved in the project including Barwon Heath, Barwon Region Waste Management Group and The Gordon.

The Low Carbon Growth Plan for Geelong highlights where Geelong's carbon emissions are coming from and provides a roadmap of actions as to where to target our efforts to reduce emissions. Three of the key actions areas include:

- Retrofitting residential and commercial buildings to maximise energy efficiency;
- Supporting local small and medium sized businesses to capture energy efficiency savings and abatement potential; and
- Localised power generation through cleaner technologies such as cogeneration, solar, waste-to-energy and geothermal.

The FPG vision is that in 2030, Geelong is internationally recognised as one of the world's most resilient cities through collaboration and innovation in the following three focus areas:

- Sustainability – through efficient resource use and the protection and enhancement of environmental assets
- Liveability – building healthy communities, which are connected and care for each other
- Productivity – through a transition to a low carbon economy; cleaner, leaner and smarter businesses and industries powered by an informed, educated and skilled workforce that thinks and acts for the long term.

Discussion

The Future Proofing Geelong Impact Statement provided the following overview of the key work undertaken by the Project Team. A copy of the Impact Statement is provided in Appendix 1. The Future Proofing Geelong team has focussed its resources around three key areas of commercial buildings, assisting business and industry and improving community engagement and awareness. Below is a summary of the three areas where efforts have been focussed.

Commercial Buildings

A key part of this work relates to working with owners and tenants of commercial buildings to provide information and assistance in undertaking energy efficiency upgrades. Over 150 building owners or tenants have been engaged, resulting 16 taking action to improve energy efficiency, providing flow on positive impacts for 53 businesses. The areas where action has taken place are primarily in lighting upgrades, heating and cooling.

Future Proofing Geelong has also been provided grants to businesses for energy assessments with 14 businesses taking up this offer to date. This work involves gathering baseline data through energy assessments, and helping businesses set the business case for building upgrades and retrofits to become more energy efficient.

Providing information and support for businesses to seek government funding for energy efficient upgrades is a key part of this work and establishing baseline data ensures that businesses are well placed to take advantage of State and Federal funding opportunities.

Future Proofing played a key role in securing and managing the Community Energy Efficiency Grant for Council facilities. This is anticipated to result in a 16% reduction in carbon emissions for National Wool Museum, 22% reduction for Splashdown Leisure Centre and 27% at Waterworld Leisure Centre is 27%. This is equivalent to 2479 one way flights between Melbourne and Los Angeles.

Future proofing has also worked with CitySwitch to improve building energy efficiency with tenants in Geelong. CitySwitch is a high-value no-cost service which supports commercial office tenants to improve office energy efficiency through the provision of a range of services, with the ultimate aim of achieving a 4 star or higher NABERS Energy rating. Future Proofing in partnership with CitySwitch has signed up 14 tenants in Geelong over the past year.

Supporting Business and Industry

Future Proofing Geelong works with business and industry by providing support to source and secure funding for projects. Up to 50 businesses have been supported, resulting in $1 million secured for projects and $9 million pending.

Future Proofing Geelong has also co-funded Cleantech Innovations Geelong with the Geelong Manufacturing Council and the Manufacturing Productivity Network Program. Cleantech Innovations Geelong is an alliance of business and industry looking to develop Geelong as a centre of excellence for clean technology in Australia.

During 2013 a market analysis and skills and capabilities audit were conducted. These studies showed there are opportunities to transition industry in Geelong from business as usual to the next generation.

The global trends in clean technology as they relate to Greater Geelong, show dominant growth areas to be clean cities, renewables, energy efficiency, waste management & recycling, water, green buildings, biomaterials, biofuels and stimulating demand for clean technology goods and services.

The multiplier effect of medium technologies (as opposed to low or high technologies) is for every 1 job created, up to 6 peripheral jobs will be generated. Manufacturing remains one of the Geelong region's top four employers however, the recent decline across a number of manufactured product categories (the greatest being in motor vehicle manufacture) has had ripple effects throughout Geelong's economy.

Developing a clean technology driven growth economy relies on the technical services and production businesses we already have, which are looking for their next opportunity to diversify their markets. There are opportunities for businesses to adapt their existing operations and create new business opportunities individually or through alliances.

To ensure the workforce keep up with this transition, education and training programs need to follow the demand stimulation exercise of Cleantech Innovations Geelong (and not occur in isolation of it) and cleantech training needs to be embedded into existing training programs.

To cement the findings of the Cleantech Innovations Geelong research, a market development plan will outline the market and skills needs and opportunities of cleantech for Greater Geelong. A list of projects, which will develop businesses, create jobs and stimulate markets, will be listed in the Plan and funding will be sought to support delivery.

Community engagement

Engaging with the community is a key component of Future Proofing Geelong. Raising awareness and supporting community action has the ability to provide significant benefits in transitioning to a low carbon future. Community members are represented on the Task Group and provide input into projects and actions.

The Task Group and community groups, supported by Sam Smith, delivered over 40 individual events as part of the 2013 Sustainable Living Festival, this was the largest regional contribution to this state wide initiative. The Better Blocks event was also an initiative of the Task Group which saw over 1000 attendees in Central Geelong promoting and demonstrating a broader sustainability message. Future Proofing Geelong was a key sponsor of Sustainable House Day (2012 & 2013) delivered by Geelong Sustainability Group.

Through working with the community achievements to date include, 56 events held, 6293 participants at events and 6 grants issues to community groups for projects which endeavour to deliver the aims of Future Proofing Geelong.

The Smarter Homes Smarter Living program is an initiative developed through Future Proofing Geelong to engage with new home builders to encourage energy efficient homes. The Armstrong Creek Sustainable House (ACSH) is now open in the Warralily display village. The house provides existing and new residents with sustainability information to assist in improving the energy efficiency of their home. Influencing decision making at this level will minimise carbon emissions. The information suite includes a website based around four themes energy, water waste and garden, and provides detailed information on ideas for environmental sustainability and cost savings for people building or renovating a home.

Environmental Implications

Future Proofing Geelong is delivering positive environmental outcomes through education and assistance to businesses and the wider community to improve energy efficiency and reduce carbon emissions.

Financial Implications

Future Proofing Geelong is funded for the 2012/13 financial year. The project is subject to a budget proposal for ongoing funding beyond the current financial year. The options before Council for on-going funding of this program, if Council remains committed, include an extension of the discretionary project funding or establishing future proofing as a recurrent funding program.

Policy/Legal/Statutory Implications

The draft Environment Management Strategy which Council has adopted for community consultation relies strongly on the Future Proofing Geelong initiative to deliver key strategic outcomes.

Alignment to City Plan

Under City Plan the initial strategic direction of Community Wellbeing identifies the need to build upon existing capacities in local communities. Future Proofing has provided a mechanism to facilitate collaboration across community groups committed to sustainability and to grow the capacity of these groups, and provide an aggregation of sustainability initiatives in the Geelong region.

Under the Growing Our Economy strategic direction the priorities of supporting existing business and encouraging new and emerging growth sectors specifically refers to “support and encouragement of new and emerging low carbon industries and sectors” and “link local businesses with growth opportunities and government funding”. The Future Proofing Geelong program and specifically the Cleantech Innovations Geelong initiative under this program are key actions in accordance with this priority.

In respect of the second priority, facilitate major infrastructure and investment to enable economic growth – one action is identified as “proactively targeting and attracting new investment to Geelong and promoting our regions benefits”, the Future Proofing Geelong program is explicitly targeted in this respect. Further the priority of a prosperous and innovative Geelong, seeks to “advocate for and support innovative and new technological initiatives”, which is again fundamental to the Future Proofing Geelong initiative.

Under the Sustainable Built and Natural Environment, Future Proofing Geelong/Low Carbon Growth Plan is identified as a key strategy. In relation to the specific priorities under this direction of support our community to live sustainability, and advocate for and promote sustainable design and development, the initiatives of Future Proofing Geelong across Cleantech Innovations Geelong, the Armstrong Creek sustainable house, and our commitment to City Switch and other green building initiatives are embedded into the City's efforts under these key priorities.

In respect to the How We Do Business priorities, the first of these “lead by advocating and collaborating on issues important to the Greater Geelong community”, Future Proofing Geelong is a very key demonstration in respect to this commitment from Council within City Plan.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no risks associated with this report.

Social Considerations

The Future Proofing Geelong project has positive social impacts through community engagement with the Project Task Group and the Community Energy Efficiency Program.

Human Rights Charter

This report has no impact on the human rights charter, however it is noted that the aims of Future Proofing Geelong support the human rights charter.

Consultation and Communication

The Future Proofing Geelong website is regularly updated to showcase the work the City of Greater Geelong and other Future Proofing Geelong partners are doing to deliver the vision of the program, and to deliver the recommendations in the Low Carbon Growth Plan.

4. ST LEONARDS STRUCTURE PLAN REVIEW 2014

Portfolio:	**Coastal Communities – Cr Ellis**
Source	**Planning Strategy and Urban Growth**
General Manager:	**Peter Bettess**
Index Reference	**St Leonards Structure Plan Review**

Purpose

To detail the findings from a review of the 2006 St Leonards Structure Plan and to request that Council adopt changes to the 2014 plan. It is recommended that Council commence a planning scheme amendment to incorporate the recommended changes into the Greater Geelong Planning Scheme.

Summary

- The 2006 St Leonards Structure Plan has been reviewed as part of a 5 year review cycle;
- Informal stakeholder consultation was carried out as part of the review process.
- The draft Structure Plan builds on the township vision developed as part of the Bellarine Peninsula Strategic Plan and updates the 2006 plan with changes to the State and Local Planning Policy Framework as well as Council Studies.
- The Structure Plan contains directions relating to the settlement boundary designation, township growth opportunities, commercial floor space needs, recreation and community needs, transport, infrastructure and planning implementation;
- The 2014 draft Structure Plan recommends that the land designated for long term residential growth within the 2006 Structure Plan, be rezoned to residential and that developer contributions, contribute to the provision of an Early Years Learning Facility.

Cr Ellis moved, Cr Farrell seconded -

That Council:

1) adopt the Draft St Leonards Structure Plan 2014;

2) resolve to prepare and exhibit a planning scheme amendment to include the necessary elements of the Structure Plan within the Greater Geelong Planning Scheme subject to authorisation.

Carried.

Background

The current St Leonards Structure Plan was prepared and adopted by Council in September 2006. The draft Structure plan has been developed in consultation with internal and external stakeholders with some additional specialist inputs including an economic analysis of the town centre by Tim Nott - Economist. The Structure Plan has been modelled on the City of Greater Geelong's Structure Plan framework to ensure consistency with other council produced structure plans. The plan includes discussion on the Natural and Urban Environment, Demographics & Social Profile, Township Facilities & Services, Physical and Transport Infrastructure and Township Growth and Residential Lot Supply.

The 2006 Structure Plan specified a minor review period of 5 years. Since the adoption of the 2006 Structure Plan a number of Planning policies and Council plans have changed or been amended. This includes a complete review of Council's Municipal Strategic Statement as well as the preparation of a number of master plans relating to the recreation reserves and foreshore areas. This review has built upon the current structure plan but has been amended to include updated State and Local Planning Polices, population growth, lot supply and dwelling construction rates, the location of the settlement boundary, environmental and social considerations including further service provisions for the township and a future review period.

- One of the main issues raised within the 2006 Structure Plan was the location of the settlement boundary and further release of residential land. The 2006 Structure Plan recommended the preservation of two large tracks of rural land located to the west of the existing township, between the existing residential areas and the east side of Ibbotson Street for long term residential growth. It was recommended that these future growth areas remain outside the township settlement boundary given there was sufficient residential land within the settlement boundary to allow for the managed growth of St Leonards at that time. When the Structure Plan was approved by the Minister for Planning, the settlement boundary was altered to include this land within the boundary.

- A copy of the updated 2014 Structure Plan map can be found at Appendix 1.

Discussion

Public Notice and Submissions

- In order to inform the draft 2014 Structure Plan public consultation was undertaken.
- A notice was placed in the Geelong Advertiser and The Echo in April 2012 advising the community that work was commencing on a review of the 2006 St Leonards Structure Plan and asking for interested parties to contact Council to discuss any issues affecting St Leonards.
- Council received 5 submissions to the review, 2 from the community and 3 from interested developers. In summary the issues raised by the submitters include
- improvements to footpaths, the pier, township appearance,
- connections through and to open space areas,
- view sharing,
- heritage,
- rezoning of long term growth areas to residential and
- an improved relationship between the Bellarine Bayside Foreshore Committee of Management (BBFCOM) and the City of Greater Geelong.

A summary of the submissions received are contained within Appendix 2. The following is a response to the submissions received:

Submission
The need to improve the overall aesthetics of the town through the inclusion of public art.

Comment
Council has developed a Public Art Strategy which provides guidance around the process for proving pubic art within the Greater Geelong. This document is the over arching document to guide the development of public art.
In the past 3 years Council has committed funds to provide heritage signage for St Leonards.

Submission
There is a need to provide additional footpaths particularly adjacent to the bus stop near the primary school and town centre.

Comment
The role of the Structure Plan is to provide land use direction for the St Leonards Township. Whilst the construction of additional footpaths in strategic locations is supported it is not the role of the Structure Plan to identify the locations and commit to the timing for the delivery of future footpaths.

Submission
Improved connections to the Pier to make the space more useable and accessible by the community.

Improved relationships between the Bellarine Bayside Foreshore Committee of Management (BBFCOM) and the City of Greater Geelong including a commitment to work together to deliver the outputs of BBFCOM master plan

Comment
The Structure Plan supports the previous work done by Council and BBFCOM in respect to the outputs contained within the St Leonards Urban Design Framework and the BBFCOM Master Plan 2012. The Structure Plan acknowledges that the recommended improvement to the pier area has flow on effects for the growth of the town centre as well as the wider community. The Pier area is managed by BBFCOM, Parks Victoria (the Pier) and Council (Harvey Park). However BBFCOM is the major land manger in this location and plans to redevelop this area would need to be driven by the BBFCOM.

A number of Council departments including the Environment, Recreation and Planning Departments would have a contribution to make to any works proposed by BBFCOM. The BBFCOM Master Plan 2012 will establish a works program for the St Leonards Foreshore area. Council will continue to be a key stakeholder in the development of the St Leonards Foreshore area.

The Structure Plan supports improvements to public land within St Leonards in respect to future growth opportunities for the township; however the Plan does not commit Council to carrying out works or actions that are managed by other authorities.

Submission
Improved linkages from the Lake Reserve trail to the foreshore trail.

Comment
The details of improvements to the St Leonards Lake Reserve walking trail and connections to the foreshore walking trail are included within the St Leonards Lake Reserve and Charles McCarthy Reserve Master Plan. This plan shows a connection with the foreshore area. The BBFCOM plan also shows improvements to the foreshore walking trail. Both Master plans support improved pedestrian connections between the lake and foreshore area.

Submission
A commitment to deliver the public works supported within the Structure Plan

Comment
The Structure Plan has reviewed a large number of existing documents which address a wide range of issues affecting St Leonards and the surrounding area. The majority of these documents have commitments to deliver improvements to infrastructure, public open space, surrounding wetlands and coastline and built form. The Structure Plan supports these recommendations where they were considered relevant to the development of St Leonards. There is no need to make additional commitments to deliver improvements to St Leonards where the over arching document relating specifically to an issue or area already provides direction or guidance on the matter.

Submission
The protection of views from Bluff Road where the new housing estate is under construction.

Comment
The land at 177-229 Bluff Road is zoned for residential purposes. The land has been vacant for a long period of time allowing for views over the land. Given the zoning of the land it is reasonable for the site to be developed for residential purposes. The site is affected by the Design and Development Overlay 14 which requires a planning permit for development if the overall height of a dwelling exceeds 7.5 metres. This overlay ensures that reasonable sharing of views is considered where a planning permit is required.

Submission
There should be verandahs on properties within the town centre.

Comment
The Design and Development Overlay 24 which affects all land within the town centre encourages the development of verandahs on new and existing buildings.

Submission
There are many road and footpaths within St Leonards that require upgrading

Comment
The timing and prioritising of works to roads and footpath are managed by Council's Engineering Services Department. Structure Plans do not identify when upgrading or maintenance of this type of infrastructure is likely to occur. Engineering Services are currently investigating the delivery of a footpath with kerb and channel connecting Coatsworth Ave, the Primary School to the town Centre. Engineering Services have also identified where there are gaps in the footpath network, however there is no funding currently available to provide additional footpaths in the short term.

Submission
The St Leonards Memorial Hall at 1342 Murradoc Road should have a heritage listing.

Comment
Further investigation into the history of the Memorial Hall would be required to determine if the site warranted a heritage listing. There is currently no funding available to undertake this study.

Submission
Support the rezoning to residential of all land designated for long term residential growth.

Comment
It is recommended that both areas designated for long term growth be rezoned to residential as part of a single planning scheme amendment. In considering the rezoning of both parcels there is an ability to stage the development in a sequential order, ensure open space and facilities are delivered appropriately, the cost and timing for the upgrading of Ibbotson Street and providing other infrastructure can be better managed and developer contributions could be provided earlier in the development phase.

The release of both areas simultaneously could also create competition in the market place, increasing development rates by capitalising on the marketing of two separate areas. This could have flow on effects to the wider town encouraging businesses to grow or establish within the town centre based on an assurance about the future population of the town.

Releasing two growth areas instead of one would also prevent one developer from controlling the market. This could ultimately increase lot diversity by encouraging developers to provide a slightly different estate and lot type in a more competitive market place.

The rezoning of all land within the settlement boundary will provide certainly for the town in relation its future size allowing Council and other service providers to appropriately plan for this growth.

In reviewing the 2006 Structure Plan the following issues were identified;

- Land Management

  There are three main recreation assets within St Leonards including Lake Reserve, Charles McCarthy Reserve and the St Leonards Foreshore. The two reserves are managed by Council and provide open space to both St Leonards and Indented Head. The BBFCOM is the main land manager for land along the foreshore however Council and Parks Victoria also manage land. The foreshore consists of informal open space, two caravan parks, formal car parking areas, Harvey Park (managed by Council) and the pier (managed by Parks Victoria).

  The community have raised concern over the difficulty of determining who is responsible for land management within St Leonards and would like to see better collaboration between all land owners. It is acknowledged that it is difficult for the public to know which authority to contact regarding issues with the various public open space areas within the town. The development of the BBFCOM Master Plan and St Leonards Lake and Charles McCarthy Reserve Master plan should help to clarify the management and long term development objectives for these spaces.

- Land Supply

  St Leonards has 333 vacant lots, 245 broad hectare lots (under construction) and approximately 1403 potential residential lots. Over the last 10 years there has been an annual average lot production of 28 lots and 62 building approvals within St Leonards.

  Based on the current amount of broad hectare land available this equates to 4 years supply or 9 years if the existing vacant lots are also included.

  If all land designated for residential development was available this would equate to between 25 (high growth rate) and 33 years (low growth rate) supply of land.

- Land Identified for Future Growth

  The 2006 Structure Plan sought to protect two large tracks of land (known as area 1 and area 2) located to the west of the existing township, for long term residential growth, approximately 1403 lots (see appendix 1). The 2006 plan recommended that Area 1 be rezoned as the first priority. The owners of these two areas have made submissions to the Structure Plan. Both are seeking to have there land rezoned to residential as part of this review.

  As discussed previously, it is recommended that both areas designated for long term growth be rezoned to residential simultaneously. The release of new residential land will increase pressure on existing community services. It is reasonable for the developers of this land to contribute towards improving the service provision for the community. This Structure Plan has identified a need for an Early Years Learning Facility within St Leonards and it is recommended that developer funds contribute to this facility.

- Early Years Learning Facility

  Due to geography and population density, the Northern Bellarine presents the City of Greater Geelong with a set of unique circumstances for service provision in relation to community services.

  St Leonards is the 7th most disadvantaged suburb within Greater Geelong and has a high level of vulnerable children based on the Index of Relative Socio-Economic Disadvantage and the Australian Early Development Index 2012. Therefore enhancing local access to early years and parenting support services is particularly important for the St Leonards Community.

  There are currently no early years learning facilities within St Leonards. There are existing Early Years Learning Centres at Portarlington and Drysdale. Parents from St Leonards are required to drive some distance to access these services. There are currently a limited number of places available at either of these centres.

  The release of additional residential land within St Leonards will place additional pressure on existing community services particularly the need for an Early Years Learning Facility.

  The review of the Structure Plan has identified the need for an Early Years Learning Facility within the St Leonards community. It is recommended that an agreement be entered into with the developers of growth areas 1 and 2 either through a Developer Contributions Plan (DCP) or a 173 agreement to require funds to be contributed as an upfront payment to help support the delivery of this service in the medium term.

- Preferred Site for a Early Years Learning Facility

  During the review of the Structure Plan four potential sites for an Early Years Learning Facility were investigated. The sites included within the growth areas, the Lake Reserve Sporting Pavilion, 36 Dudley Parade and 1336 Murradoc Road - Existing CFA Site and 1339-1345 Murradoc Road - Catholic Church.

  The preferred site for an Early Years Learning Facility is at 1339-1345 Murradoc Road; this site is owned by the Catholic Church and adjoins the St Leonards Primary School. The site is 1.2 hectares in area. The St Leonards Primary School currently leases half of the site for the purpose of a school oval, a church building occupies a further ¼ of the site and the remaining area is used for informal car parking. Council's Community Development Department have advised approximately 1500 square metres would be required to accommodate the facility.

  The site is located close to the town centre and would be large enough to accommodate the facility without impacting on the church building or school oval. The site is also on a designate bus route and could be integrated with the primary school.

  Further investigation into the potential of the site to deliver an Early Years Learning Facility would be required. Council would need to work with the Department of Education and the Catholic Church to negotiate the purchase of part of the site.

- Settlement Boundary

  The adopted 2006 Structure Plan and Clause 21.14 of the Geelong Planning Scheme show different locations for the settlement boundary. It is recommended that the updated 2014 St Leonards Structure plan map and corresponding information be amended to align the settlement boundary of the town with the one put in place by the Minister for Planning at Clause 21.14.

- Town Centre

  The City of Greater Geelong engaged Tim Nott - Economic Analysis and Strategy to review the service needs of the St Leonards Town Centre based on a population increase from the potential release of additional broad hectare land for residential purposes. The review considered changes to the demand for services within the town centre and whether the centre has the capacity to accommodate likely growth.

  The report indicated that the need to grow the commercial area of St Leonards is not immediate, but will be required in the future. There are 2 significant vacant sites within the township, 1355-1365 Murradoc Road and 1-2 Bluff Road. There is also scope to redevelop the pub given the large amount of vacant land on the northern side of the site. There is no immediate demand to rezone land adjacent to the town centre for future commercial growth based on the availability of existing commercial zoned land. It is recommended that a further review of the commercial centre occur within 10 years to determine if the demand for an expansion of the town centre is required.

Changes have been made the 2014 St Leonards Structure Plan map to show the above recommendations.

Environmental Implications

St Leonards is surrounded by significant waterways including the Salt Lagoon and Swan Bay. Stormwater from the existing residential areas drain into these receiving waterways. As in the majority of older established areas there is a need to improve drainage infrastructure and water quality outputs. Future development will need to consider the potential impacts on the existing waterways and drainage infrastructure as part of a rezoning proposal.

Financial Implications

The recommendations of this report will form the basis of a Council initiated planning scheme amendment to make changes to the St Leonards Structure Plan 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.

Policy/Legal/Statutory Implications

This review has been initiated by Council in accordance with the review period specified within the 2006 St Leonards Structure Plan. The Structure Plan has been reviewed in the context of changes to the State and Local Planning Policy Framework sine the 2006 plan was adopted. The proposed recommended changes to the Structure Plan are considered to be consistent with both State and Local Planning Policy.

Alignment to City Plan

The changes to the St Leonards Structure Plan will guide the long term future growth of St Leonards. The plan will allow Council and other services providers to appropriately plan for this future growth. The growth of an existing suburb will capitalise on and improve the existing infrastructure already within the town.

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 a risk in not updating the St Leonards Structure Plan given there have been several changes to State and Local Policy since 2006. The recommendations will result in changes to planning controls including changes to Clause 21-14 – Bellarine Peninsula where it relates to the township of St Leonards. The adoption of the Structure Plan will provide Council with a long term growth plan for the township of St Leonards.

Social Considerations

The planning scheme amendment is unlikely to result in any adverse social impacts on adjoining land owners. A planning scheme amendment will be required to rezone areas 1 and 2 to residential. Council and adjoining land owners will be given an opportunity to assess and respond to any potential adverse amenity impacts on the surrounding area.

Human Rights Charter

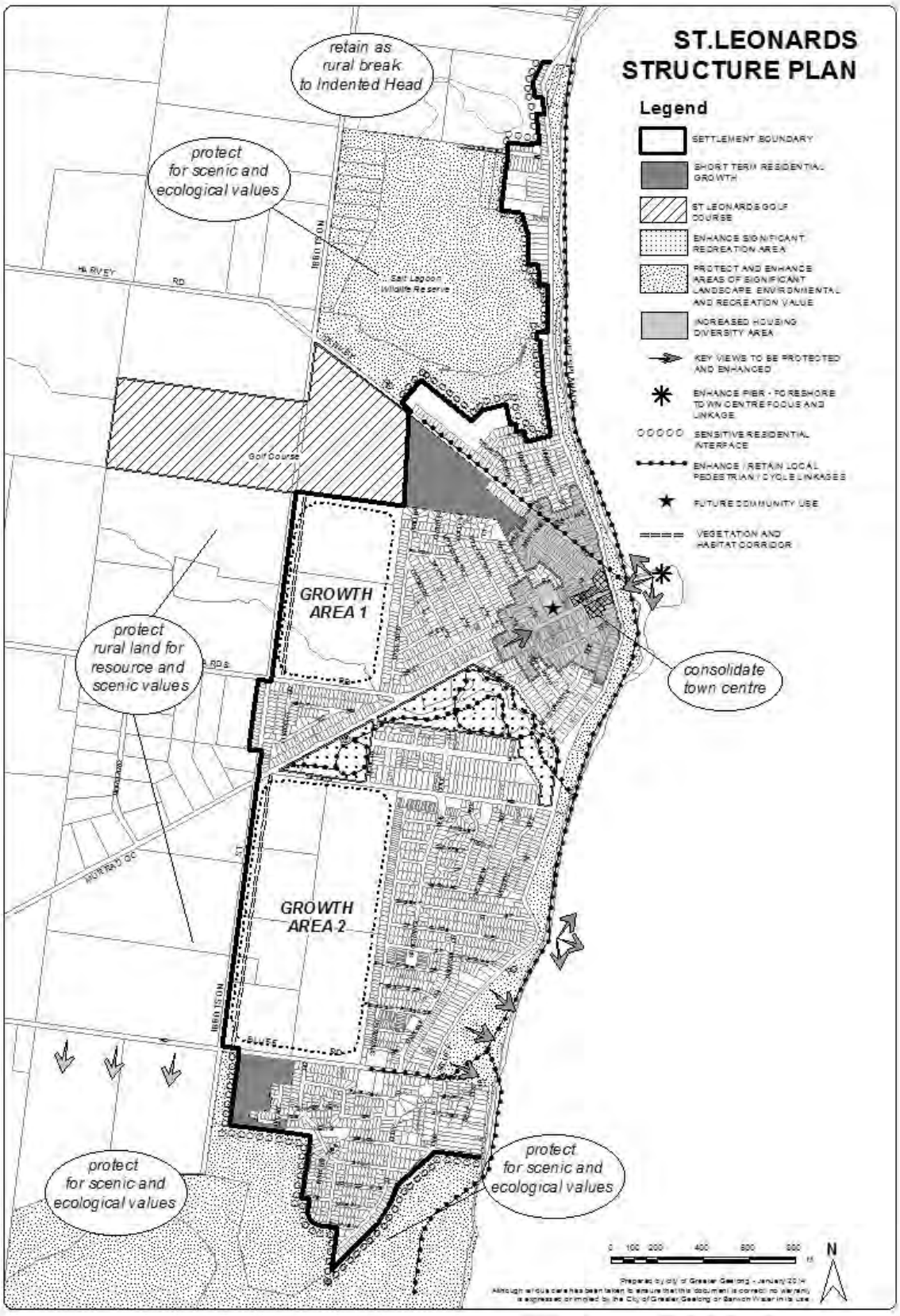
There are no issues in relation to the Human Rights Charter with the implementation of the Structure Plan recommendations and proposed amendment process.

Consultation and Communication

The draft Structure Plan was informed by a number of reports which were subject to public consultation. The informal consultation prior to the Structure Plan being prepared provided an opportunity for community input and feedback before any changes were made to the 2006 plan.

Comments were sought from internal and external stakeholders/departments as part of the development of the document. Submitters will be notified in writing of the outcome of the Council meeting. Further public notification will be carried out as part of the planning scheme amendment process to implement the recommendations of the 2014 Structure Plan.

Appendix 1 – St Leonards Structure Plan Map



Appendix 2 – Summary of Submissions

Structure Plan Submissions		
No.	**LAND/ORGANISATION AFFECTED**	**SUMMARY OF SUBMISSION**
1	Bellarine Friends of the Arts	• The Bellarine friend of the Arts Association has been established to help improve the overall aesthetic appearance of St Leonards • The association seeks to work with the City of Greater Geelong and other organisations to improve public art and culture within the township. • The association has provided Council with a copy of it strategic plan for St Leonards. • New footpaths are need throughout the town particularly close to the town centre and at the bus stop. • Improved pedestrian connections between new estates, town centre and foreshore. • Repairs are urgently needed to the Pier.
2	TGM Group of behalf of land owners at 321-399 Ibbotson Street (Area 1)	• A number of evidence based documents have been submitted which supports the re zoning of land at 321-399 Ibbotson Street from the Farming Zone to a Residential Zone • The submitter has requested that consideration be given to the recommendation contained within the 2006 Structure Plan which recommends that Area 1 be rezoned prior to Area 2.
3	ABC Project Management on behalf of the land owners at 2-40 Leviens Road, 481-569 Ibbotson Street and 152-200 Bluff Road (Area 2)	• A number of evidence based documents have been submitted which supports the re zoning of land at 2-40 Leviens Road, 481-569 Ibbotson Street and 152-200 Bluff Road from the Farming Zone to a Residential Zone.
4	22-40 Leviens Road (Area 2)	• Has requested the rezoning of land from Farming to Residential. This site forms part of Growth Area 2.
5	85 Bluff Road	• The Structure Plan in inadequate in its description of its relationship between CoGG and BBFCOM. • The Structure Plan needs to have regard for the BBFOM Master Plan • There needs to be a much improved commitment between CoGG and BBFCOM to work together. • Has reviewed the 2006 Structure Plan in great detail and generally support the direction of the Structure Plan but is concerned with; • Lack of footpaths and connected walking trails throughout the town • Improvements needed to Lower Bluff Road. Considers the intersection with Lower Bluff and Bluff Road to be unsafe. • Improved maintenance standards needed to the playground at Harvey Park. • What does CoGG mean by' the development a focal

		building for retail and tourist activities on the corner of Bluff and Murradoc Roads actually mean?' • A number of comments have been made regarding the BBFCOM Master Plan 2012 and the preference for Council to make a commitment to help deliver the outputs contained within this document. • The Structure plan supports a number of actions managed by other organisations. The Structure Plan does not actually say what CoGG is going to do to support the delivery of these actions. • The Structure Plan identifies key views and vistas but Council is allowing a new housing estate on Bluff Road which will restrict views over this land. • Verandahs should be mandatory for shop fronts within the town centre. • Providing seating and shelter at bus stops. • Concerned with the condition of many existing roads and footpaths. • Disappointed with the character of the new development in the town. • The St Leonards Memorial Hall should be within a Heritage Overlay. • A number of updates need to be made to maps and general information within the document.

5. CORIO NORTH COMMUNITY SERVICES INFRASTRUCTURE PLAN

Portfolio: **Community Development – Cr Fisher**
Source **Community Services / Community Development**
General Manager: **Jenny McMahon**
Index Reference **Corio North Infrastructure Plan**

Purpose

The purpose of this report is to present the Corio North Community Services Infrastructure Plan to Council – Appendix 1 *(previously distributed with briefing papers)*. The plan will form the basis for Council's actions in regards to implementing a range of projects to deliver improved community services infrastructure in the Corio North area.

Summary

- The Corio Norlane Structure Plan recommends integrated community precinct planning for the development of key community precincts including planning for a multifunctional hub at Hendy Street and a local hub at Sharland Road.
- In 2011 the Rosewall Kindergarten, co-located with the Rosewall Neighbourhood House on Sharland Road was burnt down, requiring the temporary relocation of the Rosewall Kindergarten program to Wathaurong Aboriginal Co-operative Children's Centre.
- Funding was allocated to identify options for infrastructure development within the broader Corio North precinct including Sharland Road and Hendy Street. The Corio North precinct was identified as the subject area for consideration. Corio North is bounded by the Ring Road to the north, Bacchus Marsh Road to the west, Harpur Road to the south and Princess Highway to the east.
- The planning exercise was based upon and utilised extensive community consultation and engagement that informed the development of the Corio Norlane Structure Plan and the Norlane Corio Community Services Infrastructure Plan.
- Council officers, in collaboration with a wide range of stakeholders and partners, has completed an analysis of the precinct to provide a practical vision for Council to plan, design and deliver improved community services infrastructure for the local community.
- The two key findings of the Plan include recommendations for the location of a family and children's centre adjacent to the Northern Bay Secondary College Hendy Street P–8 Campus, at Hendy Street. This will facilitate integration with the school, Corio Maternal and Child Health Centre and co-location with the Hendy Street Hall. The plan also confirmed the need to provide contemporary facilities for the delivery of the neighbourhood house program at Sharland Drive, Rosewall.
- The Corio North Community Infrastructure Plan supports development of Council's community infrastructure in a manner that facilitates links between services, agencies and programs. It does this by designing places that provide for new infrastructure at both Hendy Street and Sharland Road to support service delivery and programs across the precinct.

Cr Ansett moved, Cr Fisher seconded -

That Council notes the Corio North Community Services Infrastructure Plan as a guide to the delivery of community service infrastructure into the future (Appendix 1).

Cr Richards left the meeting room at 8.35pm
Cr Richards re-entered the meeting room at 8.37

Carried.

Background

Substantial planning has been undertaken in the Corio Norlane area to inform community infrastructure provision for the community. Community infrastructure provides a place for people to meet, learn and connect with their local community.

Council has committed to taking a strategic approach in managing ageing facilities that are acknowledged as no longer being fit for purpose for service delivery and that do not support community wellbeing and connection.

The Corio Norlane Structure Plan 2012 and Council report Future provision of community services infrastructure in Norlane/Corio – Final Report, 2010 support the development of hubs for the Hendy Street/Rosewall area. Council engaged extensively with the community in the development of both these plans.

Following the fire in 2011, which destroyed the Rosewall Kindergarten, and which was co-located with the Rosewall Neighbourhood House, Council embarked on a detailed precinct planning project to investigate opportunities for the provision of community services infrastructure for the Corio North precinct.

Corio North is bounded by the Ring Road to the north, Bacchus Marsh Road to the west, Harpur Road to the south and Princess Highway to the east. Refer map – Attachment 1.

Discussion

A comprehensive precinct assessment to inform community services infrastructure requirements for the Corio North precinct has been undertaken..

Considerations included State and local policy objectives, strategic planning, demographics, program and service delivery requirements, existing infrastructure, existing services and facilities, school site regeneration projects, land transfer requirements, residential subdivisions and Department of Housing urban renewal projects.

The project is based on a strong foundation of previous planning work at a local, municipal and State level with the objectives of developing a strategic plan to address community infrastructure provision through research and stakeholder consultation. The project acknowledges and recognises the significant community input into both the Corio Norlane Structure Plan and the Norlane Corio Community Services Infrastructure Plan.

The planning included collaborative research and data analysis, the collation of potential options for infrastructure provision and the assessment of the social impact of the proposed options. The project methodology involved five stages including:

1. Establishment of the governance framework for the project.
2. Collection and collation of data including consultation with internal and external stakeholders.

3. Assessment of opportunities and challenges for the precinct.
4. Assessment of social impacts arising from options.
5. Development of an action plan.

The planning process was essentially a social impact assessment and concluded that:

- The option of focussing all community services infrastructure at either Hendy Street or Sharland Road would not balance the requirements to provide for all members of the community.
- The challenge of the project was to identify the best mix of infrastructure across two sites.
- The most effective balance would be achieved by developing a facility which supported a range of linked children's services at Hendy Street to capitalise on the proximity to the school. In addition the development of modern, appropriate facility to support the neighbourhood house programs at Sharland Road.
- The development and delivery of the facilities would reinforce the idea of 'Corio North' as a precinct.

Preliminary concept designs have been prepared and costed for each site. The concept plan for the Hendy Street site has been costed in the order of $4.7m. The Sharland Road concept plan has been costed in the order of $4.4m. Escalation allowance has been included for a 12 month period.

In addition to the Hendy Street and Sharland Road projects, the plan identified future aspirational works, which can be considered by Council in the future.

The planning process has collated and shared information with input from various Council departments and a wide range of community, Government and service partners. This identified steps to reinforce collaborative partnerships and deliver a plan for infrastructure to facilitate integrated planning and service delivery for this community.

Environmental Implications

Facilities have been planned in accordance with Council's Sustainable Buildings Policy. Environmentally sensitive design will be incorporated into the design of new facilities for the precinct.

Financial Implications

Council has made provision for the development of a family and children's centre at Hendy Street as part of its Four Year Strategic Resource Plan.

Insurance settlement for the replacement of the kindergarten infrastructure from the fire has realised $1.1m.

Council has submitted a funding EOI application to DEECD for the development of the early years' hub. Funding available through this grant source is up to $1.6m.

Development of new facilities at Sharland Road will be considered as part of future budgets.

Other financial implications involve income from the sale of a Council owned property at Coolidge Street and reduced asset maintenance implications through the sale of the property and the demolition of the existing neighbourhood house and Maternal and Child Health facility.

Policy/Legal/Statutory Implications

Council has received $1.1m as income from the insurance claim relating to the fire. This must be spent in accordance with the stipulations of the insurance claim.

Planning has been undertaken cognisant of state and local planning policies including the Children's Services Policy, Neighbourhood House Policy and Schools as Community Facilities Policy.

Alignment to City Plan

The plan supports previous planning undertaken in relation to community infrastructure provision as a priority for the City of Greater Geelong and local communities.
Community consultation with regard to infrastructure provision is in accordance with City Plan's strategic directions with regard to Community Wellbeing and a Sustainable Built and Natural Environment.

Officer Direct or Indirect Interest

No officer has a direct or indirect interest.

Risk Assessment

The plan recommends that the kindergarten services and infrastructure be re-instated at Hendy Street as opposed to the original location at Sharland Road. During the community engagement process, it was apparent that a number of stakeholders would prefer for the early years services to be retained at Sharland Road.

Social Considerations

The plan was developed to inform community infrastructure provision for the Corio North community to improve service delivery and provide spaces for increased opportunities for social inclusion. The plan identified that the community has many existing strengths and collaborative community partnerships.

The 2011 ABS Socio Economic Indexes of Areas recognises the Corio State Suburb in the top 3% of 'most disadvantaged' suburbs in the state of Victoria. The data analysis and stakeholders made reference to the particular levels of under resourcing in the Rosewall estate area of the precinct, representing an even more complex socio economic profile than the Corio State Suburb.

The consultation outlined a set of challenges relating to health and wellbeing including Australian Early Development Index vulnerabilities, educational attainment, employment levels, chronic disease prevalence, income and social connectedness.

The plan proposes the delivery of community services infrastructure aligned with identified need to support service delivery and social inclusion opportunities for this community.

Human Rights Charter

Human rights have been considered in the development of the plan, particularly in relation to the 'right to protection of families and children' and the 'right to take part in public life'.

Consultation and Communication

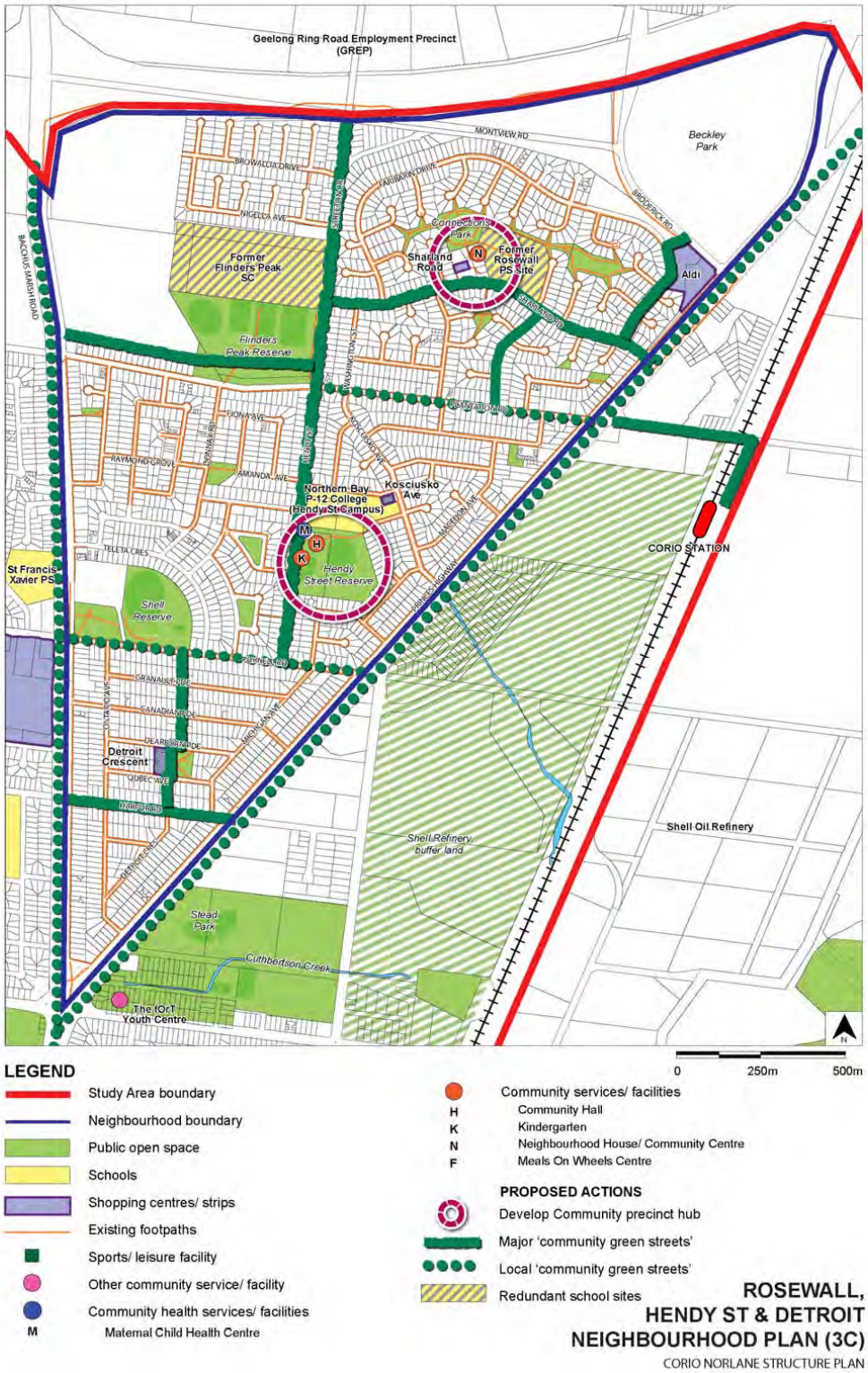
The development of the plan has been a collaborative process involving a variety of stakeholders. These are listed in the attached Plan.

Communication of the plan will include community information sessions and briefings of key stakeholders and community groups such as Corio Norlane Development Advisory Board and CAOS.

Communication of the plan and report will be managed by the Community Development Department.

Attachment 1

Map: Corio North Area



Appendix 1



Corio North Community Services Infrastructure Plan

Roger HASTRICH PTY LTD

Wendy HASTRICH ARCHITECT

The City of Greater Geelong acknowledges the Wathaurong people and other traditional Aboriginal owners of country throughout Victoria and pays respect to them, their culture and Elders past, present and future.

This document relates to community services infrastructure planning in the Corio North area of the City of Greater Geelong. The plan has been initiated by the Community Services Division and developed by Roger Hastrich Pty Ltd & Wendy Hastrich Architect Pty Ltd, in partnership with:

Cr Kylie Fisher, Corio Ward, Community Development Portfolio

Cr Tony Ansett, Windermere Ward

Jenny McMahon, General Manager, Community Services

Paul Jamieson, Manager, Community Development

Linda Quinn, Manager Family Services

Paul Jane, Manager Sport and Recreation

Genevieve Twyford, Community Infrastructure Planning Officer.

November 2013

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Table of Contents

	Executive summary	4
1.0	Project introduction	6
2.0	Project methodology	14
3.0	Project discussion and findings	17
	3.1 Demographic data	17
	3.2 Australian Early Development Index (AEDI)	21
	3.3 Current early years service provision	23
	3.4 Current Council community infrastructure in study area	25
	3.5 Interviews with Project Working & Project Reference Groups	27
	3.6 Initial consultation workshops	32
	3.7 Further local data	36
	3.8 Further local context	43
	3.9 Further consultation workshops	48
4.0	Site assessment	50
	4.1 Hendy Street site analysis	50
	4.2 Sharland Road site analysis	54
5.0	Social impact assessment	59
6.0	Action plan	67
7.0	Conclusion & acknowledgements	90



Executive summary



The Corio North Community Services Infrastructure Plan project relates to an area within the north-eastern corner of Corio, which is a northern suburb of Geelong.

The primary focus of this project has been to provide a practical vision for Council to plan, design and deliver improved community services infrastructure, with an emphasis on improving outcomes for children.

This vision aligns with community and Council aspirations to support and deliver the most effective community services that will meet identified community need and build on community strengths and connectedness.

To some extent this plan also responds to loss of key community infrastructure through fire – a hall; tennis club rooms and, most recently, a facility for the highly successful Early Learning Centre @ Rosewall. The hall at Hendy Street has been rebuilt. This plan outlines a planning process to identify and address the response by Council to these both fires and the identified strengths and needs of this community. The brief for this project can be summarised as:

- Further building a sense of place within the Corio North area
- Strengthening the accessibility and flexibility of open space
- Providing infrastructure for core community programs

The planning process has collated and shared information with a wide range of community, Government and service partners to identify steps to reinforce collaborative partnerships and deliver integrated planning and service delivery.

This plan relates to a precinct known as Corio North bounded by Bacchus Marsh Road, the Ring Road, the Princes highway and Harpur Road in Corio. The scope of the project includes community services, focussing on neighbourhood house programs and opportunities for enhanced services for children.

Key project findings include:

- There are significant levels of ‘disadvantage’ across the Corio North precinct that are highly relevant to the planning of Council community services infrastructure
- The overall profile of the precinct is complex, yet it is clear that there are local areas where a series of interacting structures reinforce significant disadvantage for potentially traumatised women and children who may experience difficulties accessing services
- Planning for the whole precinct must balance the aspirations of locally integrated services with Council’s responsibilities to the most vulnerable members of our community.



Executive summary: continued ...

An action plan has arisen from a social impact assessment process where options for infrastructure development were explored.

This action plan can be summarised as:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

1. Provide for new community infrastructure at both the Hendy Street and Sharland Road site
2. Support the delivery of services and programs as a whole precinct, yet respond to localised identified community strengths, needs and aspirations
3. Share the same built 'style' so that the community sees the buildings as being connected within a precinct.
4. Are based on flexible modular building systems that enable Council to make long term decisions to reconfigure (add, reduce) built space on either or both sites over time
5. Are constructed on the same time line to reinforce that message that the two facilities are linked – this would even extend to opening the buildings at the one event
6. Are supported by a 'place based' community development strategy, governance model and Council resourcing package that ensures local community ownership and engagement, along with interagency collaboration across the precinct.

The plan outlines arrangements for the development of two facilities, which have been costed within Council's existing budget.

The plan also outlines a broader vision for the development of the Hendy Street area. This broader vision would require additional planning to buy / sell land and address issues such as traffic and open space planning. The broader vision would involve an additional investment that is outside of the current Council budget. It should be noted that the shorter term objectives of establishing the two facilities at both Hendy Street and Sharland Road are not contingent on the development or implementation of the broader vision for Hendy Street.

This plan is provided as a practical, achievable road map for the development of infrastructure that would support the provision of community services for people of all age across the Corio North precinct. This would be achieved by developing an enhanced centre for early years services and a linked facility to accommodate a wide range of neighbourhood house programs. Council recognises and acknowledges the support of many people in the community, within service agencies and Government departments for their contribution to the development of the Corio North community Services Infrastructure Plan.



1.0 Project introduction

The City of Greater Geelong has a vision: "Geelong: coast, country and suburbs is the best place to live through prosperous and cohesive communities in an exceptional environment."

Achieving this vision is a complex process of building social, economic and environmental capital in partnership with diverse communities. Council uses a series of linked planning tools:

- 'City Plan' is the key document that guides Council's strategic direction for the whole municipality
- At a neighbourhood level Council produces Structure Plans to manage a broad range of land use planning issues
- Council also develops other neighbourhood or local plans for specific purposes.

In June 2010 the City of Greater Geelong published a report: *Future Provision of Community Services Infrastructure in Norlane/ Corio.* This report mapped broad social and community infrastructure requirements across the suburbs of Norlane and Corio. Recommended approaches to developing community infrastructure were noted in five 'precincts'.

More recently, Council has drafted a *Structure Plan* for the Norlane Corio area (currently with the Planning Minister at time of writing) which provides further planning direction on these five precincts across both suburbs.

This discussion paper is one component of a planning process that relates specifically to social and community infrastructure in one of those local precincts, which has become known as 'Corio North'.

The precinct of Corio North as bounded by the Geelong Ring Road, Princes Highway, Harpur Road and Bacchus Marsh Road – see map.



The primary focus of this project is to plan, design and deliver improved community services infrastructure in the Corio North precinct.

The project is based on the following objectives:

1. Further building a sense of place within the Corio North area	By utilising the current community resources and good will to increase opportunity for participation and community engagement
2. Strengthening the accessibility and flexibility of open space	By exploring opportunities for the development of open space for the benefit of the whole community and providing amenity for passive and active community participation at a local level
3. Providing infrastructure for core community programs	By providing facilities that meet the needs of the community in order to deliver core programs in the Corio North area: • Neighbourhood house • Children services: Kindergarten, Maternal and Child Health, Playgroups and Occasional Care. • Place based community development programs

This project is based on a firm foundation of previous planning work at a local, municipal and even statewide level. The following documents and planning processes provide a structure for the establishment and development of this project:

Initiative	*Relevant findings / conclusions / recommendations*
Children's Services Infrastructure Plan by K2 Planning 2012-2013 for City of Greater Geelong (draft)	This Plan provides a local area service mapping and audit of existing service infrastructure in order to identify opportunities and requirements for future facilities development. The plan sets out directions for the next 20 years to guide the development of infrastructure required for early childhood services and programs across the municipality. The plan needs to be considered in conjunction with other Council policies and asset management strategies that have been developed more generally.



1.0 Project introduction... continued

Initiative	*Relevant findings / conclusions / recommendations*
"Future Provision of Community Services Infrastructure in Norlane and Corio" by David Locke & Associates 2010	Corio/ Hendy Street/ Rosewall • Upgrading of facilities hall in association with the Primary School redevelopment including minimum neighbourhood infrastructure guidelines (including improved capacity of lifelong learning, technology access, program space, open space and play facilities), investigate the expansion of existing kindergarten and potential inclusion of long-day care in this location. • Investigation of a redevelopment of the neighbourhood house functions at Rosewall to a multi campus approach linking with a new community hub at Hendy Street • Consultations with residents of Rosewall to identify opportunities for redevelopment of local community infrastructure and community enterprise opportunities on the existing site to build on local strengths and needs (eg. Community gardens, men's / she workshop space, tool hire, and internet café/ community kitchen. • Retain Rosewall Kindergarten in a redeveloped local hub. (NB: *these recommendations were made prior to the loss of the kindergarten at Rosewall)*
Best Start DRAFT Strategic Plan 2013 – 2016 (Page 15)	"The Strategy provides the road map for action and for engaging effective partnerships across and between governments, with the non-government sector, and with families around the needs of young children. The Strategy proposes six priority areas for reform to be further developed for COAG in 2010, recognising the different starting points of states and territories and as resources allows: • Strengthen universal maternal, child and family health services • Support for vulnerable children • Engaging parents and the community in understanding the importance of Early Child Development • Improve early childhood infrastructure • Strengthen the workforce across Early Childhood Development and family support services, and • Build better information and a solid evidence base."



Initiative	*Relevant findings / conclusions / recommendations*
Rosewall Neighbourhood Renewal Strategy by SGS for Office of Housing (*Date unknown)*	Visionary masterplan design options for how passive surveillance and permeability could be improved throughout the suburb.
Corio and Norlane Engagement and Communications Strategy by K2 Planning June 2011 for City of Greater Geelong	Overview of the reports and community engagement that have been compiled or conducted within the Corio and Norlane area for the last three decades. Recommends protocols for the commencement of any additional reports or consultation to ensure continuity and consistency.
Children's Services Policy 2013	Facility Development and Management • Council will continuously monitor community needs through consultation with children, parents and the general community, to ensure adequate provision of early years and associated family services • Services will be planned and developed in consultation with all stakeholders and in consideration of demonstrated community need, demographic trends, government policy and available funding. • Collaborative partnerships and networks that encourage service coordination and integration will be developed and supported • Where possible, and if needed, children and family services will be located in integrated facilities that are able to address broad community needs. Particular attention will be given to the progressive movement toward the development of fully integrated children and family centres that include delivery of maternal and child health services, kindergarten, occasional care, long day care and a range of other early childhood services. • Where possible, children's service facilities will be located in close proximity to other complementary community services to encourage connectivity between services such as schools, neighbourhood centres, libraries, and other community services.



1.0 Project introduction... continued

Initiative	*Relevant findings / conclusions / recommendations*
State Department of Education and Early Childhood Development (DEECD) preferred policy articulated in the DEECD Grant Guidelines for 2012-2013[1], (Refer page 7)	"The service design (*for Integrated Children Centres)* should respond to local needs, and where possible be co-located on or near a government school site. Where co-location with a government school is not feasible, there should be a strong focus on collaborative partnerships between schools and other services. Integrated children's centres may also be co-located with: • Government schools • Neighbourhood houses • Municipal libraries • Other community facilities. A relationship with family services, Child First and child protection is particularly important so that the whole service system works together to intervene earlier to support vulnerable children and families to access the services they need. Integrated children's centres should become an integral part of Best Start, Neighbourhood Renewal and Community Renewal initiatives where they operate in the local area."
Healthy Community Plan 2009 – 2013 *An initiative of the* Corio Norlane Development Advisory Board.	The CN DAB's seven key action areas are as follows: • Promote health and wellbeing • Enhance education and training • Lift employment and expand local economies • Reduce crime and improve safety • Enhance housing and physical environment • Increase access to services and the responsiveness of the Government • Increase civic participation

[1] Integrated Children's Centre Grant Guidelines 2013-13. Children's Facilities Capital Program, http://www.education.vic.gov.au/Documents/childhood/providers/funding/12iccguidelines.pdf



Initiative	*Relevant findings / conclusions / recommendations*
Community Development in Corio Norlane	The City of Greater Geelong has employed a place based community development strategy in Corio Norlane since 2003. Originally funded by the Department of Victorian Communities for three years, to engage the residents, business and service providers to identify their aspirations and develop inter-agency responses, this Project worked in collaboration with Rosewall Best Start, Neighbourhood Renewal and various other community projects. Council decided to continue this work by providing ongoing worker funding for 1.5 EFT to ensure community retained a voice within Council and had opportunities to influence decision making about their social and economic prosperity and well being. These Community Development Place making staff are currently exploring new ways to expand interconnectedness within this community through digital enhancement and education in technology.
'Service Sector Reform project', initiated by the State Department of Human Services and managed by the Victorian council of Social Services (VCOSS)[2]. The Service Sector Reform project aims to "improve how government and the community sector work together to support vulnerable or disadvantaged members of the community".	This process is chaired by Professor Peter Shergold AC and the most recent publication, 'Reflections on the consultations', reinforces key concepts relating to planning and service integration, including reflections such as: 1. "There needs to be a clear, system-wide vision of the outcomes sought from services delivered to vulnerable and disadvantaged people, including the development of better performance indicators and impact metrics. 2. There should be progressive expansion of place-based funding and delivery, providing communities with greater opportunities to tailor services to regional and neighbourhood needs. 3. Improved collaboration is required across the system and should be supported by effective partnership arrangements. 4. Government should take a strategic approach to commissioning community services. 5. There needs to be an holistic approach to addressing disadvantage 6. There needs to be greater focus on addressing the underlying causes of disadvantage, vulnerability and social exclusion." (Refer page 5)

[2] Refer to website: http://vcoss.org.au/sectorreform2013/



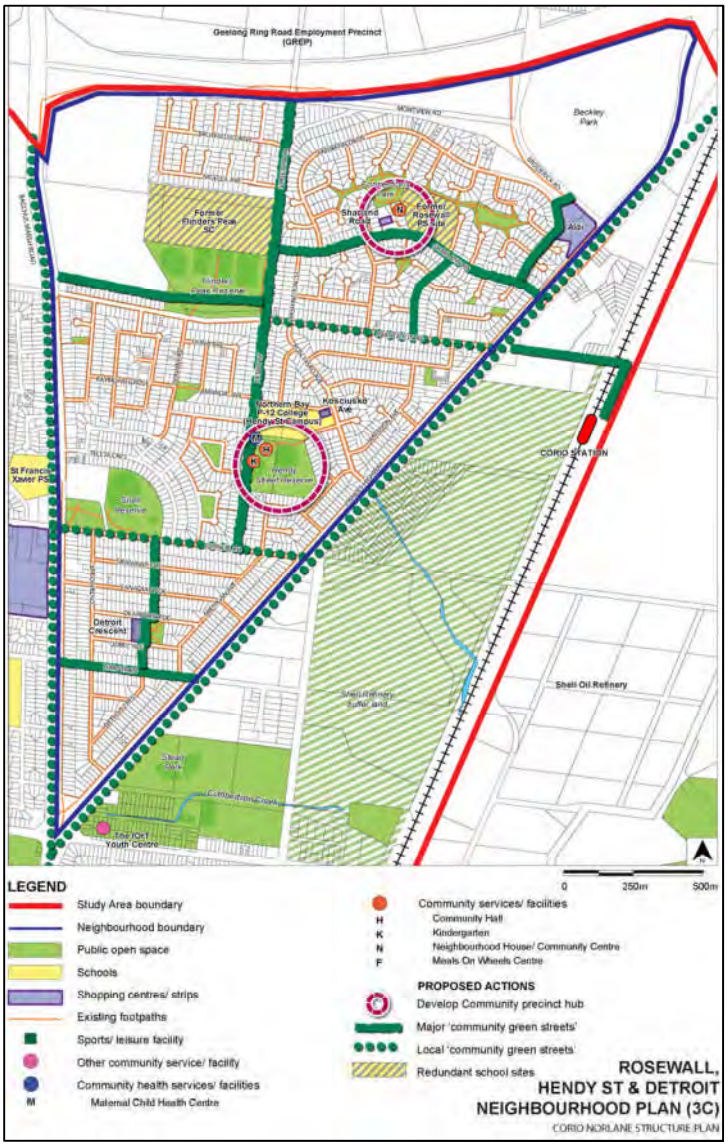
1.0 Project introduction... continued

Initiative	*Relevant findings / conclusions / recommendations*
Sustainable Communities Infrastructure Planning Guidelines: City of Greater Geelong, population based planning tool.	Given the population of Corio North, at 5,800 people, the guidelines indicate that the following infrastructure (relevant for this project) is recommended: • Community meeting room / multipurpose hall • Neighbourhood centre • Maternal and Child Health program • Childcare centre (long day care) 1:4,000-8,000 • An occasional care program • Kindergarten, single for population 1:3,000-5,000; double kindergarten 1:6,000-7,500 • Early Childhood Centre (child health and parenting information and referrals + children's medical services) 1:4,000-6,000
Corio Norlane Structure Plan July 2012 – City of Greater Geelong	The key formal statement by Council regarding land use in the Corio Norlane area is the structure plan, which informs the development of vibrant, liveable and viable communities. The structure plan provides a set of overall directions for the whole Corio Norlane area and a series of plans for the precincts. In summary the Structure Plan recommends: • The development of 'community precinct hubs' at both Hendy Street and Sharland Road • The development of housing on the former Rosewall Primary School site, including new roads and increased passive surveillance of the Connections Park area. • The retention of the former Flinders Peak School site "for education or future community use" • Additional housing to the west of the current Flinders Peak school site and drainage basin reserve, along with an additional road access points • The development of 'major and local green streets' along key walking and access roads • The development of a Master plan for the Flinders Peak Reserve.



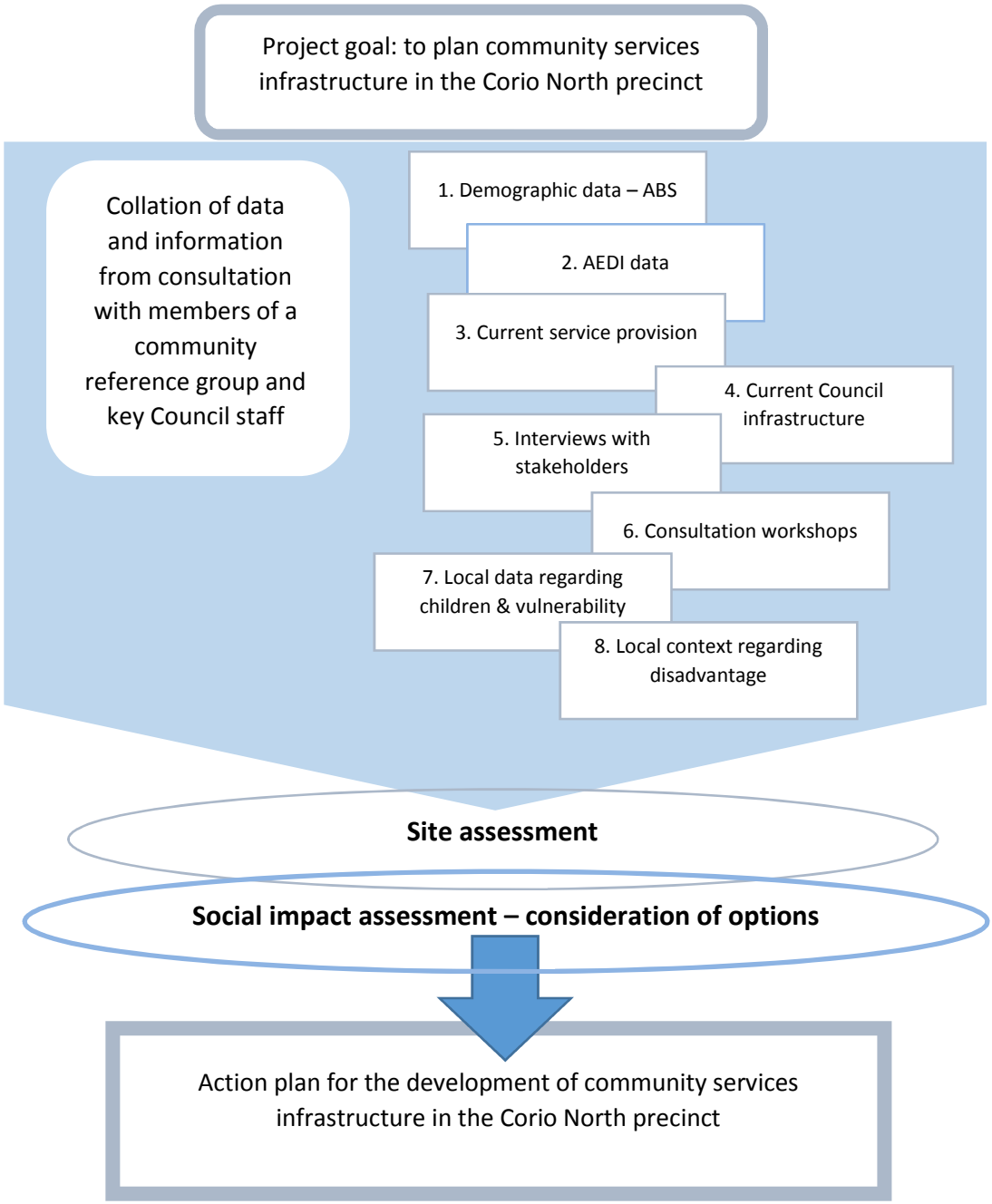
Initiative	*Relevant findings / conclusions / recommendations*
Structure Plan... continued	14.1 (page 49) Ensure collaboration of local and state government agencies (especially DEECD) and community organisations to plan for integrated community precinct planning, to include a mix of family, children, community, health and learning environments 14.2 (Page 49) Prepare/ update and implement concept planning for the development of three key integrated community precincts (including multifunctional family services and shared facilities) at: 1. Norlane / North Shore at Windsor Park 2. Corio at Hendy Street/ Rosewall 3. Corio West and Purnell Road/ Cloverdale

The most relevant outcome of the Structurce Plan to this project is advocacy for precinct level hub at both the Hendy Street area and the Sharland Road area, as indicated on the map:



2.0 Project methodology

The overall approach to the project can be summarised as:



The project methodology involved five sequential stages:

Stage one: establishment

	Establishment of governance and management structure	Project Control Group (comprising key Council management staff), Project Working Group (comprising key Council staff) and Project Reference Group (comprising stakeholders from key community, Government and local groups)
	Review of previous projects and initiatives	

Stage two: collection and collation of data from a wide range of sources: this information is presented in this report as "Project discussion and findings": See Section 3.0

1	Demographic data	Collation of data from the Australian Bureau of Statistics (ABS) Basic Community Profile, 2011. A summary is provided in Section 3.1
2	Australian Early Development Index (AEDI)	Review of data from the AEDI results for the suburb of Corio – a measure of early childhood development – see Section 3.2
3	Current early years service provision	Mapping of the services across the suburb of Corio that relate to early years – see Section 3.3
4	Current Council community infrastructure in study area	Mapping of current infrastructure relating to community services, owned by Council – see Section 3.4
5	Interviews with Project Working & Project Reference Groups	The consultants interviews all members of both stakeholder groups for this project and mapped comments in relation to previous planning project and initiatives – see Section 3.5
6	Initial consultation workshops	A discussion paper was published and used as the basis for workshops held with both stakeholder groups, the results of these workshops is noted in section 3.6
7	Further local data	At the request of the Project Reference Group, the consultants initiated and completed a local data gathering exercise to further explore questions for vulnerability for local children, the results are provided in Section 3.8
8	Further local context	The recurring theme of 'disadvantage' was further explored in a project to more clearly understand the demography of the precinct – the results are summarised in Section 3.9



2.0 Project methodology: continued...

9	Further consultation workshops	A second workshop was held with both stakeholder groups to consider all information, data and ideas gathered to date and to complete an exercise to compare the likely impacts of different built responses across the precinct – an outline of this process is noted in Section 3.9

Stage three: assessment of opportunities and challenges of both key sites

	Site assessment	An assessment of the two key sites within the precinct was undertaken to identify the strengths, opportunities and challenges of each site, known as Hendy Street and Sharland Road. This analysis is outlined in Section 4.0

Stage four: assessment of impacts arising from options – completed by stakeholders

	Social impact assessment	The process to compare options focussed on the possible impacts to the community – both positive and negative. This process has been critical in shaping the final action plan. The results of this analysis, the social impact assessment, is noted in Section 5.0

Stage five: development of a final action plan

	Action plan	The action plan reflects the information, data and ideas collated and aligns with the social impact assessment conclusions. The plan is outlined in Section 6.0



3.0 Project discussion & findings

3.1 Demographic data

Interviews with individual members of both the Project Working Group and the Project Reference Group indicated that the suburb of Corio is a community with many strengths and collaborative community partnerships.

All conversations, however, also outlined a set of challenges relating to the health and wellbeing of the community; including concerns regarding education attainment, employment levels, chronic disease prevalence, income and social connectedness.

These concerns are recognised by the Australian Bureau of Statistics (ABS) Socio-Economic Indexes for Areas (SEIFA), which is an index of 'Relative Socio-Economic Disadvantage'. The SEIFA rates the suburb of Corio at 856, which ranks it at number 41 in level of 'disadvantage' among the 1516 suburbs of Victoria. This equates to a rating in the top 3% of 'most disadvantaged' suburbs in the state of Victoria.

One of the most striking conclusions from the interviews with stakeholders was reference to the particular levels of under-resourcing in the Rosewall estate area of the precinct.

Many interviewees emphasised that whilst the whole suburb of Corio could be assessed as 'disadvantaged' in many key social determinants the smaller community within the Rosewall estate represented a more complex socio economic profile.

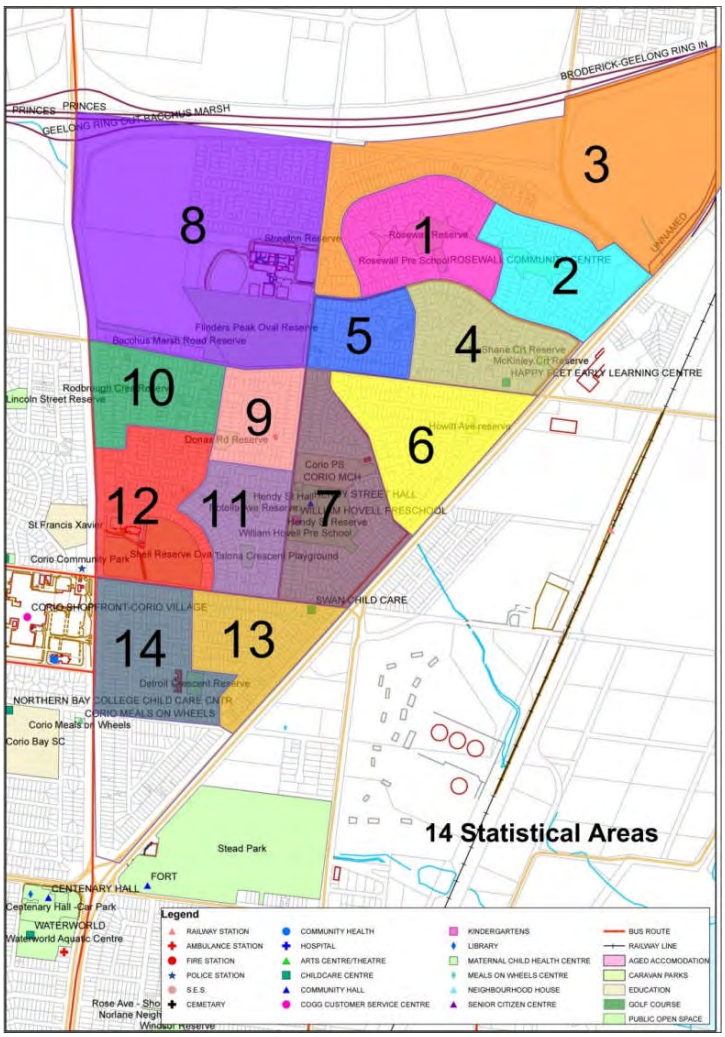
Although interviewees were reluctant to 'pathologise' a community the consultants were asked to be aware that the data relating to the Rosewall estate often differed from the aggregated data relating to the whole suburb or the postcode 3214.

The following summary ABS data is presented with this warning in mind.



3.0 Project discussion and findings... continued

Analysis of ABS data for this project has used the fourteen ABS "Statistical Local Areas" within the precinct. Five of the collector districts are located in the Rosewall area with the perimeter of the area being Plantation Road to the south, Hendy Street to the west, Princes Hwy to the east and the ring road to the north. The other 9 collector districts comprise the remaining area that takes the study area up to Purnell Road to the south and Bacchus Marsh Road to the west, as indicated in the map:



The 2011 ABS Census indicates that Corio North is:

- Home to 5,894 people who live in 2,270 households
- The median age of the population is 36 whilst the median age for Geelong is 39.

Average median income for households measured as:

- The average income for households in Australia is $ 1,234
- The average income for households in Victoria is $1,216
- The average income for households in Geelong is $1,049
- The average income for households in Corio is $824
- The average income for our study area is $823
- The average income for Rosewall is $794
- The average income for the remainder of the study area is $839

The percentage households with one parent families:

- For Australia is 15.9%
- For Victoria is 15.5%
- For Corio is 28.4%
- For Rosewall is 29.8% with one collector district being as high as 40.7 %
- For the remainder of our study area the percentage is 17.2

The distribution of Social Housing within the precinct is:

- 251 Office of Housing dwellings in the study area.
- 210 Office of Housing dwellings in Rosewall. This translates to 83.6% of social housing is contained within 37.6% of the study area
- 41 Office of Housing dwellings in the remainder of the study area. This translates to 16.4% of social housing in the study area is contained within the remaining 62.4% of the study area.

The number of children aged 0-4 in the study area is:

- 457 in total area
- 227 in the Rosewall area – which constitutes 49.7 % for 37.6% of the study area
- 230 in the remainder of the study area – which constitutes 50.3% for 62.4% of the study area.

The percentage of households with cars:

- For Australia is 91.4%
- For Victoria is 91.5%
- For Corio is 88.6%
- For Rosewall is 87.5% with one collector district within Rosewall having only 74% car ownership. This collector district also has 33.8% of households with single parent families.
- For the remainder of the study area households with cars is 89.3%

This data indicates two key features of the study area:

1. A level of under-resourcing identified in the Corio North area, and,
2. The significant complexity and variability within the community we recognise as Corio North.

The questions of under-resourcing and complexity /variability can be further explored by the industrial history of the northern suburbs of Geelong.



3.0 Project discussion and findings... continued

The housing to the south (around Purnell Road, listed as areas 6,7,9,10,11,12,13 & 14) is linked to the manufacturing and car industry as these suburbs were developed for employees at International Harvester and Ford. These are primarily private dwellings and now house people with an older profile as the general population has aged. The statistics for the number of older lone households in the study area are as follows:

Area 1: 2.85%

Area 2: 2.15%

Area 3: 4.8%

Area 4: 1.73%

Area 5: 9.1%

Area 6: 5.6%

Area 7: 9.7%

Area 8: 1.47%

Area 9: 12.8%

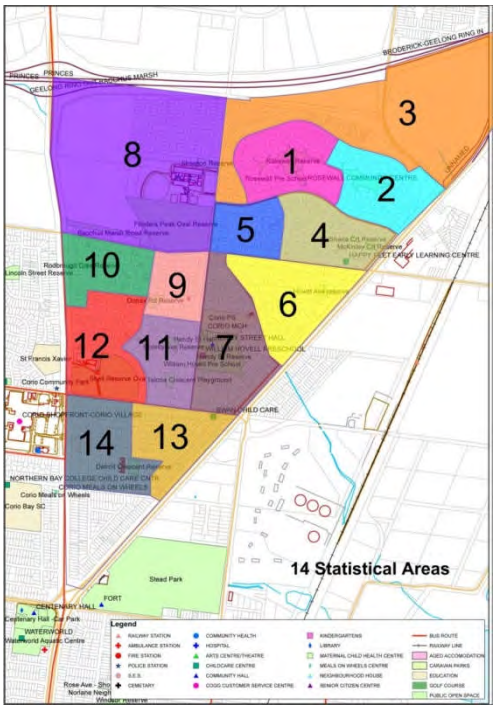
Area 10: 11.7%

Area 11: 13.7%

Area 12: 9.6%

Area 13: 12.5%

Area 14: 11.9%



The housing to the north of Plantation Road (listed as areas 1, 2, 3, 4 and 5) was developed by the then Ministry of Housing as a model suburb, based on the 'Radburn' model of urban design, featuring a major open space to link people and facilities. This open space now raises safety concerns due to the lack of passive surveillance, as noted repeatedly in other studies and during interviews for this project. The high concentration of social housing within this area will continue well into the future as demand for social housing remains high. These three bedroom houses are specifically allocated to families, usually women and children escaping domestic violence.

The recent development (Area 8) to the north of the former Flinders Peak Secondary College site, known as Rose Park, is predominantly occupied by young families with clear indications of high levels of home ownership and mortgagee stress *(ABS Data).*

The historical development of the area has created distinct localised characteristics which the statistical analysis of the 2011 ABS data identifies.



3.2 Australian Early Development Index (AEDI)

The City of Greater Geelong has been an active participant in Australian Early Development Index (AEDI), in both 2005 and 2009. The index is a population measure of children's health and early development, based on a teacher completed checklist for every child enrolled in the first year of primary school. The AEDI measures five areas of early childhood development:

- Physical health and well-being
- Social competence
- Emotional maturity
- Language and cognitive skills
- Communication skills and general knowledge.

Results are analysed and reported at a population level e.g. community; state and national levels.

The results for the City of Greater Geelong are not available at the precinct level. The information below, however, demonstrates that there are several areas across the municipality where there are indications of significant vulnerability. The Corio North precinct is included in that group of locations.

The most recent set of results have been summarised by Best Start as:

> 'Analysis of 2012 Australian Early Development Index (AEDI) data reveals that more than 30% of children in the Corio-Norlane area are vulnerable on one or more of the five AEDI domains (compared with 18.8% for Greater Geelong LGA). In addition, more than 20% of children in Corio are vulnerable on two or more domains ….(compared with 9.3% for Greater Geelong LGA Geelong). The 2012 AEDI represent an increased rate of vulnerability for children in Corio compared with the results in 2009.'
>
> Refer Best Start Draft Strategic Plan.

The results across all domains are outlined below:



3.0 Project discussion and findings... continued

2012 Community results table

AEDI Greater Geelong community, Victoria

Legend values	
Highest proportion	
Lowest proportion	
0.0 = There are no children developmentally vulnerable	

\# AEDI data collection is greater than or equal to 60% and less than 80% of the ABS five-year-old population; interpret with caution.

* AEDI data collection is less than 60% of the ABS five-year-old population. The AEDI may not accurately reflect the population of children; interpret with caution.

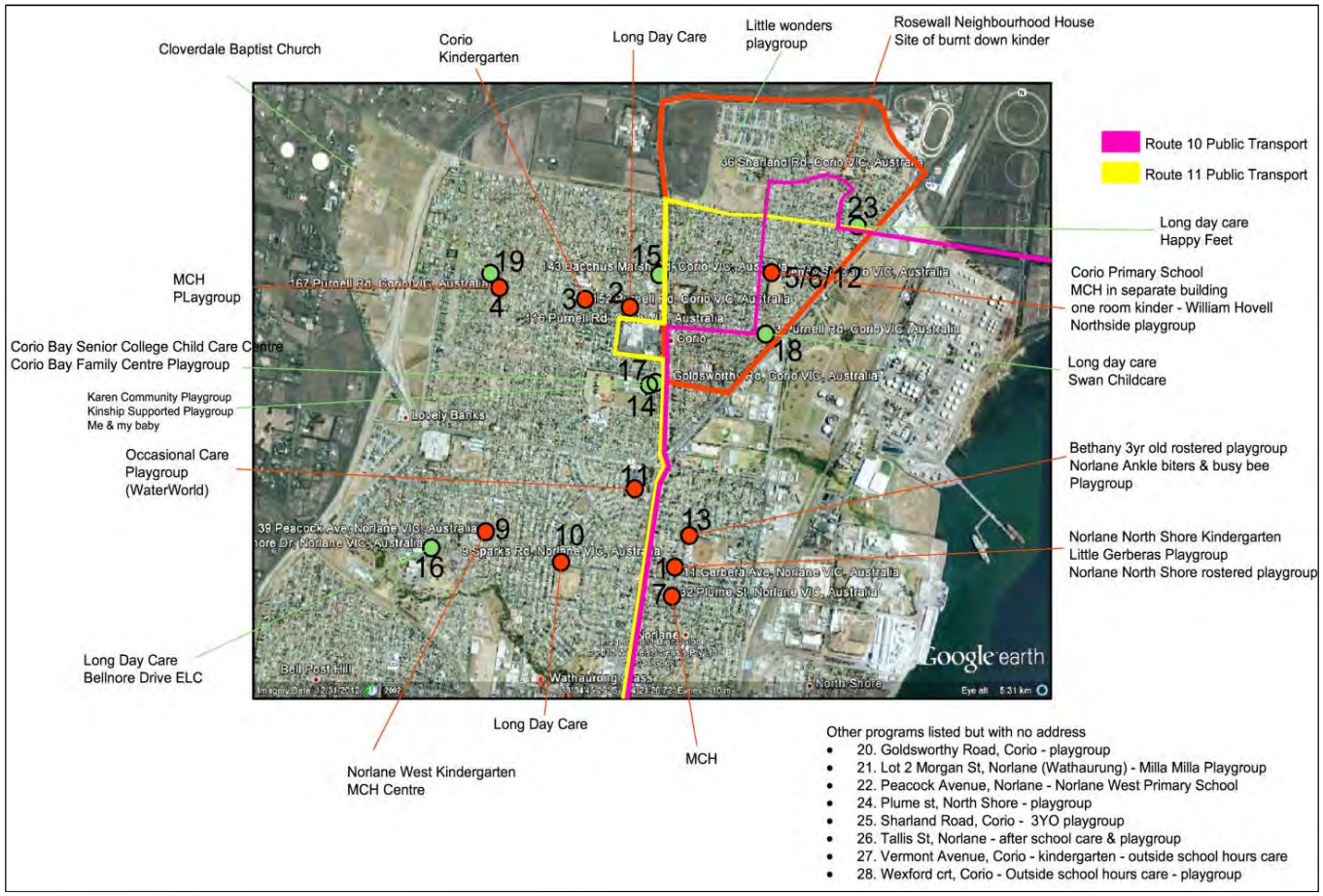
n/a Data for this local community is not available.

Greater Geelong community	Number of children surveyed	Proportion of children developmentally vulnerable (%)						
		Physical health and wellbeing	Social competence	Emotional maturity	Language and cognitive skills (school-based)	Communication skills and general knowledge	Vulnerable on one or more domains of the AEDI	Vulnerable on two or more domains of the AEDI
Australia	289,973	9.3	9.3	7.6	6.8	9.0	22.0	10.8
Victoria	67,931	7.8	8.1	7.2	6.1	8.0	19.5	9.5
Greater Geelong Community	2,642	8.6	7.3	7.8	5.5	7.4	18.8	9.3
Local Community								
Anakie/Balliang/Batesford #	23	4.3	8.7	4.5	4.3	8.7	13.6	4.3
Barwon Heads and surrounds	67	3.0	4.5	6.0	0.0	1.5	10.4	4.5
Bell Park	57	21.2	7.7	11.3	7.5	11.5	34.6	13.5
Bell Post Hill	44	15.4	12.1	7.5	10.0	15.2	30.3	18.4
Belmont	168	5.1	3.2	1.9	3.2	2.6	11.7	3.2
Clifton Springs/Curlewis #	101	4.0	4.0	7.0	5.0	4.0	16.0	5.0
Corio	252	14.8	15.7	14.0	13.7	17.9	33.1	21.7
Drysdale	42	5.1	2.6	2.6	5.1	0.0	7.7	5.1
East Geelong #	38	2.7	2.7	8.1	5.4	0.0	13.5	5.4
Geelong #	39	2.9	5.7	5.7	5.7	5.7	11.4	11.4
Geelong West #	84	6.3	5.1	3.8	8.9	6.3	17.5	6.3
Grovedale/Marshall and surrounds	181	6.4	5.9	5.6	3.5	4.1	14.3	6.5
Hamlyn Heights	68	1.5	4.5	4.8	6.1	4.5	9.7	6.1
Herne Hill/Fyansford #	30	10.3	10.3	17.2	3.4	10.3	27.6	10.3
Highton	187	3.5	2.3	2.3	2.3	1.2	7.6	2.3
Lara/Little River	241	7.2	7.7	7.8	2.7	6.7	18.9	8.6
Leopold	144	6.5	8.6	10.1	2.9	5.0	18.0	9.4

Version 1 (February 2013)

3.3 Current early years service provision

A key consideration in assessing the feasibility of the building options for the re-instatement of an Early Years centre within the precinct is the location of neighbouring program and facilities within the broader area of Corio. This analysis indicates the range of options available to parents.



3.0 Project discussion and findings... continued

It is understood, through the draft Children's Services Infrastructure Plan by K2 Planning 2012-2013 for City of Greater Geelong, that parents can and do travel some distance to take their children to an Early Years Centre. There are a variety of reasons why this occurs:

- Location of a centre in relation to place of parent's work
- Reputation of a centre
- Historical connections.

This map indicates a wide range of options for people who have access to a car as there are several kindergarten and day care programs available across the northern suburbs. Options for those people without a car (up to 11% of households in one Statistical Local Area in Rosewall) are significantly limited. Public transport to more distant locations would involve significant travel time – potentially more time spent travelling to the facility than the duration of a kindergarten session.



3.4 Current Council community infrastructure in study area

Council owns, manages and maintains a range of community services infrastructure in the precinct:

Community Development staff building 5 Coolidge Street, Corio	This building is owned by Council as the base for the Placemaking team within the Community Development Unit. COGG Asset Register – Building Externals This building was constructed in 1970 and has a floor area of 152 sm (footprint of 235 sm) on land of approximately 690 sm. The building is assessed to be in a good condition with a requirement of $9,000 to be allocated annually over the next 20 years for its maintenance.
Maternal and Child Health Building 22-34 Hendy St, Corio	Identified in the Children's Services Infrastructure Plan – Jan 2013 "Physically isolated facility (*stand alone between the Primary school and the Scout Hall*) built in early 1980's. Single consulting room, facility does not meet service requirements. Recommendation: Examine opportunity for potential relocation of service to a new enhanced early childhood facility to be developed in conjunction with replacement of Rosewall Kindergarten and/or redevelopment of William Hovell Kindergarten also located in Hendy Street. Conduct architectural assessment of existing facility and examine requirements and options. Decommission existing children's services facility, and dispose, or examine alternative options for future use of the building. Dispose of facility or examine alternative options for future use of building.
	COGG Asset register – Building Externals Floor area 270 sm. Constructed 1980 Brick construction. Slab on ground. Considered to require $4,650 per year in maintenance for the next 20 years.
Hendy Street Hall 22-34 Hendy Street, Corio	COGG Asset Register – Building Externals Built in 2006 as a multi-purpose community based facility with a floor area of 612 sm. Constructed from composite external wall panels/ colourbond roofing/ slab on ground. Building footprint 651 sm. Building elements are considered to be in good condition requiring an average of $18,536 per year in maintenance for the next 20 years.



3.0 Project discussion and findings... continued

William Hovell Preschool 22-34 Hendy Street, Corio	Identified in the Children's Services Infrastructure Plan – Jan 2013 "Single room kindergarten built in 1980 located in residential area in close proximity to other children's services and local primary school. Preliminary architectural assessment indicates opportunity for further expansion of existing facilities into existing adjacent space. Recommendation: Conduct architectural assessment of existing facility to be developed in conjunction with replacement of Rosewall Kindergarten and Corio MCH Centre.
	COGG Asset Register – Building Externals Constructed in 1980 with a floor area of 242 sm. Building elements considered to be in good condition. An estimated $10,200 will need to be allocated annually for maintenance over the next twenty years. The building elements are deemed to be in good condition
Rosewall Neighbourhood Centre 36-38 Sharland Road, Corio	COGG Asset Register – Building Externals The building was built in 1985 with a floor area of 253 sm. The description on the assessment states "Building is a purpose built brick veneer multi use community centre. Opened in 1980 with a building size of 640 sm." *NOTE: there has been discussion with the Building and Maintenance department about the structure of the building and there is a suggestion that some temporary style buildings have been incorporated into the footprint of the original building. These have since been clad to make them more permanently incorporated. This may account for the different areas quoted in the assessment sheet.* The building is in a fair to reasonable condition with an estimate of $21,000 required annually over the next 20 years for maintenance work.



3.5 Interviews with Project Working and Project Reference Group

Interviewees were asked to relate their professional experience of the precinct and reflect on the opportunities and constraints of the two key sites.

The first group, Project Working Group, included the following Council Officers.

Ms	Liz	Coles	Coordinator Community Facilities	Community Development
Ms	Liz	Wood	Social Planner	Community Development
Mr	Peter	Schembri	Senior Strategic Planner	Strategic Planning
Ms	Cathy	Walker	Place Manager	Community Development
Mr	Steve	Singline	Community Development Project Officer	Community Development
Mr	Frank	Giggins	Family Services Co-ordinator	Family Services
Ms	Maree	Crellin	Coordinator Community Child Health	Family Services
Mr	Stephen	Parker	Coordinator Recreation & Open Space	Recreation & Open Space
Mr	Lindsay	Allan	Manager	Corporate Strategy & Property Management
Mr	Steve	Williams	Coordinator Capital Projects	Capital Projects
Mr	Ron	Lincoln	Senior Technical Officer	Corporate Strategy & Property Management
Ms	Vicki	Shelton	Coordinator Infrastructure Management	Engineering Services



3.0 Project discussion and findings... continued

The second group formed the Project Reference Group and included the following people and organisations.

Ms	Bev	Brown	Manager	Rosewall Neighbourhood Centre Inc
Mr	John	Holliday	Chairperson	Rosewall Neighbourhood Centre Inc
Ms	Tina	Martin	Managing Director	Geelong Kindergarten Association Inc
Ms	Catherine	Wilson	President	William Hovell Pre-school Inc
Mr	Greg	Ince	President	Corio Football & Netball Club Inc
Ms	Rebecca	Veitch	Club Representative	Corio Cricket Club Inc
Mr	Layke	Rossiello	President	Bay City Buccaneers Gridiron Club Inc
Mr	Fred	Clarke	Principal	Northern Bay College
Mr	Steve	McNamara	Campus Principal	Northern Bay College - Hendy Campus
Ms	Michelle	Lowe	Regional Representative	Dept of Education and Early Childhood Development
Ms	John	Murray	Regional Representative	Dept of Human Services
Ms	Virginia	Todd	Social Engagement	Dept Planning and Community Development
Ms	Tracey	Currie	Chief Executive Officer	Wathaurong Aboriginal Cooperative
Mr	David	O'Connor	Principal	St Francis Xavier Primary School
Dr	Mark	Kennedy	Chair	Corio Norlane Development Advisory Board
Ms	Susan	Parker	Health Promotion	Barwon Health
Ms	Lisa	Demajo	Coordinator City Learning & Care	City of Greater Geelong
Ms	Jodie	Bath	Rosewall Kindergarten	City of Greater Geelong
Mr	Wayne	Gunn	Regional Commissioner	Scout Association of Australia



The following notes record significant comments that arose in more than one interview session. Comments have been sorted to relate to the two key sites within the precinct.

Comments relating to the Hendy Street area

Interviewees discussed a number of community **strengths** at Hendy Street including:

- There has been considerable investment at the school with positive outcomes. For example; a reduction in vandalism and increased parental participation.
- The Extended Schools Hub project at the school has led to successful community based outcomes.
- There are further opportunities to build on collaborative relationships between the school and the kindergarten program at the William Hovell Centre.
- The hall at Hendy Street is well patronised and the bookings are managed by the Rosewall Neighbourhood Centre.

Interviewees also raised a number of **challenges**:

- Hendy Street has also had its encounter with fire with the burning down of the previous Hendy Street Hall and the Tennis clubrooms. Prior to the fire – particularly the club rooms – the site had been vibrant and well-patronised.
- The Northern Bay College P-8 campus at Hendy Street has had ten Principals in ten years when the interviews were done. This made a continuing connection with the community difficult. The current leadership team at the College had developed strategies to improve community connections.
- Hendy Street is a narrow, straight and consequently, fast street. This needs to be addressed in any future re-development through traffic calming measures.
- With no current neighbourhood centre at the Hendy Street site, significant place making needs to occur to create the next generation of custodians
- The current Maternal and Child Health Centre has been identified “not fit for purpose”. As the facility only accommodates one service (Maternal and Child Health) there are difficulties associated with a lone nurse being isolated. Co-locating this service with other agencies or programs would reduce this problem.
- Many adults in the study area have not had good experiences with schools so it may be a limiting factor for the community if the kinder/ MCH is seen to be directly aligned with the school. Schools can seem intimidating institutions.



3.0 Project discussion and findings... continued

- There is the need for any building that is built to be transitional. This means that the visitor should not be overwhelmed by a large piece of architecture. There should be public space around the exterior of the building allowing people to sit and wander in when they are ready. There could be a public playground that is not part of the kindergarten so that people could use the site without having to be part of the organised programs.
- Any development needs to be respectful of the open space and allow passive surveillance otherwise we will create a situation similar to Rosewall.

When asked, the interviewees pointed to the following **opportunities** to improve the Hendy Street area:

- There are great opportunities to improve access to more diverse uses of the open space.
- This area provides opportunities to hub a range of early years services.
- There are opportunities to link the school to the open space.
- The Hendy Street area is almost 'centrally' located within the study precinct.

Comments relating to the Sharland Road / Rosewall area

Interviewees described a number of community **strengths** at the Sharland Road / Rosewall including:

- The neighbourhood house is successfully delivering a range of programs that meet identified needs.
- The Community event "Going Potty" has continued to be successful drawing people from across the suburb
- Records indicate that people travel a considerable distance to attend programs, for example; pottery and hospitality training.

Interviewees also raised a number of **challenges**:

1. The Urban Planning philosophy that was present at the time the Rosewall estate was developed has had a huge impact of the liveability of the Rosewall area. The original "Radburn" design (developed by an urban planner in America to give family friendly, shared, spaces to the front of houses and displacing the rear of houses for laneways for cars) was reversed when implemented for Rosewall. The result is that there is no passive surveillance over the open space that dominates the centre of the estate. The consequence is that these spaces are not well used and are dominated by a small proportion of the community and not perceived to be safe.
2. Plans have been developed in the past to rectify some of the poorer aspects of this urban design experiment but to date there has been no investment in these changes.



3. Rosewall is recognised as a vulnerable community that has special needs.
4. Rosewall has a higher proportion of social housing than any other suburb in the northern suburbs.
5. Properties within the Rosewall estate are not of sufficient value to enable the Department of Haman Services, Office of Housing to sell properties and change building stock. The Office of Housing houses have been retro-fitted in the last 5 years but are still inefficient buildings that are difficult to heat and cool.
6. Houses owned by the Office of Housing in Rosewall will always be used for vulnerable families in need as all the houses are three bedroom houses. Consequently there is a constant change over of families within this community.
7. The Early Years program at Rosewall was originally operated by a committee of management and then the Rosewall Primary School. When enrolments were identified as declining Best Start offered to work with Council to create a new model. This model was based on extended hours sessional kindergarten along with playgroups, early intervention programs and family counselling, (provided by CatholicCare). The Early Learning Centre @ Rosewall model was successful, with increased enrolment, participation and parent engagement.
8. The fire has had a significant impact on the Rosewall Neighbourhood Centre. There is less foot traffic through the building so there are less opportunities for families and parents to see notices or be engaged with information about up-coming courses and events.
9. The advent of the fire has brought uncertainty to whether the service will be reinstated at Rosewall
10. The neighbourhood Centre was rundown and inadequate before the fire and now is more so whilst still trying to cater for supported playgroup programs in inadequate facilities.
11. The Rosewall community is grieving the loss of their primary school, their kinder building with the additional loss of their local high school. It was agreed by most interviewees that some acknowledgement of Rosewall's loss needs to be made.

When interviewees were asked to suggest **opportunities** relating to this area the following suggestions were made:

- The building needs to be loved and significant
- Could have an external café linked to the hospitality training facility that is orientated to quality external space that gives community members the opportunity to use the building casually
- The building needs to engage with the community through some level of permeability.
- The building needs to be child friendly with a quality play space that is not necessarily linked to a program.
- Walkable loops need to exist.
- Somehow passive surveillance over the open space needs to be incorporated into the estate.



3.0 Project discussion and findings... continued

3.6 – Initial Consultation Workshops

The first workshop with both the Project Working Group and then the Project Reference Group confirmed a set of clear objectives for the Corio North Community Services Infrastructure Planning Project:

1. Further building a sense of place within the Corio North area.	By utilising the current community resources and good will to increase opportunity for participation and community engagement.
2. Strengthening the accessibility and flexibility of open space.	By protecting open space for the benefit of the whole community and providing amenity for passive and active community participation at a local level.
3. Providing infrastructure for core community programs	By providing facilities that meet the needs of the community in order to deliver core programs in the Corio North area: • Neighbourhood House • Children Services: Kindergarten, Maternal and Child Health, Playgroups and Occasional Care.

The Project Working Group workshop also reviewed Council's population based local area planning tool 'Sustainable Communities Infrastructure Planning Guidelines.' Given the population of Corio North, at 5,800 people, the guidelines indicate that the following infrastructure (relevant for this project) is recommended:

- Community meeting room/ multipurpose hall
- Neighbourhood centre
- Maternal and Child Health program
- Childcare centre (long day care) 1 for 4,000 to 8,000 people.
- An occasional care program
- Kindergarten, single for population 3,000 to 5,000 people, double kindergarten for 6,000 to 7,000 people
- Early Childhood Centre (child health and parenting information and referrals plus children's medical services) for a population of 4,000 to 6,000.



The workshop participants were given the feedback from the individual interviews conducted at the commencement of the project plus the statistical analysis compiled from the ABS data. Given the complexity of the issues it was agreed the option of concentrating all facilities in one location as a large hub would not effectively meet community needs. Additional information was collected from the discussion at the two workshops, including:

- The economic diversity in Corio North is also reflected in the social interaction within the community. Anecdotally there are historic tensions between the communities that reside north and south of plantation road and east and west of Hendy Street.
- There are concerns that the pockets of extreme under-resourcing will remain in the long term, given the concentration of social housing coupled with a lack of training opportunities, public transport and social supports.
- The possible imminent closure of the Corio South kindergarten may limit options for parents and transfer demand on remaining facilities and infrastructure
- Whilst other areas of Geelong with high concentration of public housing are being redeveloped (as housing stock reached unviable state) the housing stock in the Rosewall estate, whilst in poor condition, will not be in a condition for wholesale replacement for some time.
- There have been significant examples of community strengthening within the Corio North area:

⇒ The investment in the Hendy Street campus of Northern Bay College is a major long term asset to the community

⇒ The 2008 re-opening of the Rosewall kindergarten service by the City of Greater Geelong, in partnership with the Best Start program, was an example of redesigning a community service to meet the identified needs of the local community.

⇒ The Rosewall Neighbourhood Centre continues to deliver a wide range of programs to people across all age profiles and has demonstrated the capacity to link people to key 'next step' services such as lifelong education and training. That being said, it is acknowledged that aging and inadequate infrastructure is limiting the Rosewall Neighbourhood Centre's capacity to maintain these programs for the future.

⇒ The City of Greater Geelong continues to maintain a Place Based community Development program across the northern suburbs.

⇒ The City of Greater Geelong is delivering local projects such as "Doing your Block" to increase participation, engagement and active transport by engaging with local community members to improve the walkability and cycling options for local streets.

⇒ The key stakeholders across the northern suburbs continue to engage in significant groups such as Corio Norlane Development Advisory Board and Northern Futures.



3.0 Project discussion and findings... continued

The priorities identified for the Corio North project that were identified in the two workshops are as follows:

Priority	*Clarification*
Improving outcomes for children	Some children are significantly behind when they get to prep school Some programs experience difficulty engaging with parents – particularly single and disengaged parents.
Creating community meeting points: formal/informal and indoor/outdoor	Past urban and infrastructure planning has not created inviting and engaging spaces within the Corio North area – there is limited effective 'communal' space.
Continuing to provide Council based community development services	Place management needs to include engaging with residents, community and service providers; building on current strengths and good will and developing improved communication, partnering and pathways between services. There are opportunities to increase levels of engagement with local based sport and recreation
Building quality infrastructure that connects with the community	Built infrastructure needs to be engaging, high quality, safe, robust and environmentally effective.
Managing increasing housing growth and diversity	The Corio North area has not experienced significant change in housing – growth and diversity would benefit the whole community.
Enabling future growth of facilities, services and programs beyond this project.	Planning must support 'future proofing' so that the development of future infrastructure is facilitated, rather than frustrated.

A conundrum was identified at the conclusion of the Project Reference Group workshop.

On one hand the operation of the Early Learning Centre @ Rosewall had been demonstrated to be successful for children (who wanted to come to the centre) and parents (who became engaged in the many activities of the neighbourhood centre programs) – this would seem to indicate that replacing the Early Learning Centre @ Rosewall on the previous site may be beneficial to this local community and the neighbourhood house.



On the other hand, it was clear that State government policy relating to early years services focusses on the idea of locating services such as kindergartens adjacent to schools – such as the proposed approach at Hendy Street, but not at Sharland Road. This would indicate that building a 'hubbed' early years service at Hendy St would benefit the local community and the school.

Reference Group members had identified the challenge of equitably meeting the needs of the whole community across the precinct. Members asked for further data that would assist any decision making process, particularly if the data could identify localised needs, with a focus on children and their parents. This work was undertaken and is noted in this report in Section 3.8.

Both workshops concluded with a suggested 'approach', as the consultants sought direction on a starting point to consider a range of options. The following approach was discussed and there was general agreement that this was a sound foundation:

- The development of a hub that focused on children's services at Hendy St would further develop a joined-up service from Maternal and Child Health, kindergarten and school, along with specialist support services, for example counselling
- The development of an improved building for the neighbourhood house program at Sharland Road would strengthen community connectedness in that community and one focus of the program could be engaging with parents to ensure links are made with the hub at Hendy Street.

This preliminary 'approach' has been further explored in the options analysis process that is recorded as a social impact assessment in Section 5.0 of this report.



3.0 Project discussion and findings... continued

3.7 Further local data

This project has involved extensive consideration of 'disadvantage', 'vulnerability' and 'under-resourcing'. The Reference Group members had expressed frustration at the lack of data that specifically considered the place of children in this picture.

In response the project team developed a further data collection activity to gather and analyse information regarding children in the local area. This was done by working alongside local service providers to examine service data relating to questions of 'vulnerability' at services including the school, ChildFIRST and the William Hovell Kindergarten service. This additional localised data was also compared with other available data to explore the question of children and vulnerability.

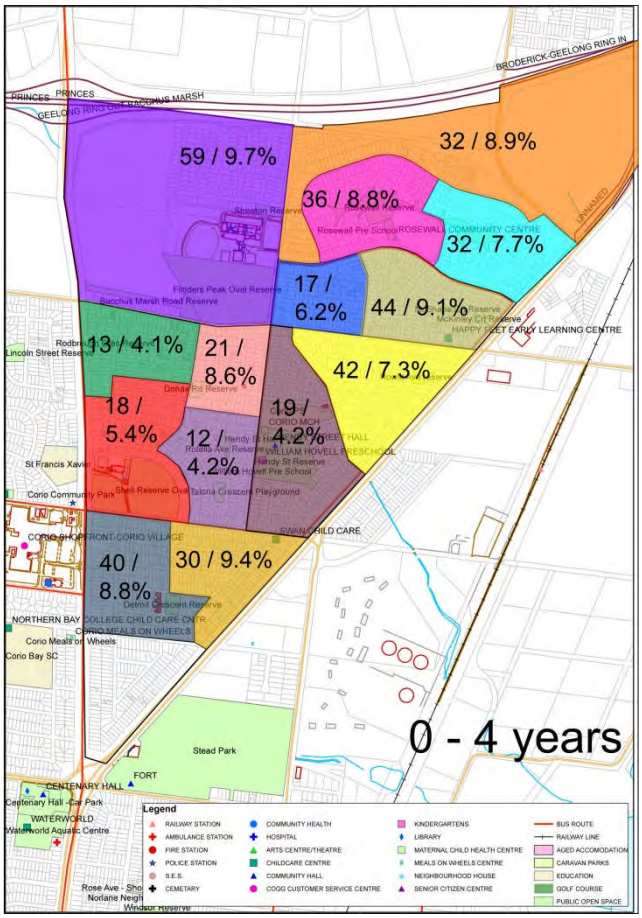
This process delivered the following findings:

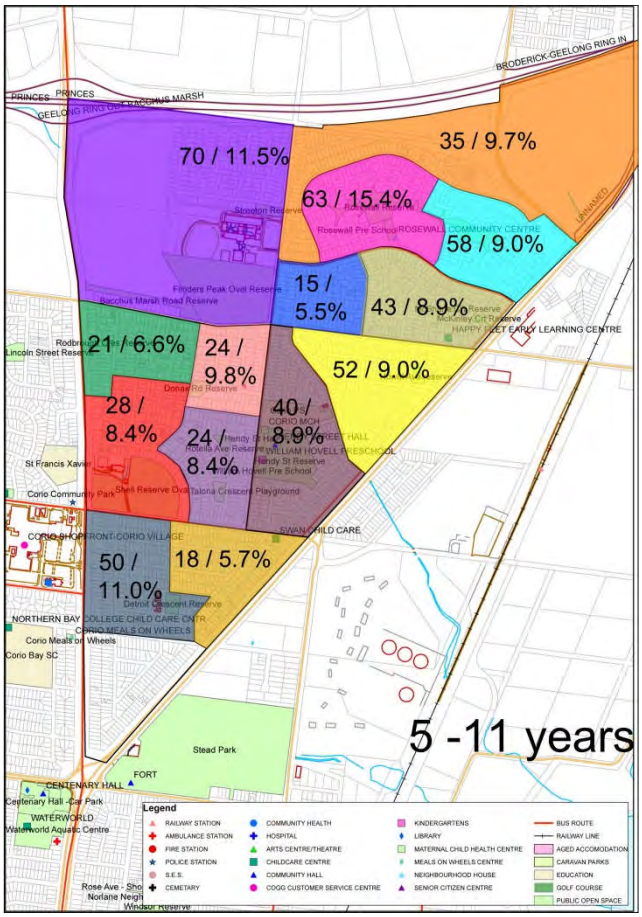
Distribution of children

Firstly, the ABS data indicates that children are not evenly distributed across the 14 areas within the precinct.

The figures indicate the number (first number) and the percentage (second number) of the population within that local statistical area.

In the zero to four age group: the highest number is 59 children, compared with 12 whilst the percentages range from 9.7% to 4.1%





In the five to eleven year age group; the highest number is 70 children and the lowest is 15 whilst the percentages vary from 11.5% to 5.5%

These maps indicate a highly variable concentration of children across the precinct.

Children in kindergarten

Following the fire that destroyed the Early Learning Centre @ Rosewall Council relocated the program and 28 children to the facility at Wathaurong Aboriginal Co-operative, in North Geelong.

Now, several years on, the Early Learning Centre @ Rosewall is a vibrant program operating at capacity. There are, however, only two children within the current program who live in the Rosewall area. This raises the obvious question… is it possible to map where children from Rosewall attend kindergarten services?

Unfortunately, there is no collated data that 'tracks' children in early year services and it is impossible to answer such a simple question without both flaunting privacy and manually analysing enrolment data at each kindergarten and four year old child care facility.



3.0 Project discussion and findings... continued

It is clear from Australian Bureau of Statistics (ABS) data that the total number of children aged four years (in 2012) was estimated as 223 children in the Corio area. The 2011 estimates indicates 227 children.

The only other data readily available relates to overall enrolment and the 2012 enrolment data for 'stand-alone' kindergartens is provided below:

Kindergarten	*4 Year Old Enrolments*	*3 Year Old Enrolments*	*Aboriginal Children*	*Additional Needs*
William Hovell Kindergarten	43	18	4	14
Corio Kindergarten	75	30	3	1
Corio South Kindergarten	43	2	3	0
Early Learning Centre @ Rosewall	22	N/A	10	17
Total	**183**	**50**	**20**	**32**

Unfortunately these is no data relating to children involved in kindergarten programs delivered within four year old childcare services and it is it impossible to estimate this number.

Finally, council has completed some preliminary research based on 'place of residence' and kindergarten enrolment and the indications are that some families drive considerable distance to kindergarten facilities. This further confuses any prospect of mapping local enrolment.

The only conclusion arising from this data is that it is impossible to statistically link the provision of four year old kinder with any known characteristics (including the number of children) in a local area. This conclusion has led to other approaches, for the sake of this project, that focus specifically on the Corio North precinct.



The question of vulnerability

This element of the project has delivered a set of data that relates to localised variability in a set of indicators that relate to 'vulnerability' for children.

To supplement available data a range of service providers were approached with the following question:

We know from data such as the AEDI (Stage 2 part B) that there are considerable concerns regarding the vulnerability of children in the Corio area across all key domains:

- Physical health and wellbeing
- Social competence
- Emotional maturity
- Language and cognitive skills (school-based)
- Communication skills and general knowledge

What indicators of vulnerability do you use and how can they be 'mapped' within our precinct to provide local information regarding vulnerability?

The project consultants then worked with each service provider to identify a set of indicators as follows:

Service provider 1.	*Indicators*
Corio Bay College – Hendy St Campus	A review of selected Prep groups for 2011 and 2012 where the teacher noted individual students where a combination of the following factors indicated vulnerability: ☐ School readiness at entry ☐ School attendance levels ☐ Progress with learning milestones ☐ Referral to specialist testing and support services ☐ Parental engagement
	Students who were recorded as less that 80% attendance at school – whole school population, Prep to Year Eight – period February to June 2013. NB: state-wide average school attendance is around 93% and a figure of less than 80% is concerning to teachers

3.0 Project discussion and findings... continued



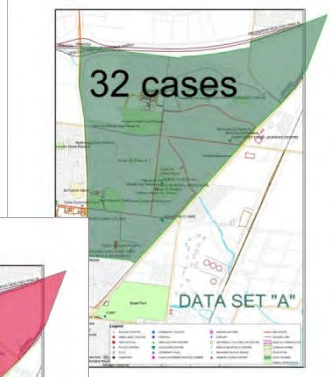
Service provider 2.	*Indicators*
ChildFIRST Barwon	All substantive ChildFIRST cases where significant concerns are raised and more than two hours service have been provided by ChildFIRST, 2012/13 financial year to date, all cases for children and young people aged less than 8 years. NB: this is an indication of families and there may be more than one child involved

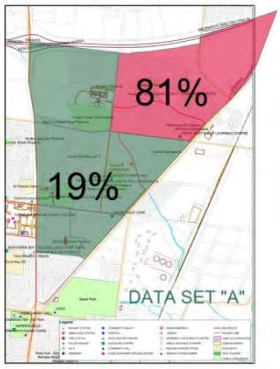
Service provider 3.	*Indicators*
William Hovell Kindergarten	Children of concern due to one or more of the following reasons as assed by the teaching staff: ⊡ Attendance concerns ⊡ Early Start Children (known to ChildFIRST, Child Protection or of Aboriginal descent) ⊡ Identified as requiring a second year of preschool due to delays in two or more developmental areas ⊡ Concerns regarding social connectedness arising from language barriers ⊡ Children receiving funding under the Kinder Inclusion Support Program ⊡ Families receiving ongoing support from agencies such as Bethany and Glastonbury

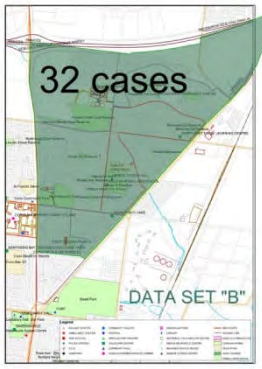
Service provider 4.	*Indicators*
City of Greater Geelong – Maternal and Child Health	All clients who received an 'Enhanced Maternal Child Health' service or 'Maternal Child Health / Family Services' service from the Outreach team for the calendar year of 2012. This services address identified high risk.

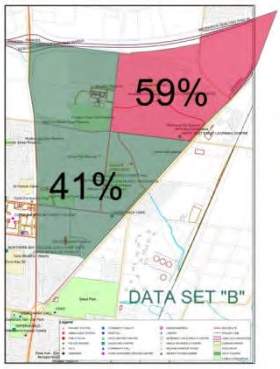
A mapping process was then used to identify the residential location in each instance and results were plotted on five maps. To ensure privacy the following maps are labelled as A, B, C etc, rather than identifying the map with the service provider or indicators being studied. The purpose of the maps is to graphically represent these significant indicators of vulnerability.

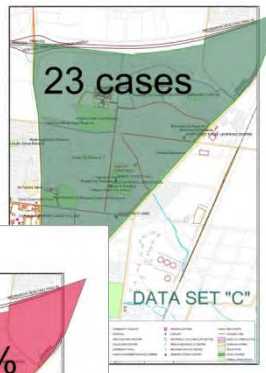


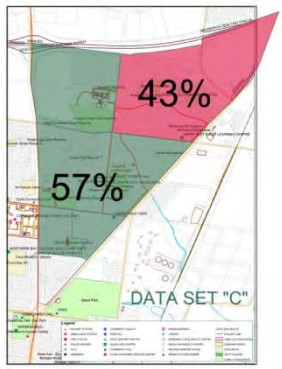

32 cases
DATA SET "A"

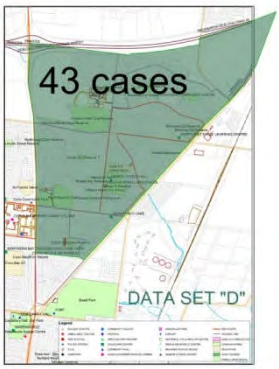

81%
19%
DATA SET "A"

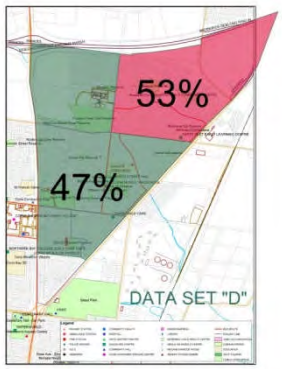

32 cases
DATA SET "B"

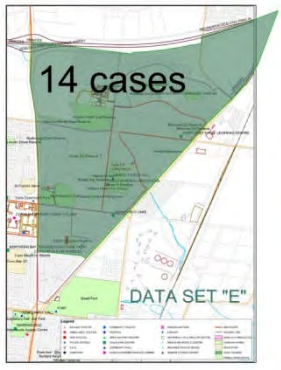

59%
41%
DATA SET "B"

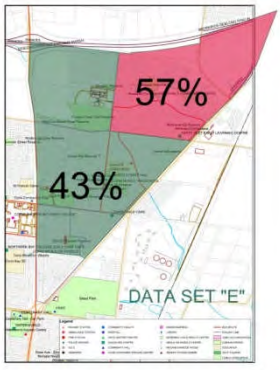

23 cases
DATA SET "C"


43%
57%
DATA SET "C"


43 cases
DATA SET "D"


53%
47%
DATA SET "D"


14 cases
DATA SET "E"


57%
43%
DATA SET "E"



3.0 Project discussion and findings... continued

The idea behind this approach was to use local micro sources of data to indicate relative levels of vulnerability within the precinct.

Clearly, the data being explored is sensitive and the project has not sought to further stigmatise the community. It is, therefore, not advisable to publish detailed data from this study as it may be possible to identify individual families and / or children from the data collected.

This study outcome has, however, reinforced conclusions drawn from both the ABS data and the anecdotal information collated (see initial Discussion Paper) that the north / south divide in the precinct is real for vulnerable children.

This study highlighted clear indicators of vulnerability for children concentrated in the Rosewall estate area of the precinct across all areas considered:

- Interaction with protective services
- Levels of participation in programs such as kindergarten and school (attendance)
- Readiness for programs such as kindergarten and school
- Attainment of learning goals in kindergarten and school
- Parental involvement and engagement.

Interpretation

This data correlates with broader ABS data to indicate that there are significant indicators of vulnerability across the whole precinct but that, relatively speaking, there are clear indicators of greater vulnerability in the Rosewall estate area.

This finding is significant to this project as it provides a backdrop to the process of evaluating options for the location and nature of community services infrastructure for this precinct.



3.8 Further local context

Within this project terms such as "disadvantaged" or "vulnerable" have been used repeatedly in the data and through consultation processes. These terms have raised concerns that projects such as these can pathologise a community or group.

There is a broad international debate relating to the measurement and conceptual nature of disadvantage. The following table has been adapted from **"Deep and Persistent Disadvantage in Australia"** *Productivity Commission Staff Working Paper July 2013*[3]

The table compares differing approaches to describing disadvantage.

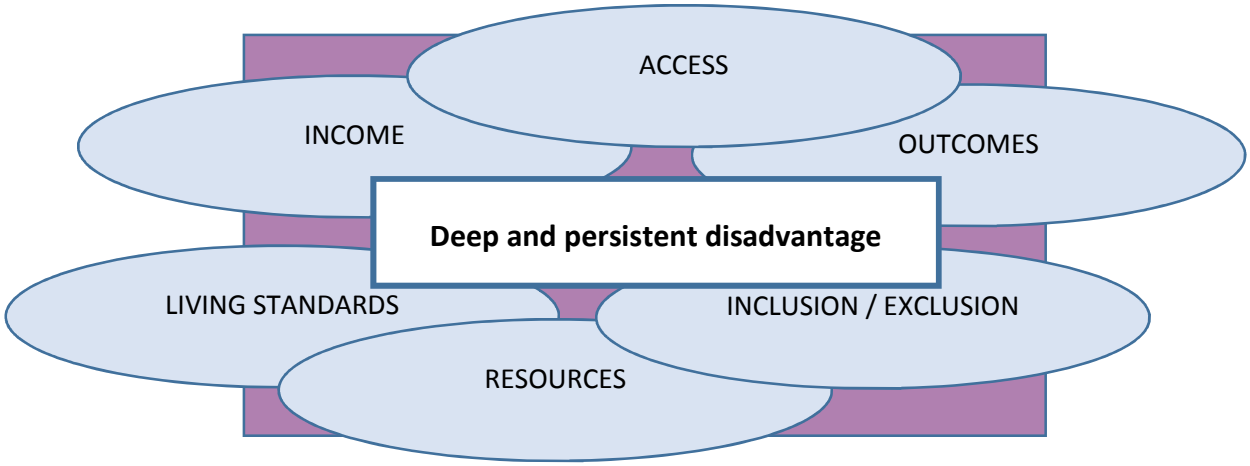
Income measure	Traditional understanding of poverty: eg 50% of median equivalised household income (OECD) 60% median income (European Union)	Point in time + relative to costs / varying needs "while income has an 'enormous influence' on our lives, it is 'impoverished lives, and not just depleted wallets' that matter." Sen (2000)
Deprivation	Exclusion from the minimum acceptable standard of living in one's own society because of inadequate access to necessary items	Essential items, activities, services that are not available because of income – consider the question of access rather than income
Capability approach	Poverty / disadvantage = low capabilities and functions	The right / opportunity to achieve outcomes such as education, health, self-confidence, engagement (Amartya Sen)
Social exclusion & inclusion	Range of life domains re participation and social connections	Australian Social Inclusion Board (2012) Being socially included = people have resources to learn, work, engage & have a voice

[3] Source: http://www.pc.gov.au/research/staff-working/deep-persistent-disadvantage



3.0 Project discussion and findings... continued

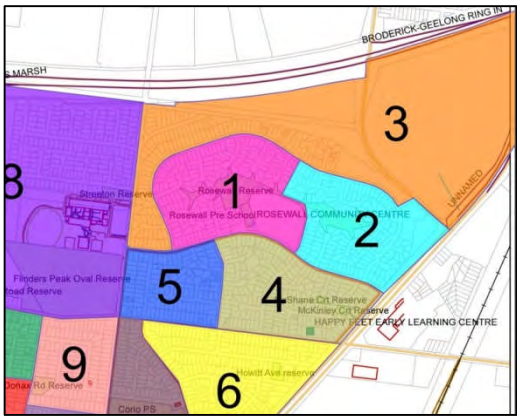
Some of these key terms are potentially useful when examining the overall social impact arising from the data collated through this project.



It is possible to review social impacts by considering these approaches to defining disadvantage and reviewing the data collated for this project.

It is clear that data relating to the whole precinct indicates a significant level of disadvantage in terms of income levels, access to employment, home and car ownership and a range of indicators relating to children.

There is, however, an additional compelling story that highlights deep and persistent disadvantage within the Rosewall area of the precinct, the five local statistical areas used for this study number 1 to 5:



Issue & evidence relevant to the Rosewall area	*Data source*	*Social impact*
Income: There is evidence of low income levels across the Rosewall area	ABS Census income data	Potential decreased access to goods and services, eg transport
Minimum living standards: Indicators such as car ownership and home internet connection indicate that essential activities and services may be difficult to access for some families	ABS Census	
There is a high concentration of social housing: A total of 210 households out of 818 households are social housing. Area 1 has 48.5%, Area 2 has 45%, Area 3 has 18.6%, Area 4 has 14.4 % and Area 5 has 6.66%. Areas 1 and 2 surround the internal sections of the Rosewall area, Connections Park.	ABS Census household data	Women and children escaping domestic violence are disconnected from their community to re-locate to relative safety of social housing, in this case in Rosewall. Children are adjusting to new surroundings at this potentially vulnerable time. Both women and children are potentially severed social connections.
Social housing profile: The profile of housing within Rosewall is almost solely three bedroom stand-alone properties.	Consultation	
Social housing for families: The Office of Housing social housing prioritises this size home for families. The families accessing these priorities are generally women and children escaping domestic violence (as evidenced by up to 40% of households being single parent households in one of the local areas)	Consultation ABS Family census data	

Table continues on following page



3.0 Project discussion and findings... continued

Social exclusion is reinforced: As families (women and children escaping domestic violence) get on their feet they look for better housing and other places to live – this is a disincentive to engage with the immediate community – the ABS figure for 'lived at same address 5 years ago' is 29% in one area in Rosewall and 42% for Victoria	Consultation ABS Census	Social isolation for both women and children is a potential risk.
Stability of housing stock: The Office of Housing will use these houses in the same way for many years to come as they are solid dwellings (not like the timber dwellings around Norlane) – they are neither comfortable nor energy efficient, but they are solid	Consultation Observation	These solid homes will remain as public housing for the foreseeable future.
No drivers for change: Housing prices are low and there is neither capacity for public investment nor appetite for private development. It would be necessary to sell two or three homes to purchase other properties elsewhere.	Consultation Observation	
Ongoing, cyclical pattern: As the Office of Housing will continue to use these houses to assist women and children there will be around 210 households and around 580+ people who will 'cycle' in and out of Rosewall area for the foreseeable future. This is around 10% of the total precinct population.	ABS Census	There are structural reasons for the high levels of disadvantage within a significant proportion of the Rosewall community.
Access to services for children: Local data indicates low levels of attendance and engagement at kindergarten and school further indicating limited access to key basic services for children.	Local data	Access to services for children may be associated with any combination of trauma relating to family violence, social dislocation, isolation in the community, lack of transport and limited family financial capacity.



This element of the project highlights three key findings that neatly summarise conclusions from consultation and other data analysis processes used within this project:

- There are significant levels of 'disadvantage' across the Corio North precinct that are highly relevant to the planning of Council community services infrastructure
- The overall profile of the precinct is complex, yet it is clear that there are local areas where a series of interacting structures reinforce significant disadvantage for potentially traumatised women and children who may experience difficulties accessing services
- Planning for the whole precinct must balance the aspirations of locally integrated services with Council's responsibilities to the most vulnerable members of our community.



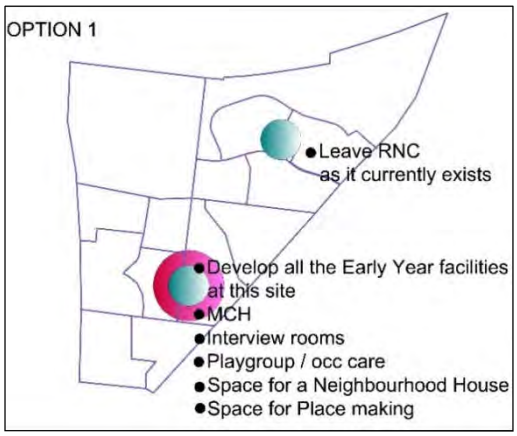
3.0 Project discussion and findings... continued

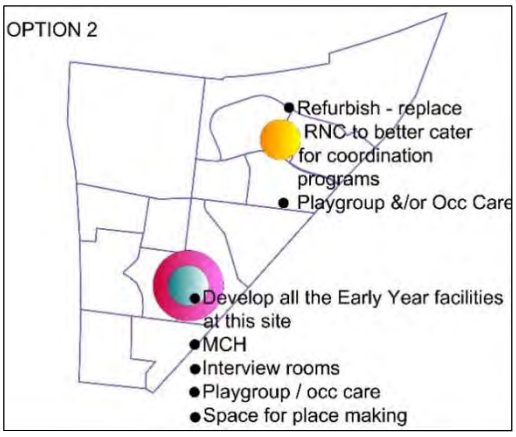
3.9 Further consultation workshops

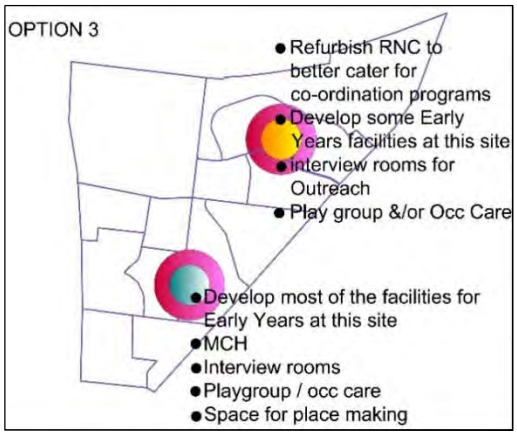
The project team convened second workshops with both the Project Working Group and the Project Reference Group with two tasks:

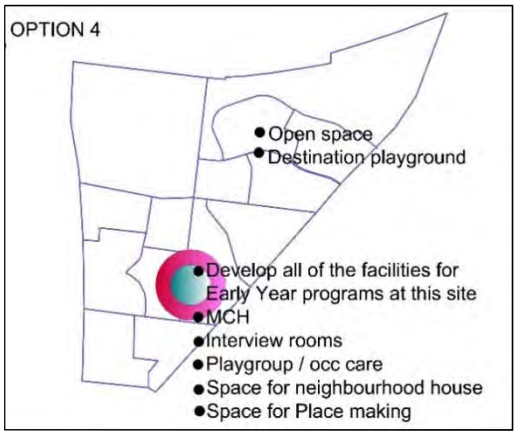
1. Review all available data and feedback to date, including the information from local data and the exploration of vulnerability within the precinct
2. Consider five options for the development of community services infrastructure and the social impact of each option on the local community.

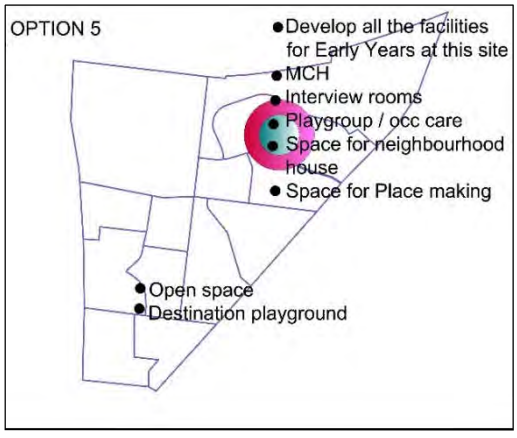
Workshop participants were provided with five options, as scenarios for development, on a series of maps:











Workshop participants were then asked to use their professional judgement and local knowledge to identify the likely impacts of each option; including positive and negative impacts. Participants from a range of community and local groups, Government Departments and Council Departments completed this task and twenty four responses were collated.

This process has been used as the foundation for reviewing the opportunities and challenges at each site and the eventual development of the action plan outlined in this report.

The results of this option analysis are provided in this report in Section 5.0 'Social impact assessment'.



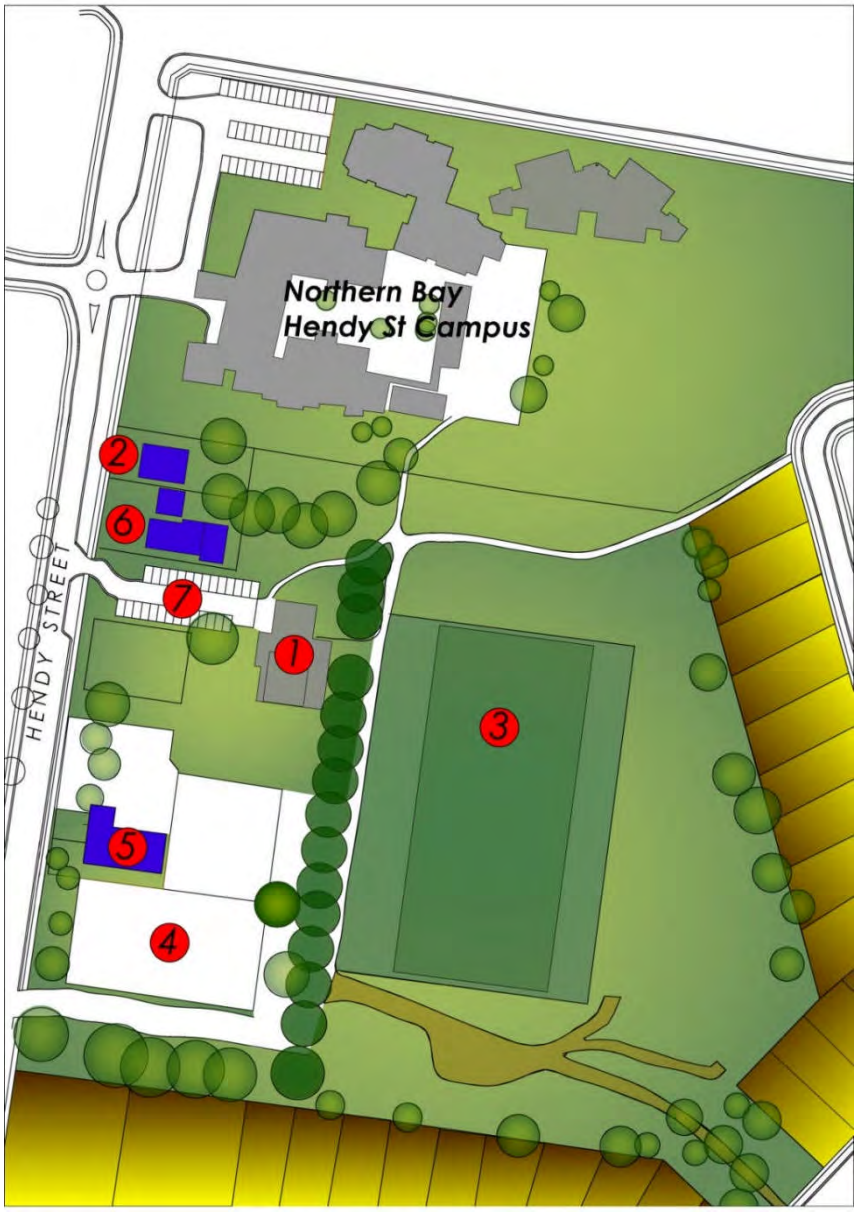
4.0 Site assessment

This element of the project reviews the opportunities and constraints relating to both key sites within the precinct: Hendy Street and Sharland Road.

4.1 Hendy Street site analysis

The Hendy Street Site comprises an area of approximately 7 hectares. The school site comprises approximately 2.5 hectares with the remaining 4.5 hectares dedicated to the facilities or infrastructure that are numbered as follows :

1. Hendy Street Hall
2. Council owned MCH facility
3. The recreation oval (currently utilised by the Geelong Grid Iron Association)
4. Asphalt tennis courts
5. William Hovell Kindergarten
6. Scout hall owned by the Scout Association
7. Asphalt car parking

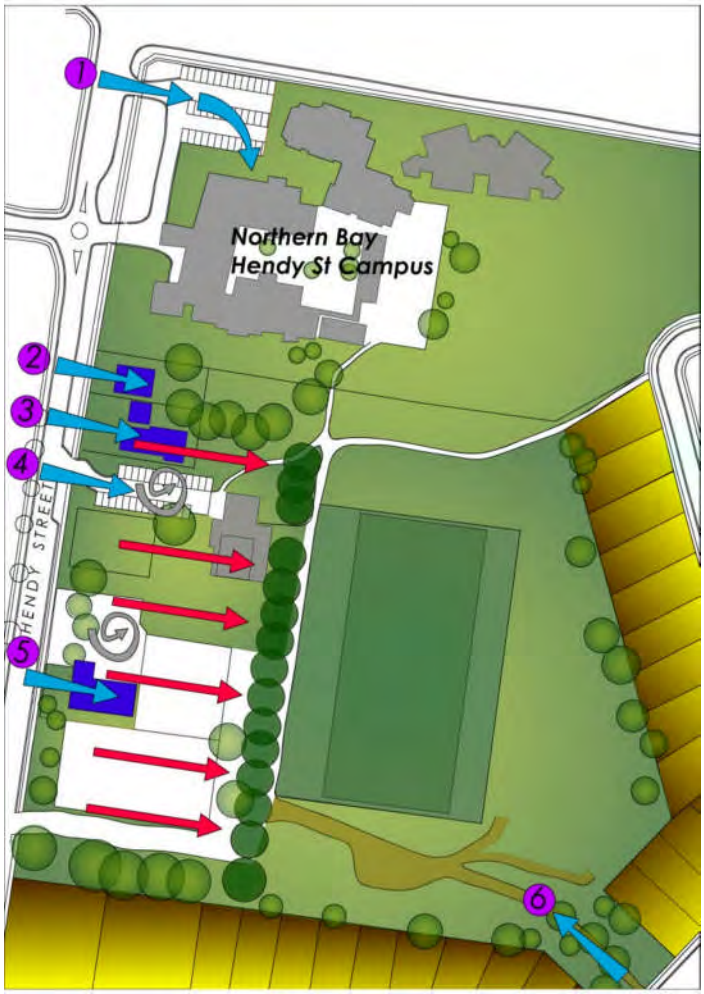


Existing site plan



Hendy Street site, panorama

Analysis of the site identifies that there are six users groups for the site that access the site from six different points. These are:



Access points to existing site

1. The first user group is the school community of Northern Bay College Hendy Street campus. The majority of users access the school via the car park at the north/ west corner of the site. This leads across the car park to the existing administration area.
2. The second user group is the clients and staff for the Council owned Maternal and Childhood Services (MCH) that sits directly south of the school site.
3. The third user group (though infrequently at the moment) is the Scout Association. The Scout Association owns the land and the building due south from the MCH building. This building is rarely used as the Scout Association has had difficulty in maintaining a program at the site. The Geelong Grid Iron club currently rents storage space from the Scout Association.
4. The fourth user group or groups are the users of the Hendy Street Hall. This includes: the Geelong Grid Iron Club and a wide range of casual community groups. This access point is also used by parents to drop off children in the car park in front of the Hendy Street Hall
5. The fifth user group is the families and staff accessing the William Hovell Kindergarten
6. The sixth main access point is into the recreation reserve from Buffalo Avenue, used by the Geelong Grid Iron Club.



4.0 Site assessment... continued

With the six access points spread around the site there is no sense of the site being cohesive. It is a collection of independent elements that happen to sit alongside each other. There is no entry point that gives identity to the 4.5 hectares which sits outside the boundary of the school.

Between the Hendy Street Hall and the recreation reserve is a grove of Cypress trees that literally cuts the site into two. The cypress trees block any visual connection between the public spaces that exist to the west and to the east of them or from the Hendy Street Hall to the recreation reserve. The role of passive surveillance needs to be carefully considered in any development of this site to avoid the sort of issues experienced at Connections Park in Rosewall. Currently, all surrounding property back fences face the open space, making passive surveillance impossible.

The Geelong Grid Iron Club currently rents change room space in Hendy Street Hall. As there are insufficient change room facilities within the complex the Club lays down protective layers in the two meeting rooms so they can be temporarily used as change facilities. With the barrier of cypress trees there is currently no capacity to integrate the change rooms and any informal observation space with the recreation reserve. It is also important to note that the Geelong Grid Iron Club runs an open day once a year and up to 1,000 people attend. The frustration for the club is there are no amenities to support a crowd of that size.

The tennis courts have nets and are used on a casual basis.

With the large open spaces that exist between the facilities at this site they are often used by hoons to do wheelies and "burn rubber". There is a gate to close off entry to the car park in front of Hendy Street Hall but the space that exists between the car park and the William Hovell Kindergarten is also used when the car park in front of the hall is not available. Similar incidents used to happen at the recreation reserve but the installation of a gate on the entry from Buffalo Avenue has reduced problems.

The Maternal and Child Health building has been assessed in the Children's Services Infrastructure Plan as "a physically isolated facility with a single consulting room that does not meet service requirements".

The kindergarten has a natural relationship with the Maternal and Child Health but currently the location of the two facilities does not allow a connection to occur. Parents can determine to access both facilities independently. For many families who are identified by the Maternal and Child Health nurse as vulnerable, the Maternal and Child Health nurse has more opportunities to enquire about the health and well-being of those clients when integrated with the kindergarten.

The Scout Hall creates a block between the Council owned land with the Maternal and Child Health building and the public space to the south and east. The Scout Association has indicated in the interviews they would be prepared to discuss the sale of the property to Council and set up a Scout program in the Hendy Street Hall if that facility was available. The Scout Association has also indicated that they would be interested to develop a program at Rosewall considering the numbers of children identified in the ABS statistics.



4.1.1 Engineering Services review of Hendy Street Site.

The site at Hendy Street is inherently flat and this brings with it difficulties with providing for adequate drainage and protection from inundation. Please refer map below.



This image shows the drainage and the catchment division between C155 (west) and C 156 (east) Flood extent prepared for the Kosciusko Avenue Drainage and Floor Study C 156.

4.0 Site assessment... continued

4.2 Sharland Road site analysis



Existing site plan

As identified earlier, the Rosewall estate was developed as an experiment in urban planning by the then Ministry of Housing. The site for the analysis includes the following features and are numbered:

1. The Rosewall Neighbourhood Centre which sits on Sharland Road
2. To the North of Rosewall Neighbourhood Centre lies Connections Park. Connections Park has two main areas with a narrow connection behind the housing that is north of McHarry Court – these two areas have been labelled “Connection Park west” and “Connection Park East”.
3. To the west of Rosewall Neighbourhood Centre there is a milk bar, and
4. To the east is the vacant allotment that was once the Rosewall Primary School.
5. It must be noted that to the north of the milk bar there are two properties with addresses 40 and 40A Sharland Road shown on the Victorian Government zoning maps available from the Department of Planning and Community Development. (See planning map below).

The input from Council's Engineering Services identifies that Lot 40A is annexed to CoGG as an addition to PPRZ POS. This annexation can be seen on the second plan with Lot 40A now noted as Reserve "RES". Under the Structure Plan it is recommended that any development of Lot 40 be done in such a way as to enable passive surveillance of the park.

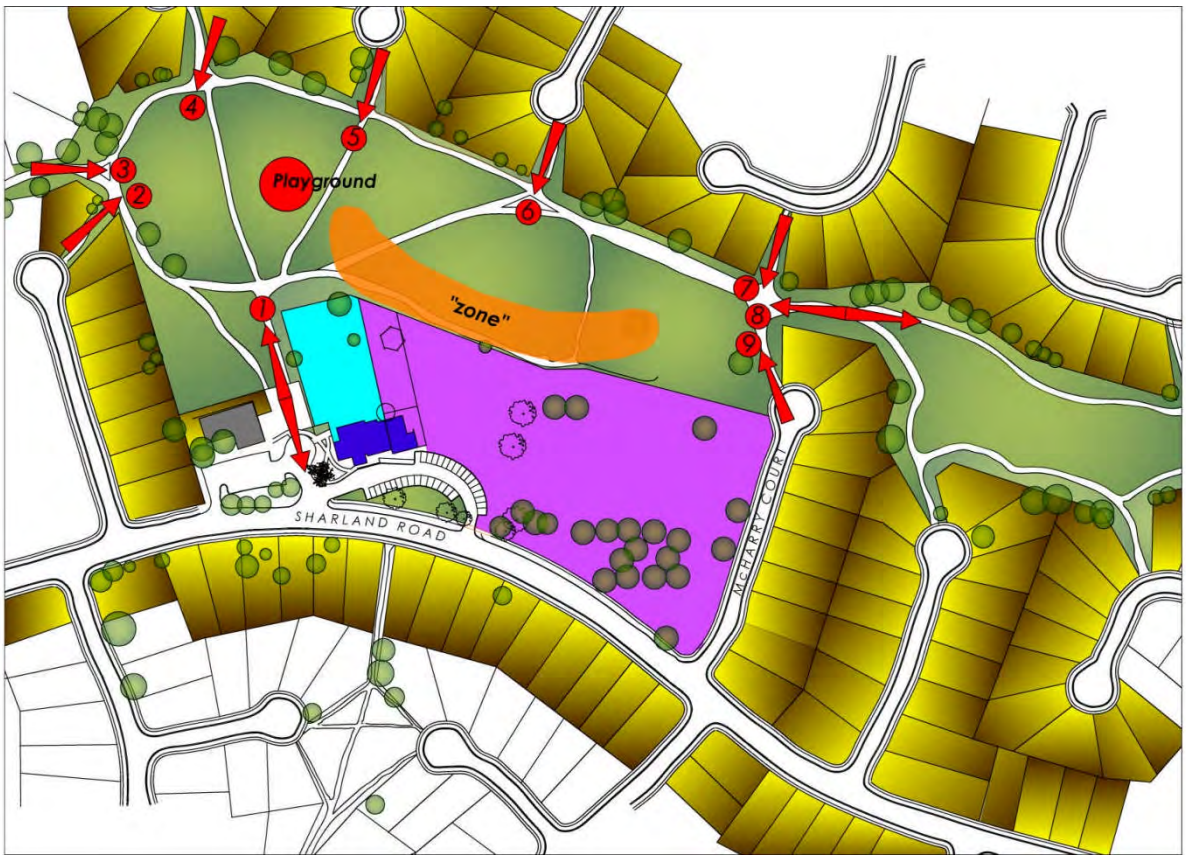


Source: www.land.vic.gov.au



Source: Council

4.0 Site assessment... continued



Existing site

In this site map the coloured sections that grade from brown to yellow where the brown shading indicates back fences, the yellow represents front fences. Hence this diagram illustrates that all of the properties have the their back fences edging the open space. Consequently there is no passive surveillance across the park.



Panorama of Connections Park West

There are nine (9) entry points into the Connections Park. These could be called "Tension Points" because the unpredictability of anticipating people entering the park creates a tension for the users. There is "zone" in the centre of the West end of Connections Park (pushed up against the edge of the fencing to the DEECD land) that is a bit of a "No Man's Land". In this zone a person traversing the park to the "destination point" of the shop could feel vulnerable if approached from any of the nine entry points.

The relatively narrow walkway between the Rosewall NC and the shop is also a control point. If approaching the milk bar from the Park there is no way to determine if there is anybody waiting behind the fence to the east of the milk bar. We have no way of assessing how many people do not access this shop because they feel less than safe walking to it. Recognising the statistic that 12.5% of households in Rosewall do not have cars, this milk bar would be an important resource for them.

A playground has been located in Connections Park and its location exacerbates the tension in the park. The playground can be approached from all nine entry points but six are in the immediate vicinity. There is literally nowhere a person can sit where they do not have their back to a number of entry points. The lack of passive surveillance reduces the comfort levels in using the playground.

The lack of other amenities in the west end of the Park (there is a BMX track in the east end of the Park) makes the playground a focus for all ages and not necessarily those for whom the playground was originally intended.

The Rosewall Neighbourhood Centre is a solid building with no permeability. There is no connection with the street. All activities are internalised because of the current configuration. There is nothing that speaks to the community to invite them to come see, come try. The quality of the building is poor with parts of the building being temporary buildings that have been connected into the original structure.

4.2.1 Engineering Services Review of Sharland Road site

As with the comment made for Hendy Street, the Sharland Road site is also inherently flat and there are difficulties with providing adequate drainage and protection from inundation as demonstrated by the map provided below.

This map – Sharland Drive (Rosewall) POS – shows catchment division between C158 and C156





4.0 Site assessment... continued

4.3 Recommendations from Engineering Services

Prior to any proposed building designs being developed for the two sites the Design team will need to contact Infrastructure Management Unit (IMU) CoGG to seek:

- Advice on likely minimum floor levels
- Advice on what constitutes an adequate internal drainage system, which is highly likely to require on-site-detention, water treatment and an investigation of Stormwater Harvesting and re-use
- Provide a 'mini' Integrated Water Cycle management Plan, in order to capitalise on any opportunities
- Discuss details of traffic generation including times and days of the week, volume etc., principal routes to and from the site in the road network as well as entry point locations and the safe internal function of car parks and circulation pavement.



5.0 Social impact assessment

The task of considering a range of options for both sites and the potential distribution of the built infrastructure was managed through workshopping with both the Project Reference Group (involving representatives of key community groups and Government) and the Project Working Group (comprising Council officers from a wide range of departments).

At the two workshops that were held; the first on 16 July 2013 and the second on 18 July 2013, the data that had been collected about indicators of vulnerability within the Rosewall community was presented. The definition of "Deep and Persistent Disadvantage in Australia" from the Productivity Commission Staff Working Paper" as listed in the July 2013 report was also presented. This further data provided a back drop to the process of assessing the social impact of different approaches to built infrastructure for the precinct.

A presentation summarising the preliminary site analysis work was provided to workshop participants, along with five 'options', presented as maps, see below.

The key objective of the workshops was to allow each participant the opportunity to state their professional views regarding the positive and negatives social impacts each of the option scenarios proposed. This process involved representatives from community groups Government Departments, service providers and Council Departments across both workshops. In all twenty four individual assessments were completed and collated within this process. During the workshop participants also shared their views.

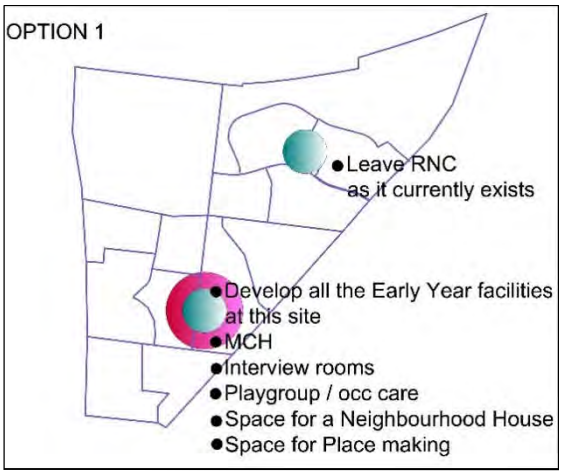
The completed assessments were collected following both workshops. There were twenty-four. The analysis of the assessments went through a number of phases.

Phase 1	All comments for each option were consolidated onto one sheet, resulting in twenty-four responses for the positive aspects and twenty-four responses for the negative aspects of each option
Phase 2	Comments were then correlated to map similar / same / repeated responses
Phase 3	A statement that encapsulated the repeated responses was developed and the number of responses mapped; where there was only one response the original statement was unaltered
Phase 4	The number of similar or same views were tabulated.

The collated responses are provided below.



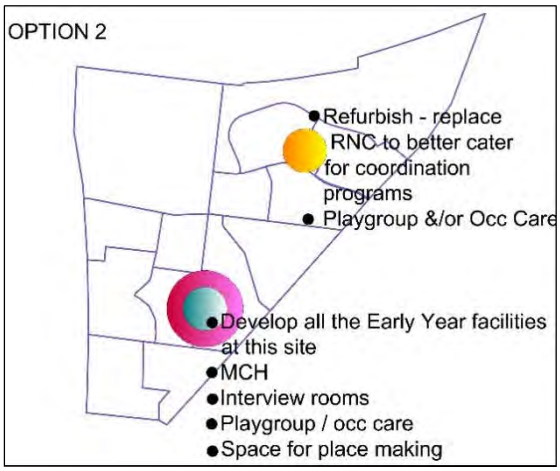
5.0 Social impact assessment: continmued....



POSITIVE			NEGATIVE		
9	By keeping RNC same services still delivered to this pocket of the community / no change	Rosewall Community	4	RNC may become run down. Already a tired building	RNC & residents
2	The service delivered at Rosewall is accessible / within walking distance	Rosewall Community	3	Rosewall needs upgrading if the current facility is to remain	Families, RNC & CoGG
1	Option for RNC to operate a satellite service	RNC	4	It will exclude a group of people from accessing early years facilities	Mothers with Young children
7	Provides opportunities for integration of Early Years Services and better links between MCH, kindergarten & playgroups at Hendy st site	Families & Community	4	Increased class sizes of 33 limits access for educators & children. 33 children per class too big.	Children Educators
2	Co-location on one site creates increased activation of place and service with perhaps improved open space	all	2	May reinforce the north / south divide	community
8	Much greater support for families & professionals with integrated service model	all	11	Extra distance for families and children to travel. Up to 2 kms is difficult to walk in seasonal weather conditions. As data indicates; attendance is a concern – distance creates barriers. Primary school children can walk. Pre-school children cannot	Rosewall families
5	Opportunity for closer association with the school		2	Sense of loss. Comm expectations were for a replacement	Rosewall community
1	Complies with existing gov't & CoGG policy and planning priorities.		2	RNC currently a poor layout and has insufficient space to offer extended programs	RNC Community
2	Flexibility for RNC to join the hub later	RNC	5	Service removed from the most vulnerable	Rosewall Community
2	Space for outreach / meetings / consultations		1	Limited occupancy of PNC – surveillance/'positive' use	
1	MCH nurse – better OH&S		1	Disconnects kinder from Catholic / other education	
1	Two precincts	Rosewall	4	Restricts RNC's capacity to grow and	RNC users

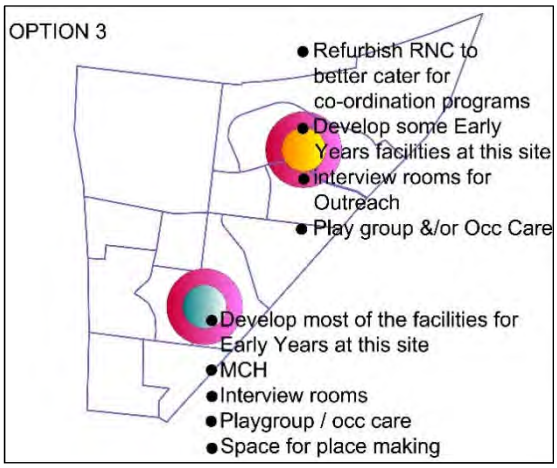


		Community		develop	
1	Potentially broadens catchments for families	All groups	7	Isolates RNC	RNC
1	Provides a meeting place for belonging in Rosewall	Rosewall Community	1	Leaving RNC as it is makes reserve unsafe for community	Rosewall community
2	Cheaper	CoGG	1	No childcare option for participants at RNC	Mainly adults
1	Replaces ageing infrastructure at Hendy St		1	Leaves absenteeism as it is	Community
1	Consolidates facilities		1	Asset Management implications with extra buildings	CoGG
	External services would have a focus. Service can find people and people can find the service.		1	Doesn't respond to identified need of the Rosewall community	
1	More attractive to Government		1	Who manages the co-ordination of services?	
1	Attractive for multi-use - scouts		1	No facility for child care	
1	More outcomes for children & services		1	The expectations for RNC to deal with the hardest group with the least amount of resources.	
1	Proximity to Corio Shopping Village and the community				



POSITIVE			NEGATIVE		
9	Improved community esteem by having improved local services	Rosewall Community	3	RNC disconnected from EY's program	RNC Rosewall C
9	More services and infrastructure in Rosewall including links to Early Years Programs	Rosewall Community	4	Kinder classes cannot be 33 children	Educators children
5	Provides opportunity to properly integrate Early Years services with Primary school and supporting services	Community E.Y.	4	change	
3	Multi-disciplinary integrated approach	All users	6	RNC remains isolated	Current / future users
1	One stop shop demystifies transition to other services	Families	1	No Kinder / MCH at Rosewall	E.Y.
1	Minimises change	RNC users	7	Extra distance for families and children to travel. Up to 2 kms is	Rosewall families

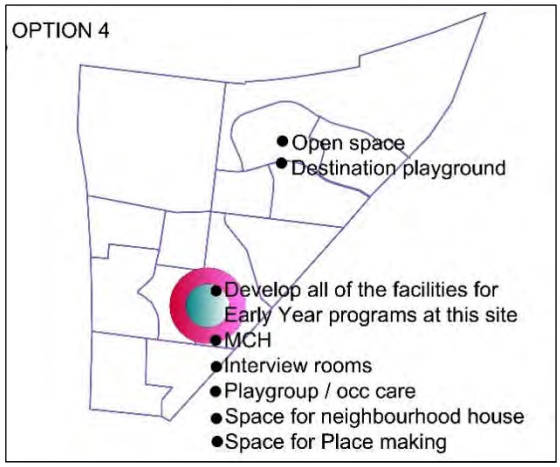
				difficult to walk in seasonal weather conditions. As data indicates; attendance is a concern – distance creates barriers. Primary school children can walk. Pre-school children cannot	
2	Place making centralised	All	1	Limits options for RNC to join the hub in the future	RNC
4	Hub would encourage social engagement at Hendy St	Community	1	Need to engage families at Rose'l & create links to Hendy st	families
2	RNC could play an outreach role and feed into the Hendy St site	Rosewall Community	1	Leaving RNC makes reserve unsafe for community	Rosewall Community
3	Stronger support for families & professionals	All users	1	Refurbishing without enough services to attract people.	
1	RNC programs located with occ care	Adults at RNC	1	Doesn't address the absenteeism	
1	Will attract participants from outside of Rosewall to RNC programs				
1	Change	MCH Kinder			
1	Improved open space could be achieved at Rosewall - safer				
1	Reasons to travel in both directions decreases stigma				
1	Would probably get a rapid take up in the community				
1	Investing in the future – allows for better planning				
1	Value adds to the most vulnerable				



POSITIVE			NEGATIVE		
14	Localised services for each community with more evenly distributed kinder services giving accessibility to the most vulnerable and those without transport.	All	4	Cost of having kinder classes at 22 students	Kinder
3	Enhanced space for each location		5	Overall cost	CoGG
2	RNC able to provide more programs	Rosewall Community	2	Dispersal of energy and resources over two sites	
2	Reason to travel in both directions	All	1	Links to school community for	

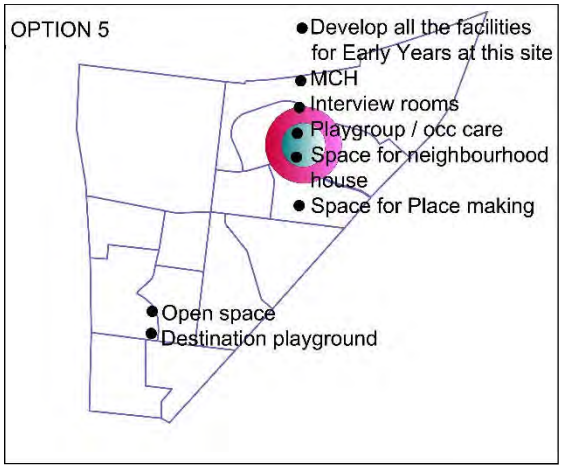


	reduces stigma. Also attracts participants from outside area to RNC			Rosewall children	
1	The community will have the asset they believed was to be replaced	Comm	6	Fragmentation of early years services across two sites. Could continue the divide	Families Staff
2	Smaller kinder class sizes	Children	1	MCH nurse not as well linked to RNC	
2	Significantly improves services for Rosewall residents.	Families E.Y	1	Potential loss of services at Hendy St , especially for kids transitioning into Primary School	
1	Ideal situation	All	1	Confusion re: which site for which service delivery	
1	Allows for kinder enrolments to other schools	Catholic private	1	Increased asset base	
1	Minimises change	RNC users	1	Removes proximity of some EY's programs from the school	
3	Shares the load across existing model of allocated service delivery	children	1	Doesn't meet Govt / Cogg policy	
1	Gives choice of location for pre-school	Pre-schoolers	1	Possibility to reinforce the them & us	
1	Integrated with open space in both areas		1	School dominates (assume – the Hendy St site)	
1	MCH nurse still better OH & S				
1	Good infrastructure development that could be further developed when housing is developed at old primary school site.				
1	Potential to reinvigorate open space at Rosewall				
1	Great options for transitioning between the two sites				
1	Experience of RNC working as a co-located integrated service				



POSITIVE			NEGATIVE		
2	Consolidate EY services together and locate in close proximity to the school. Meets govt/ council policy and planning priorities.		13	No services in the area of highest need and Rosewall families need to travel to services	
13	Integrates services with centralised	community	1	No need for Neighbourhood	Community

	(to study area) administration & resources. Increases professional support for the collective.			functions at Hendy st because too close to shopping village which also acts as meeting place.	
2	Consolidates community energy into one site	All	1	No coordinated activities in Rosewall area leaves it vulnerable to becoming a dead space	
1	Breaks down the N /S divide		1	Overall cost	
3	Reduced cost to build and cost to run		1	Traffic management / parking	
2	Surveillanced open space in Rosewall		2	Sense of total abandonment	Rosewall community
1	Better Neighbourhood House Space		1	Acts as feeder to State school	Pvt schools
1	Efficiency of using built space		1	Potential decline in attendance – there is a need for Outreach services	
1	No confusion		1	Broken promise by Council	
1	Opportunity to create walkable links		1	No clear walkable link	
1	Greater use of Hendy St site		1	Hang-out for disengaged youth	
1	Opens up Connections Park and increases informal access		1	Increases likelihood of "no-shows" to services that are provided.	
1	Conditional positive of being large enough to cater for all needs		1	RNC partly funded by OoH to service the Rosewall Community	
	RNC becomes the neighbourhood centre for Corio		1	New initiative – only one choice	
1	More central		1	change	
1	Caters for more people – central to catchment				



POSITIVE			NEGATIVE		
4	All services hubbed together with opportunities for professional support across services		13	Loses the opportunity to maintain and enhance close links between the E.Y and the school and goes against Govt/ Council policy. School / EY's is a natural "gathering place" relationship	
1	Least challenging		1	Well established and renowned kinder	
1	Increased ownership by broader		1	Dramatic change to established	



	community			location of services	
4	Rosewall community would get significant increase in locally accessible services		1	Travel / accessibility / traffic management / parking	
1	Purpose built facility would better integrate with the open space		1	Not central	
2	Hendy street could become more sport focussed with better facilities		1	Public Open space lost and increasingly dysfunctional	
1	Services provided in the area of most need		2	There won't be enough land	
1	Rosewall offers more land for integrated facilities		1	Loss of open space	
1	Would rejuvenate the site at Rosewall		1	Limited willingness of community members to utilise these facilities	Comm outside Ros'l
1	Forces people to travel north (would they come?)		2	Major loss of services and reduction in access to services by Hendy St community.	Hendy St community
			1	Hendy St history	As above
			1	Contradicts Govt / Cogg policy and planning guidelines	



5.0 Social impact assessment... continued

The following table was used to analyse results:

Positive response for any option	OPTION 3	14/ 24 = 58% Localised services for each community with more evenly distributed kinder services giving accessibility to the most vulnerable and those without transport.
	OPTION 4	13 / 24 = 54% Integrate services with centralised (to study area) administration & resources. Increases professional support for the collective.
Negative response for any option	OPTION 1	11/ 24 = 46 % Extra distance for families and children to travel. Up to 2 kms is difficult to walk in seasonal weather conditions. As data indicates; attendance is a concern – distance creates barriers. Primary school children can walk. Pre-school children cannot.
	OPTION 4	13 / 24 = 54% No services in highest need and Rosewall families need to travel to services.
	OPTION 5	13 / 24 = 54% Loses the opportunity to maintain and enhance close links between the Early Years and the school and goes against Government / Council policy. School / Early Years is a natural "gathering" relationship.

The social impact assessment process concluded that:

- The option of focussing all community services infrastructure at either Hendy Street or Sharland Road would not balance the Council requirement to provide for all members of the community whilst addressing the needs of it's most disadvantaged members.
- The challenge of this process was to identify the best mix of infrastructure across both sites.
- The most effective balance would be achieved by developing a facility which supported a range of linked children's services at Hendy Street to capitalise on the proximity to the school. In addition the development of a modern, appropriate facility to support neighbourhood house programs at Sharland Road would both support the most vulnerable in the community and create new links with a children's service at Hendy Street.
- The development of two facilities would reinforce the idea of Corio North as a 'precinct'.



6.0 Action plan

In summary:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

1. Provide for new community infrastructure at both the Hendy Street and Sharland Road site
2. Support the delivery of services and programs as a whole precinct, yet respond to localised identified community strengths, needs and aspirations
3. Share the same built 'style' so that the community sees the buildings as being connected within a precinct.
4. Are based on flexible modular building systems that enable Council to make long term decisions to reconfigure (add, reduce) built space on either or both sites over time
5. Are constructed on the same time line to reinforce the message that the two facilities are linked – this would even extend to opening the buildings at the one event
6. Are supported by a 'place based' community development strategy, governance model and Council resourcing package that ensures local community ownership and engagement, along with interagency collaboration across the precinct.

The following further actions are required to achieve a long term vision for the precinct but are not included in the 'Base' Cost Plan for the project. These actions are outside the original scope of the project and have been costed independently.

- The plans are not dependent on the purchase of the Scout Hall land in Hendy Street but it would be advantageous to use this site as part of the comprehensive vision for the open space at Hendy Street Reserve
- The purchase of the Scout Hall site could be offset by the sale of the Council owned Coolidge Street site as these staff could be accommodated at the new Hendy Street site
- Arrangements to finalise the sale of the former Rosewall Primary School site are understood to be well advanced. Although this sale is not an inhibiting factor on this action plan the development of additional housing would be desirable
- The development of a strategic footpath network would increase active transport options within the precinct
- This plan is also not dependent on the outcome of arrangements for the former Flinders Peak School site, although it is hoped that any development on this site will add amenity to the precinct.



6.0 Action Plan: continued....

Each area of the action plan is further explored below:

One:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

Provide for new community infrastructure at both the Hendy Street and Sharland Road site

This project has assessed a wide range of information. On the basis of this data it is clear that the planning process is not about whether 'one site is a preferred location over the other site' for the provision of community services infrastructure.

Council has a responsibility to support a wide range of community services to the entire community – for example, facilities for neighbourhood houses and services such as Maternal and Child Health. Council also has a responsibility to identify and address the needs of those people most vulnerable in the community. This planning process has highlighted a degree of vulnerability across the precinct with clear indicators of significant disadvantage in the Rosewall estate.

The following action plan achieves this balance by planning for a whole Corio North precinct and carefully locating the most appropriate infrastructure across the two sites, Hendy Street and Sharland Road, in a way that facilitates linkages between programs and services.

The social impact assessment highlights that no service should be located on its own and, conversely, that locating all Council community infrastructure on one site or the other is not an effective response to the identified needs of the community.

This plan is based on the development of one precinct: with two facilities linked by a strategic footpath to encourage active transport links.



Two:

The Corio North Community Infrastructure plan is to deliver council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

Support the delivery of services and programs as a whole precinct, yet respond to localised identified community strengths, needs and aspirations

This area of the action plan relates to the development of an enhanced early learning centre at Hendy Street and a neighbourhood house facility at the Sharland Road site.

6.1 The Hendy Street site:

The design for the enhanced early learning centre at Hendy Street presented below involves constructing a new, modular facility and would include the following amenities:

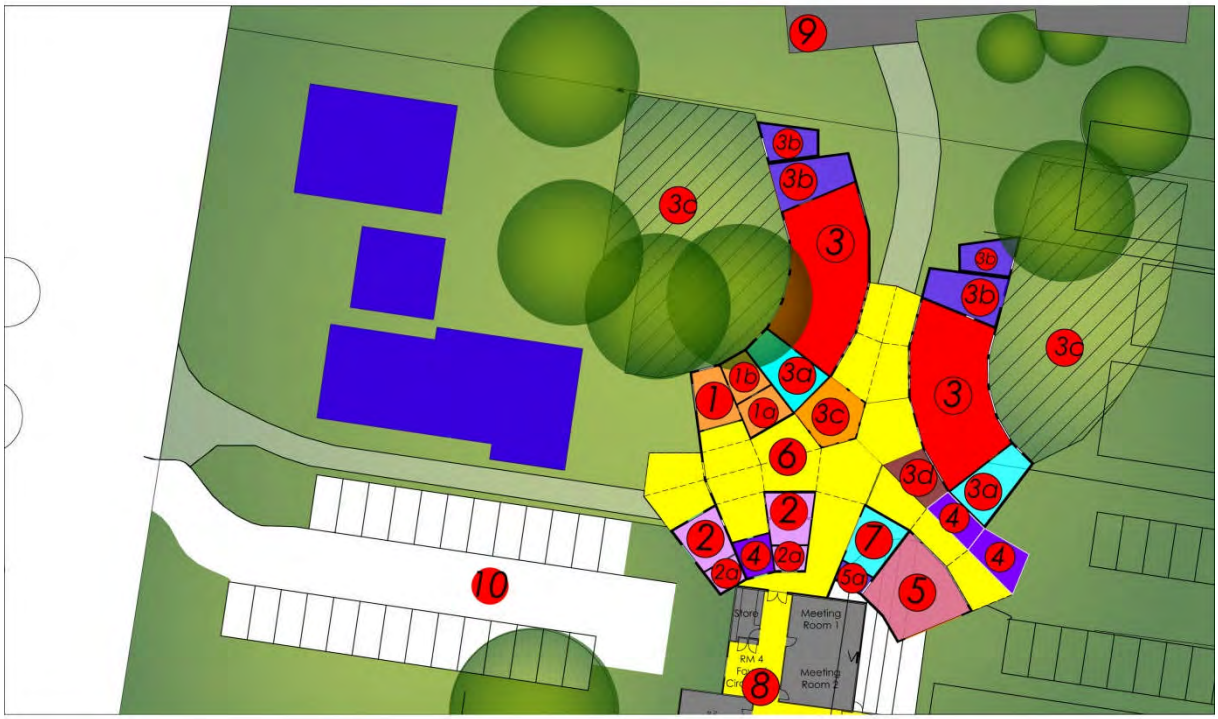
- A learning facility built to the DEECD standards with: two kinder rooms, associated storage, toilets, staff space and play area.
- Space for the Maternal and Child Health services including: two consultation spaces, storage and discrete waiting area
- Place making facilities including: manager's office, staff work area, reception, archive and storage
- Three interview / consultation spaces to ensure community access to specialist visiting services
- Open and engaging community activity space
- Public toilets, general storage and circulation
- Connection to the Hendy Street Hall, which would be integrated into the whole building complex and re-purposed as shared community / recreation space.

NOTE: Detailed requirements would need to be determined with a group of building users. The following plans are sketch designs and reflect the form of facility discussed during consultation within this project.



6.0 Action Plan: continued....

The configuration of the integrated children's services hub at Hendy Street would include:



Proposed plan with room types identified

(1) Reception

(1a) Administration office

(1b) Archive & storage

(2) Maternal and Child Health

(2a) Storage for MCH

(3) Early years rooms x 2

(3a) Early years toilets x 2

(3b) Early years storage x 2

(3c) Early years playgrounds

(3d) Kitchen facilities

(4) Interview rooms

(5) Activity Room

(5a) Storage for activity room

(6) Corridor and "break out" space for integrated activities.

(7) Public toilets

(8) Existing Hendy Street Hall to be integrated with the new facility

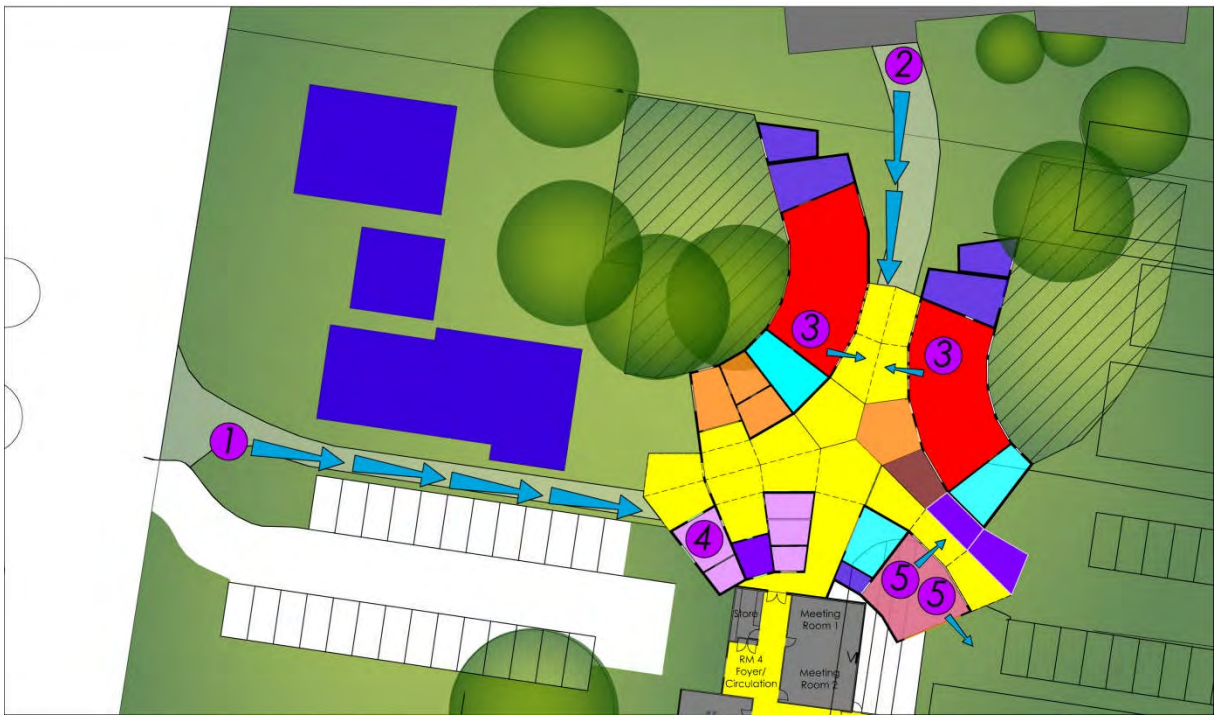
(9) Northern Bay College, Hendy Street Campus

(10) Existing car parking

This sketch plan design equates to 1077 square metres.



A critical feature of this plan is to ensure a conducive service and environment is created for young children and families and to accommodate the provision of a comprehensive and integrated range of relevant services, programs and activities. A further feature of the building layout and its location within the Hendy Street site is the need to maximise the benefits of the adjacent school site. It is understood that Stage 3 of the approved masterplan for the Hendy Street campus has had funding announced in 2013. A significant component of Stage 3 is the construction of a new administration building that is to be located on the southern boundary of the school site. The siting of this building is significant because it provides for clear opportunities to ensure an interface between the school and an integrated children's centre and community facility.



Proposed plan

The development of the design for the Enhanced Early Learning Children's Centre is not contingent on the Scout Hall site being purchased or the removal of the Maternal and Child Health building. The enhanced early years centre has been configured to work within the existing "edges" to the site that comprise:

- The Hendy Street Hall
- The Scout site
- The Maternal and Child Health site
- The primary school site.



6.0 Action Plan: continued....

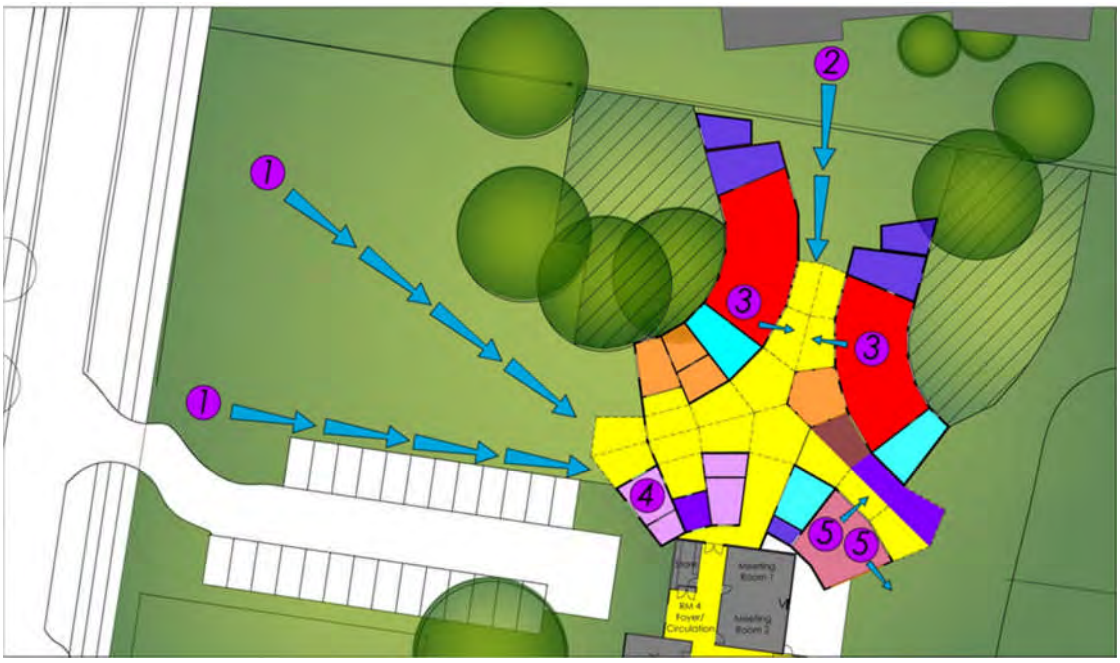
The design has also been developed to work with the current configuration of the car parking. The Cost Plan provided in this document relates to the scope of work identified in this plan, with the addition of pathway linkages between the front of the Hendy Street site and the entry to the enhanced early years centre and between the primary school and the centre. On this plan the pathway are indicated by numbers 1 and 2.

At present the location of the existing Scout Hall and the Maternal and Child Health Centre would restrict the visibility of the enhanced early year centre and the public zone . The removal of the existing Maternal and Child Health Centre building is a clear decision for Council, however, it is understood that the Scouts own the Scout Hall. It is also understood that Scouts Australia have offered to discuss entering into an agreement to access Council facilities at both Hendy Street and Sharland Road with a view to selling the Scout Hall site to Council.

The Maternal and Child Health building has been assessed in the Children's Services Infrastructure Plan as being inappropriate for Maternal and Child Health services as the building only accommodates a single staff person. This is contrary to Council's employment practices.

As noted previously in this report this building is listed in the Council Asset Register as constructed in 1980. The external building element are considered to be in good condition with an average of $18,356 required annually for the next twenty years for maintenance. This is a significant amount of outlay for a thirty-three year old building. A long term life cycle assessment of the building may determine that the building's maintenance and operational costs makes the building unviable.

The diagram provided below simply illustrates what the site could look like if the Maternal and Child Health building and the Scout Hall were to be removed.



Future plan proposal

The diagram above explores this question of the interface between the school and the location of the Council facility. Clearly the integration of the current Maternal and Child Health and Scout Hall sites would improve public and school access to the Council facility.

The location of the Council facility, however, is such that the development of the facility is not contingent on the integration of the Scout Hall site. For example, it would be possible to commence construction of the new facility whilst the sale / purchase of the Scout hall site is being negotiated. Features of this approach are indicated by the numbers on the diagram as follows:

(1) Creating an entry into the integrated children's services hub which also integrates the Hendy Street Hall area and the opportunities for community activity and interaction

(2) Creating a direct connection with the school campus

(3) Creating opportunities for the kindergarten classrooms to extend into the circulation space for additional flexibility to enable one or even both classroom to be opened into the circulation area to create a collective space for performances and larger events

(4) Locating the Maternal and Child Health rooms and the interview / counselling rooms close to the front entry so visitors do not have to go further into the facility if they do not feel comfortable

(5) Ensuring the activity room has the opportunity to expand into the circulation space or open up and connect with the outdoors area for different activities. The circulation space can even be closed off to create an additional temporary room.

Addressing the current clumsy configuration of the Hendy Street site and developing a 'whole of site' vision has been a central requirement of this project and many contributors to the project have commented on the opportunities to make better use of the site, increase active community use of the space and, therefore, improve perceived and real safety for the community.

In line with the recommendation from Council's engineering department the floor level would possibly need to be elevated to mitigate any concerns over flood inundation on the site. The modular system proposed here has incorporated an elevated design for this reason.



6.0 Action Plan: continued….

The initial challenge of the project is to focus on the children's services and community facilities, however, the following indicative vision for the whole site provides a blueprint for progressing other aspects of the site. This plan has been costed outside of the original budget. This broader vision will require additional planning and resourcing.

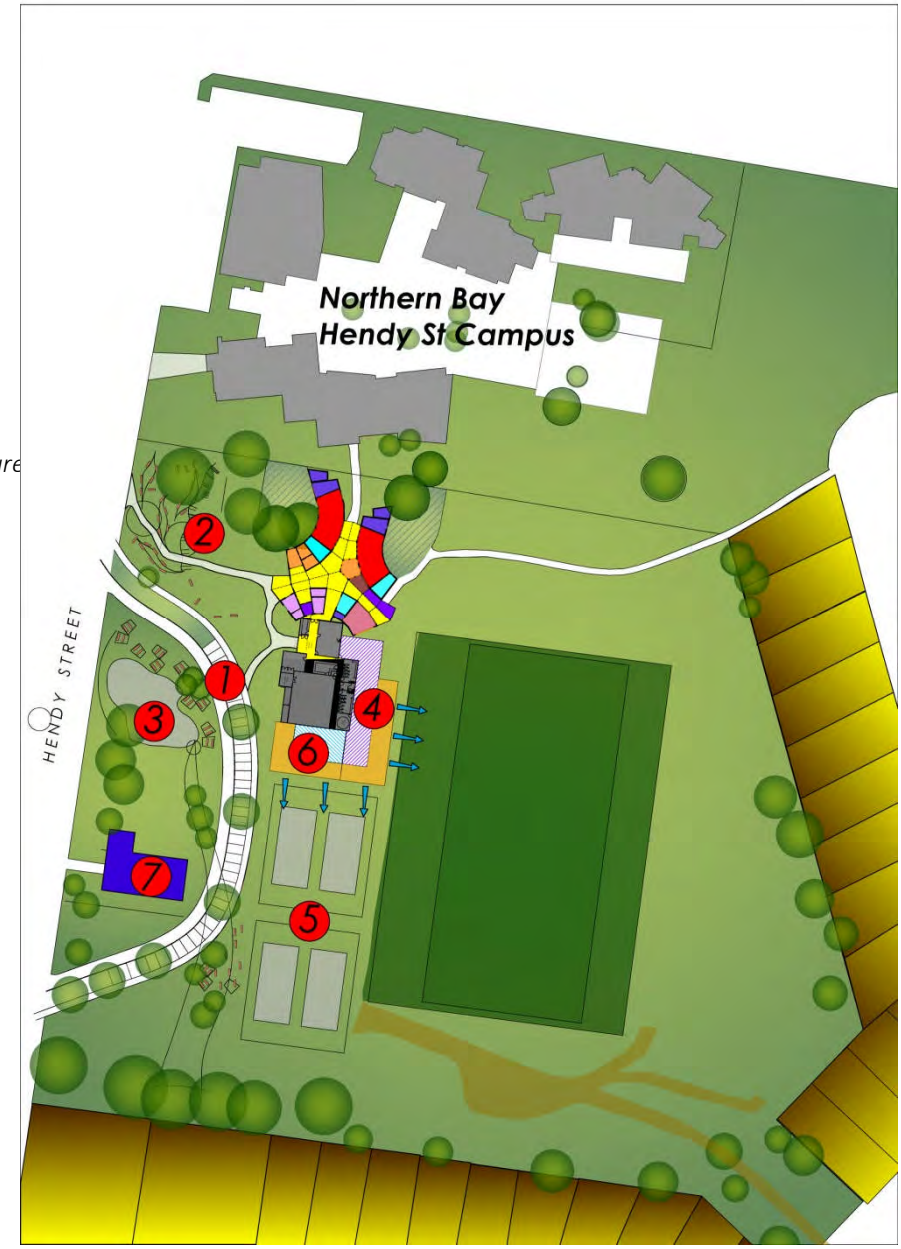
This aspirational plan includes:

(1) Redesign the vehicular access into the site to enable shared parking for all of the functions happening across the site. The narrowness of the access road with parking on only one side restricts the turning circle possible within the asphalt area. It is possible to manage both ends with gates, as is currently done, if the need arises.

(2) The open space created by the removal of the Maternal and Child Health centre building and the Scout Hall creates an opportunity for seating and landscaping that allows people to gather both for the school and for the community facilities – or to simply gather for informal social opportunities.

(3) This space presents an opportunity for a potential destination playground that is accessible independently of the other functions or facilities on the site. Parents and children would be able to use the site for child play independently of the kinder programs.

(4) A repurposed hall would create the additional change rooms required by the Geelong Grid Iron Club or other sport and recreation groups. An extension would include decking so that spectators can watch the grid iron matches or any other sports using the oval.



Future

(5) The potential development of new tennis courts adjacent to the former hall would further support the active use for the site, improving levels of local participation and engagement.

(6) The tennis courts may be supported by an extension to the former hall for rooms that could be used by the tennis club, replacing the tennis club rooms that were burnt down. The extension for the clubrooms includes a decking area for viewing the matches.

(7) It would be possible to either repurpose the William Hovell Kindergarten building to a use such as a Senior Citizens facility or, if not required, demolish this building to enhance the open space.

Assessment of existing infrastructure.

The existing Hendy Street Hall was built in 2006 and is noted in Council's asset register as being in good condition with minimal maintenance requirements. This is a sturdy building but does not present well to the public face. This building can be enhanced through the provision of a linked structure that functions as its alternative entrance. With the cypress trees removed there is sufficient land available to extend onto this structure. The expansion of the facility allows it to perform more functions for a broader cross section of the community.

The William Hovell centre was built in 1980 and has been identified in the Children Services Infrastructure Plan as being able to be expanded. This consultancy does not recommend its extension for a second kinder room as there have been many advantages identified for the Enhanced early years learning centre being located closer to the school. There has been concerns expressed by Council's Sport and Recreation department that to enlarge the building in this location would further restrict visibility between the public realm and the recreation reserve thereby potentially creating the same issues as is so often noted with the Connections Park in Rosewall.

It is therefore the recommendation of this consultancy that the existing building is appropriate to be re-purposed as a senior citizen's facility but the need for this service is yet to be confirmed by Council's Aged and Disability Services. Demolition is a further option if this building is determined to be in excess of Council's requirements. This approach, to some extent, would enhance the public open space.



6.0 Action Plan: continued....

6.2 The Sharland Road site:

The Structure Plan for Corio Norlane provides clear direction for the future of this site.

This project has considered options for extending and refurbishing the existing building. The investigation of Council's asset register has called into question the quality of the existing building. Anecdotally it has been identified that part of the existing facility comprises temporary structures. It is therefore considered that the existing building should be replaced.

The social impact assessment process revealed that virtually all stakeholders regard the facility to be tired, poorly laid out and inhospitable through its lack of permeability.

The Rosewall Neighbourhood Centre straddles the properties owned by City of Greater Geelong and the Department of Education and Early Childhood Development. The Structure Plan refers to a "land swap", which is currently well underway. The outcome of this initiative will be to clarify the available site for Council's needs, create improved opportunities for new housing and improve the passive surveillance of the open space.

The design presented below caters for this scenario in simple stages. The design involves constructing a new, modular facility to the north of the current neighbourhood house building.

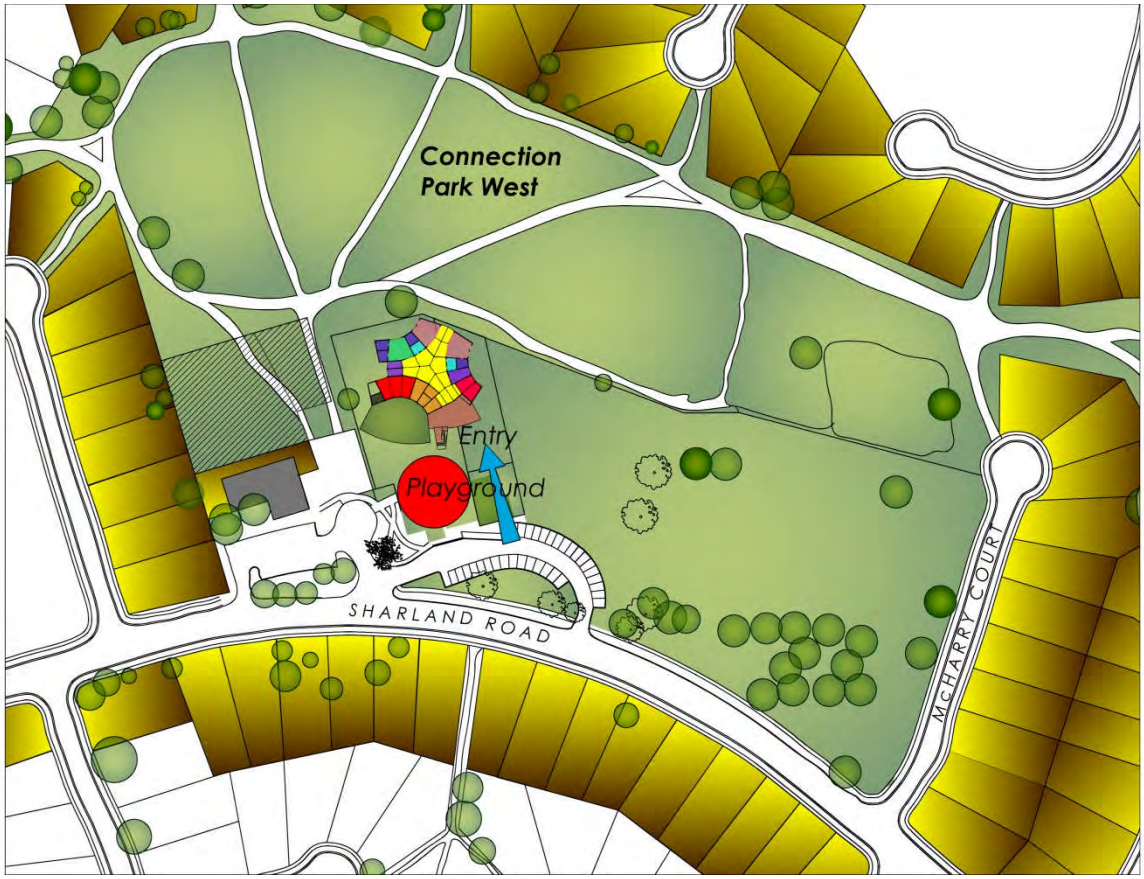


Stage 1. Construction of new facility

Building a new facility enables the neighbourhood centre program to continue with minimal interruption during the construction/ installation of the new facility. The current neighbourhood house facility would be demolished when the new facility is completed and available to the program.

The removal of the current neighbourhood house building would then enable the playground that exists in Connections Park (west end) to be relocated to this part of the site. This location connects more directly with the public and active space at the front of the Neighbourhood Centre. There is also the potential for this playground to be further developed into a significant playground space in the future that would expand the age range that can engage with the facility.

This configuration of spaces creates the opportunity for a café space to open both towards the playground and the entrance of the neighbourhood house. The "café" facility is not proposed to be a commercial venture. The café is part of the hospitality training program and it is envisaged that this training program can expand its application to key functions the neighbourhood centre runs; for example, "Going Potty" and community lunches.



Stage 2. Demolition of existing facility and existing playground relocated



6.0 Action Plan: continued....

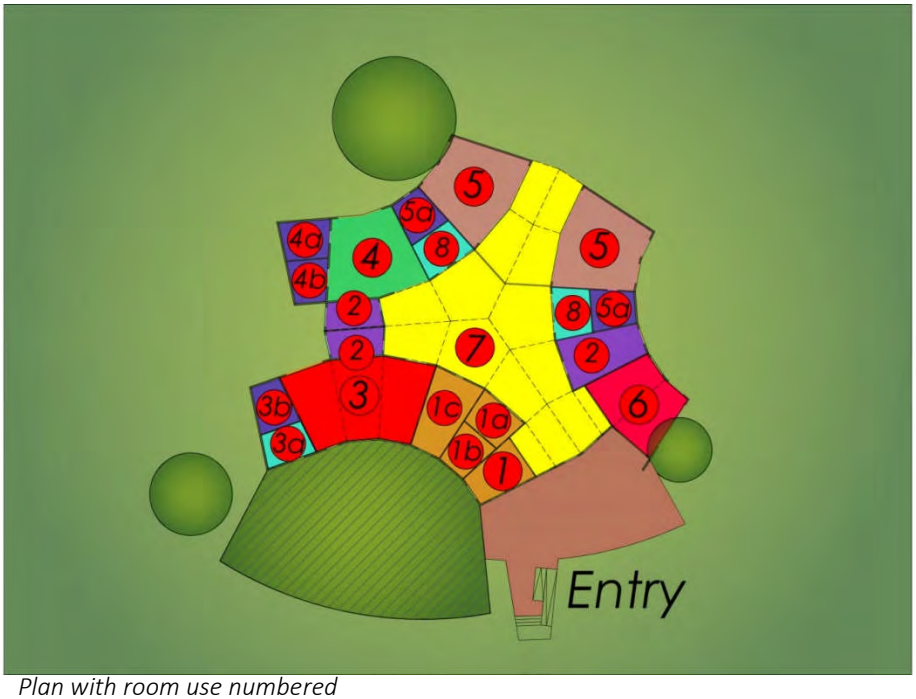
The design has also taken into consideration the impact that the development of new roads and housing (as outlined in the Structure Plan) could have on the appropriateness of the siting of the new building. The position of the building and entrance allows it to work from the entry off Sharland Road as well as working with the reconfigured roadway once the DEECD land is developed.



Future scenario

In addition, these features would ensure a visible, open and accessible entrance to the Rosewall Neighbourhood Centre program with improved connection to the shop, new housing, Sharland Road and the open space.





Plan with room use numbered

The existing Rosewall Neighbourhood house building is 595 square metres. The proposed new building is 881 square metres. The original Facility Schedule developed in 2011 indicated that the Rosewall Neighbourhood Centre required 1,075 square metres to run the programs identified at that time (independent of the kindergarten facility). The emphasis of this design is about creating flexible space and it is considered that with true flexibility (inclusion of operable walls and lockable storage/ desks in the corridor that the amount of built area can be reduced to 881 square metres and still cater for the requirements of the neighbourhood centre. More of that is discussed with the diagram on the following page.

The spaces provided include:

(1) Reception

(1a) Manager's office

(1b) Archive store

(1c) Staff and sessional trainers work space

(2) Three interview rooms, one larger to accommodate a group meeting

(3) Activity space 1

(3a) public toilets

(3b) Storage space

(3c) Staff work space with links to the children's room

(4) Pottery room

(4a) Kiln room

(4b) Storage for pottery

(5) Two activity rooms

(5a) Storage spaces for each activity room.

(6) Commercial hospitality training kitchen. The kitchen is linked, via counters that can serve to the interior circulation space of the building or to the outdoor decking area.

(7) Flexible circulation space that can also be used as "break-out" space and informal / formal gathering. It would be possible to have computers set-up in this area and used as an internet / informal dining area.

(8) Publicly accessible toilets



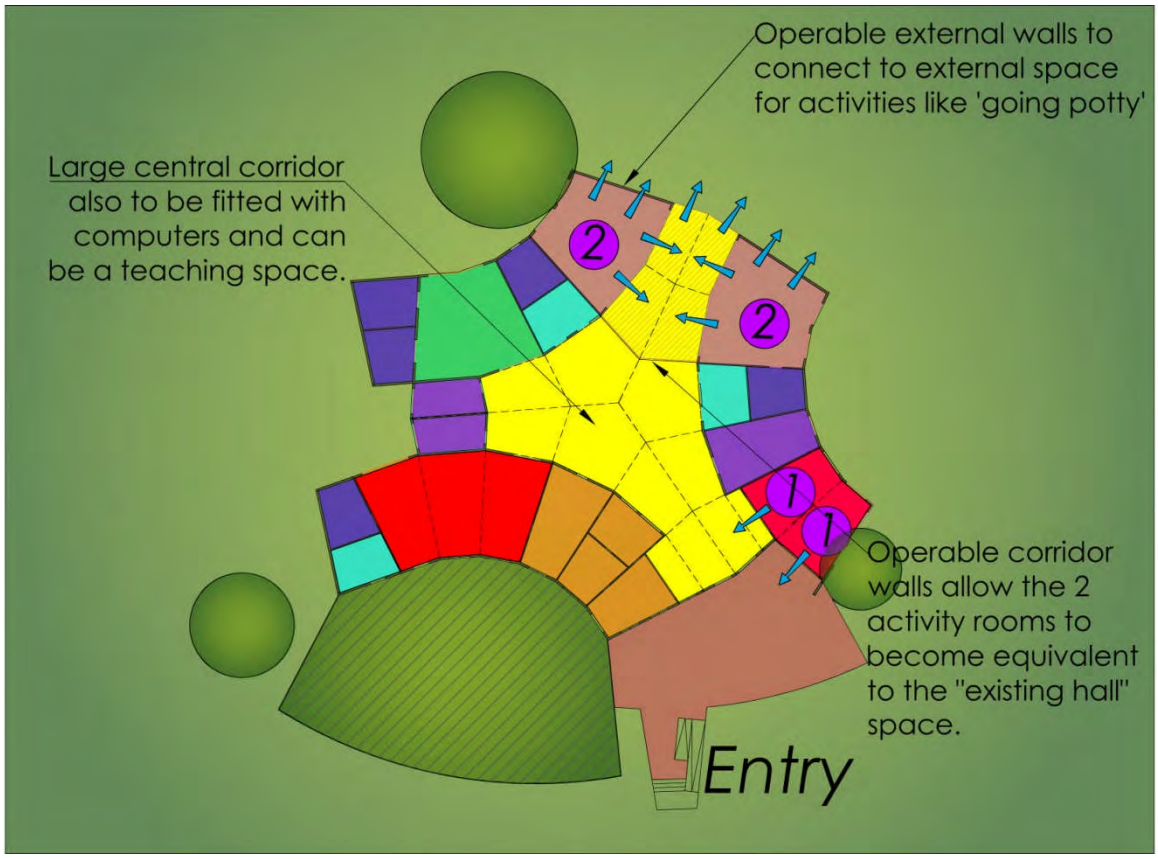
6.0 Action Plan: continued....

The following plan illustrates the flexibility of the designed layout:

(1) The kitchen is linked to both interior circulation space and the outside decking enabling a range of formal and informal dining arrangements to extend the type of hospitality training for the students.

(2) The activity spaces can be used independently or can open out into the central circulation space to create one large room, or one larger room and one smaller room with the aid of dividing doors that can be pulled across the corridor. The location of the activity rooms also allows them to connect with the external space. The intention is that for functions like the "Going Potty" festival the whole building can be opened to work more like a marquis than a conventional building. The storage is located on the external wall so that it could be accessed externally as well as internally for programs such as the Scouts.

All rooms are designed to maximise flexible connection with the central circulation space as required by a diverse range of activities. The flexible, modular approach enables other configurations, which could be explored during consultation with user groups for the facility in the next phase – for example, it may be preferred that the southern activity room move to the north side and the pottery room to the east.



Proposed plan

The costing for this area of the action plan has been undertaken in detail in two 'stages':

Stage 1	The construction of the two facilities at both Hendy Street and Sharland Road: construction of buildings, playgrounds for children's services, tree removal and general landscaping	These works have been costed within the existing Council projected budget plus anticipated grants from other sources
Stage 2	The broader development of the Hendy Street area including reconfiguring car parking along one-way access, extension to the Hall for change rooms and club rooms, construction of amenity such as new tennis courts, any refurbishment of the current William Hovell building (if retained) and a significant public playground for the site	These works are clearly not within current projected Council budget and at this stage represent a 'vision' for the Hendy Street area

Council has commissioned detailed costing analysis of both stages.



6.0 Action Plan: continued....

Three:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

Share the same built 'style' so that the community sees the buildings as being connected within a precinct.

This aspect of the action plan reinforces the linking of facilities and programs across the precinct by ensuring that 'companion' buildings are designed and constructed.

The buildings would not be the same, as they perform different functions; however, the 'body language' of the buildings would be similar, with common entrance features and predictable internal layout.

The buildings would be designed using a set of modular component's (see the action plan area #4) and the two buildings would be designed using the same modules.



Four:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

Are based on flexible modular building systems that enable Council to make long term decisions to reconfigure (add, reduce) built space on either or both sites over time

The recommendation of a modular concept for the two buildings proposed for Hendy Street and Sharland Road is directly in line with the Sustainable Building Policy of the City of Greater Geelong. By creating a high quality building system that enables buildings to be placed where they are needed and moved on when they are not ensures:

- Reduced demand for limited and non-renewable resources such as, water, materials and fossil fuel based energy
- Reduced greenhouse gas emission
- Reduced pollution, toxic by-products and waste production

The components option available within the modular system are designed to provide options about:

- Maximising use of natural light
- Water catchment and management
- Energy efficiency through cladding and glazing systems
- Sustainability through accessible services
- Add-on components that enable biodiversity and the linking of the environment and the building

As stated in Council's Asset Management policy "Service delivery drives Asset Management practices and decisions". In line with this – there has been many discussions over the course of this project about the changes that could be seen in the study precinct over the next ten years and beyond with the requirements for services and programs changing. There has been a willingness within the Project Working Group and the Reference Group to enable the built solution to respond to the potential changes in the future.

Designing and constructing buildings based on a set number of predictable 'modules' is a practical approach to ensuring long term flexibility.

The layout and configuration of the entire building can be altered as modules can be added or removed and used elsewhere with far greater flexibility that conventional building systems.



6.0 Action Plan: continued....

This approach to buildings is not temporary, the structures are flexible but designed for sustained long term usage – there is no implication that this approach would be inferior to a permanent structure.

The use of modular construction is a long term decision for Council as the initial cost penalty (in the realm of 10%) is only outweighed once a reasonable number of buildings have been constructed over a number of years. It is only at this time that the capacity to easily move parts of buildings delivers cost and flexibility benefits. It is understood that Council would need to undertake a long term feasibility study before taking this construction approach for the Corio North Community Services Infrastructure Project.



Five:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

Are constructed on the same time line to reinforce that message that the two facilities are linked – this would even extend to opening the buildings at the one event

This aspect of the plan is simple.

Planning for both buildings can occur concurrently and yet budgeting and costing can be arranged separately to support application processes for different funding streams from a range of funding sources.

There are cost benefits to be considered in the construction of common modules for both buildings and further cost benefits during the on-site construction period.

Finally, the development of both sites along the same timelines would clearly reinforce messages to the community and agency partners that council is deploying a place based approach to the whole precinct.

It is understood, however, that the construction timeline may be affected by factors beyond the control of Council. This may include timeline requirements associated with grant funding. In this situation the strategy of constructing both buildings at the same time would not be possible, which would have negligible overall effect on the project.



6.0 Action Plan: continued....

Six:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

Are supported by a 'place based' community development strategy, governance model and Council resourcing package that ensures local community ownership and engagement, along with interagency collaboration across the precinct

People make places, not buildings.

This community infrastructure plan has focussed on the characteristics of key buildings for the Corio North precinct. The location, layout and feel of the buildings will play a role in the development of the whole precinct but the support of community development strategies, an effective approach to governance and resources to manage facilities are critical success factors.

This approach to place based thinking includes initiatives such as:

- Collaborative actions that involve the community and agency partners in strengthening the liveability of the precinct and addressing identified need
- 'Social procurement' practices that ensure local people are employed during the construction and operation of the facilities and the delivery of services
- Development of a comprehensive, community based governance and management model that engages community members and agency partners, working alongside Council, to leverage the development of the facilities to create new opportunities for improved approaches to community participation, service co-ordination and improved community outcomes

These place based community development activities will play a significant role in the delivery of the full project and should commence as soon as possible to support the community to manage the changes of the past and to shape the future for the precinct.



Further elements to the plan

The action plan has been developed to achieve the initial goals of ensuring basic community services infrastructure can be developed within existing Council budgeting structures. There are other considerations and actions that would further contribute to the longer term, more visionary aspects of the plan:

- The purchase and integration of the current Scout Hall at Hendy Street provides opportunities for the community, Scouts Australia and Council. Local and regional Scouting plans include aspirations to further re-energise the program in the area, potentially in both the Hendy Street and Sharland Road sites, as the movement see the provision of scouting activities as a practical response to the identified community vulnerabilities for children and young people. During the development of this plan representatives of Scouts Australia have indicated a willingness to discuss some form of shared use agreement for developed Council facilities and the sale of the current Scout Hall site to Council. This is a positive opportunity for the overall development of the site, however, the commencement of the development of the enhanced early years centre is not contingent of Council ownership of this property.
- A Council owned facility in Coolidge St has been identified a surplus to requirements under this plan. The site is not well located or appropriate for re-purposing and local Council staff, for example Community Development staff, could be located in the new facility in Hendy Street under this plan. The sale of the Coolidge Street site is directly beneficial to the overall project.
- It is understood that arrangements to reconfigure the Sharland Road site by swapping Council and Department of Education and Early Childhood Development land is underway at time of developing this plan. It is also noted that the former Rosewall Primary School site is for sale, as outlined in the Council Structure Plan. It is hoped that the development of this site would provide for new residents seeking to move into the suburb and also deliver much needed passive surveillance of the Connections Park area. This development would be a direct positive benefit to the overall plan for the site. The development of a new neighbourhood house outlined in sketch form in this plan is currently sited to straddle land that would be “swapped” to Council. There is, however, the possibility that the siting and even orientation of the building design could be altered if it were necessary to build on existing Council land in some unknown scenario where the land swap was no longer possible. Although the lot size of 36-38 Sharland Road is narrow the site could accommodate a new neighbourhood house facility, if required. It is hoped that this contingency will not eventuate.
- The future of the former Flinders Peak school site has also been discussed during this project. Although outside the scope of this project it is hoped that any future development of this significant site would further contribute to the overall amenity and liveability of the precinct, as outlined in the Structure Plan.



6.0 Action Plan: continued....

- This plan focuses on the delivery of two community services facilities to provide services to the community across the precent / suburb. The plan has also highlighted opportunities for longer term development of both sites, particularly the Hendy Street site. Whilst outside the scope of this project for detailed consideration there are clear opportunities that would require further planning work within Council and the community on issues such as traffic management, best use of open space, active transport and community development. It is hoped that this plan will provide a foundation for further exploration and investment by a range of Council departments in the pursuit of an overall approach to the Corio North precinct.



7.0 Conclusion & acknowledgements

The Corio North Community Services Infrastructure plan is one of many Council, community and government initiatives to improve the amenity and liveability of the northern suburbs of Geelong.

This plan has focussed on the infrastructure required to provide for neighbourhood house programs and early years services by providing a vision for Council to establish two facilities that would be linked by a strategic footpath network, place making initiatives and a suite of connected programs that would connect people of all ages within their community.

This project would not have been possible without the keen interest of many people who have contributed ideas and specialist knowledge and the consultant team thank all stakeholders for both time and commitment to this project.

Members of the Project Control Group for this project have been:

Ms	Jenny	McMahon	General Manager	Community Services
Ms	Linda	Quinn	Manager	Family Services
Mr	Paul	Jamieson	Manager	Community Development
Mr	Paul	Jane	Manager	Sport and Recreation
Ms	Genevieve	Twyford	Project Manager	Community Development



7.0 Conclusion & acknowledgements: continued....

Project Control Group members acknowledge and thank the members of the Project Reference Group who have provided local knowledge and invaluable input.

Members of the Project Reference Group have included:

Ms	Bev	Brown	Manager	Rosewall Neighbourhood Centre Inc
Mr	John	Holliday	Chairperson	Rosewall Neighbourhood Centre Inc
Ms	Tina	Martin	Managing Director	Geelong Kindergarten Association Inc
Ms	Catherine	Wilson	President	William Hovell Pre-school Inc
Mr	Greg	Ince	President	Corio Football & Netball Club Inc
Ms	Rebecca	Veitch	Club Representative	Corio Cricket Club Inc
Mr	Layke	Rossiello	President	Bay City Buccaneers Gridiron Club Inc
Mr	Fred	Clarke	Principal	Northern Bay College
Mr	Steve	McNamara	Campus Principal	Northern Bay College - Hendy Campus
Ms	Michelle	Lowe	Regional Representative	Dept of Education and Early Childhood Development
Ms	John	Murray	Regional Representative	Dept of Human Services
Ms	Virginia	Todd	Social Engagement	Dept Planning and Community Development
Ms	Tracey	Currie	Chief Executive Officer	Wathaurong Aboriginal Cooperative
Mr	David	O'Connor	Principal	St Francis Xavier Primary School
Dr	Mark	Kennedy	Chair	Corio Norlane Development Advisory Board
Ms	Susan	Parker	Health Promotion	Barwon Health
Ms	Lisa	Demajo	Coordinator City Learning & Care	City of Greater Geelong
Ms	Jodie	Bath	Rosewall Kindergarten	City of Greater Geelong
Mr	Wayne	Gunn	Regional Commissioner	Scout Association of Australia



7.0 Conclusion & acknowledgements: continued....

The Project Control Group also acknowledge the group of Council staff who have provide specialist and professional input into the development of this plan.

Members of the Project Working Group have been:

Ms	Liz	Coles	Coordinator Community Facilities	Community Development
Ms	Liz	Wood	Social Planner	Community Development
Mr	Peter	Schembri	Senior Strategic Planner	Strategic Planning
Ms	Cathy	Walker	Place Manager	Community Development
Mr	Steve	Singline	Community Development Project Officer	Community Development
Mr	Frank	Giggins	Family Services Co-ordinator	Family Services
Ms	Maree	Crellin	Coordinator Community Child Health	Family Services
Mr	Stephen	Parker	Coordinator Recreation & Open Space	Recreation & Open Space
Mr	Lindsay	Allan	Manager	Corporate Strategy & Property Management
Mr	Steve	Williams	Coordinator Capital Projects	Capital Projects
Mr	Ron	Lincoln	Senior Technical Officer	Corporate Strategy & Property Management
Ms	Vicki	Shelton	Coordinator Infrastructure Management	Engineering Services

End of document



6. HENDY STREET FAMILY AND CHILDREN'S CENTRE

Portfolio:	**Community Development – Cr Fisher**
Source	**Community Services / Family Services**
General Manager:	**Jenny McMahon**
Index Reference	**Subject: Community Services / Family Services Planning**

Purpose

The purpose of this report is seek endorsement from Council on the project scope for the development of a family and children's centre at Hendy Street, Corio and for Council to authorise officers to make submission for funding from the Department of Education and Early Childhood Development (DEECD) for $1.6 million towards the project.

Summary

- The concept of a family and children's centre at the site in Corio has been endorsed by Council in the report Future Provision of Community Services Infrastructure in Norlane/Corio, in November 2010. The proposed facility will replace the previous facility at Rosewall which was burnt down in 2011, incorporate the existing MCH and William Hovell Kindergarten, and allow for expansion of services for this community.
- The proposal to develop the Hendy Street Family and Children's Centre is a key finding of the Corio North Community Services Infrastructure Plan, which has been developed through extensive consultation with the community, key stakeholders and community groups.
- It is proposed to build a new family and children's centre adjacent to the Northern Bay College P–8 School in Hendy Street, Corio that will include: two early years rooms to provide services such as kindergarten, playgroup or occasional care; along with a multi-purpose room, consulting rooms for Maternal and Child Health (MCH) and other family support services such early intervention services.
- Grants are available through the State Government for integrated children's centres and Council. In December 2013, an expression of interest was submitted to DEECD for a $1.6 million grant towards the proposed centre. In late January 2014 DEECD invited Council to develop a full proposal for consideration.
- The proposed location of the new family and children's centre at Hendy Street, will link closely with the Hendy Street campus of the Northern Bay Secondary College, Hendy Street Hall, scouts and adjacent recreation and open space.
- The estimated gross capital cost of the project is $4.7 million. Funding for the project has been included in Council's four year Resource Plan as detailed in City Plan 2013-2017.
- Discussions in regard to governance of the facility and responsibility for service provision are progressing and will be the subject of a future report to Council.

Cr Fisher moved, Cr Ansett seconded -

That Council authorise officers to proceed with the:

1) **development of the Hendy Street Family and Children's Centre, which includes two kindergarten rooms, five consulting rooms, a multi-purpose room and ancillary areas;**

2) **submission to DEECD for a contribution of $1.6 million.**

3) **Carried.**

Background

In November 2010 Council endorsed the concept of developing an integrated community facility on the proposed site at Hendy Street, in the Future Provision of Community Services Infrastructure in Norlane/Corio report.

The proposed new family and children's centre will replace the existing William Hovell Kindergarten located at the site as well as replace the Rosewall Kindergarten, which was destroyed by fire in 2011. This service is currently operated at the Wathaurong Children's Centre until such time that the new facility is completed.

Consistent with existing policy directions, the proposed site of the new family and children's centre provides the opportunity to co-locate services with the Northern Bay College P–8 School in Hendy Street and to create a more integrated streamlined service for families and children.

The school has previously indicated strong and enthusiastic support for the potential development of an integrated family and children's centre on the proposed site, which would complement and extend their existing education and community programs.

The location of the proposed new Hendy Street Family and Children's Centre is a key recommendation of the Corio North Community Services Infrastructure Plan. The Plan has had extensive community consultation and aims to provide future direction for the delivery of community services to the Corio North area. The Plan considered a range of service needs and facilities in the area including Rosewall Neighbourhood Centre, MCH, kindergarten and early years services, community garden, plus community meeting spaces. The Plan aims to maximise access to services as well as ensure co-location, integration and multi-use.

At this stage it is not proposed to include a long day care service within the scope of the new centre. Current service information suggests that the need for child care in the Hendy Street area is being met through existing service provision.

The operational model for the new centre is being developed and will be the subject of a further report to Council.

Discussion

The need for integrated services, particularly for families with young children has been clearly articulated in previous reports to Council.

Contemporary community facility planning and service development practices in children's services has shifted away from the provision of single purpose buildings to the development of multi-purpose facilities, which incorporate a wide range of compatible and complementary services and programs.

Integrated children's centres, partially funded by the state government, are expected to provide a range of services that include long day care, kindergarten, MCH, along with provision for early intervention and family support services.

Services to be included in the design and delivery of the new centre are as follows:

- Kindergarten – two rooms and outdoor playground areas (including kitchen, toilets, and storerooms) licensed for up to 66 children (including groups for four and three year old children)
- Maternal and Child Health (MCH) – two consulting rooms, waiting room, and storage areas
- Multi-purpose room – for group programs (playgroups, new parent groups, occasional care, and early intervention programs)
- Consulting rooms – three flexible consulting rooms for the delivery of child and family support services, paediatric allied health, clinical and therapeutic services for children and families
- The new centre will provide enhanced capacity for the delivery of kindergarten, MCH and family support services beyond the capacity provided by the current facilities. The new facility will accommodate provision for occasional care if local needs require this in the future.

The destruction by fire in 2011 of the Rosewall Kindergarten and closure of the Rosewall Primary School and Flinders Peak Secondary College have impacted on the community and local service provision. The planning and development of new facilities will provide a boost for the local community and enable a range of improved services, programs and activities to be delivered in the local area.

The relocation and expansion of services at this site will encourage strong relationships within the services working with local children and families and will provide a safe stimulating and nurturing environment for children that facilitates their development and actively encourages their potential.

The catchment area of the proposed family and children's centre is recognised as an area of socio-economic disadvantage with relevant demographic indicators identifying higher proportions of young children being developmentally vulnerable in the Corio North area compared with average local, state and national benchmarks.

The design of the centre combined with governance and management arrangements will act as vehicles for integrated planning and delivery of multi-disciplinary services and activities, enabling parents, children and community members to join together to plan, develop and be part of activities that are comprehensive, local, child centred, welcoming, responsive, non-judgemental, inclusive, sustainable, and, most importantly, engaging.

Environmental Implications

There are no known environmental implications associated with this project. Environmental Sustainable Design principles will be incorporated into the detailed design of the facility, consistent with contemporary quality and design principles and requirements.

While the proposed facility will be designed to maximise environmental benefits, any costs provided do not include environmental features over those that are required by the building code.

Financial Implications

The cost of the capital project is estimated to be approximately $4.7 million.

An amount of $4 million is included in Council's Four Year Resource Plan for the Hendy Street project.

As a result of the fire at Rosewall in 2011 Council received a $1.19 insurance payout to be utilised to redevelop family and children's services in the local area. Should Council be successful in achieving the $1.6 million DEECD grant, the net cost to Council for the project will be $1.91 million.

The net additional operating cost to Council of the new facility is expected to be in the order of $6,000 per annum, dependant on centre utilisation and management arrangements. This will be the subject of a further report to Council.

Policy/Legal/Statutory Implications

The project is consistent with federal, state and local government policy in relation to the development of integrated children's services.

The proposal is also consistent with key objectives contained within Council's Municipal Early Years Plan, Creating Communities for Children, and the Structure Plan for Corio Norlane, along with previous community infrastructure plans endorsed by Council.

This project aligns with, and closely complements existing developments in the area in relation to the Corio Norlane Education Regeneration Project, Extended Schools Hub Project, and Department of Human Services' Building for the Future Urban Renewal Project.

Alignment to City Plan

The draft plan supports previous planning undertaken in relation to community infrastructure provision as a priority for the City of Greater Geelong and local communities. The project is identified for funding as part of Council's Four Year Strategic Resource Plan.

Community consultation with regard to infrastructure provision is in accordance with City Plan strategic directions – 'Community Wellbeing' and 'Sustainable Built and Natural Environment'.

Officer Direct or Indirect Interest

Pursuant to Section 80(c) of the Local Government Act 1989, no Council staff involved in the preparation of this report have a direct or indirect interest in the matter to which this report relates.

Risk Assessment

There is a risk to Council's reputation if it is unable to provide essential early childhood services to the Corio North/Hendy Street community.

Existing facilities in the area provided by Council for children and families do not meet quality and service requirements, with previous reports recommending replacement of these facilities.

The nature of existing service facilities in the area results in staff working in an isolated environment, which increases exposure to potential occupational health and safety risks that are difficult to address or mitigate in the current service locations.

Social Considerations

The provision of strong and effective support to children and families in the early years of children's development and family formation are widely recognised as having significant long-term benefits and implications for children's early development, family participation and community wellbeing.

Provision of high quality services, facilities and environments that support and encourage positive participation and access by children and families have been identified as being critical to improving children's early development outcomes, addressing disadvantage, reducing family isolation and contributing to the creation of more vibrant, cohesive and prosperous communities.

Human Rights Charter

Human rights have been considered in the development of the plan, particularly in relation to the 'right to protection of families and children' and the 'right to take part in public life'.

Consultation and Communication

Council's Community Development and Family Services Departments will be responsible for communicating and reporting on the information contained within this report.

7. OCEAN GROVE COMMUNITY CENTRE HUB DEVELOPMENT UPDATE

Portfolio: **Community Development – Cr Fisher**
Source **Community Services / Community Development**
General Manager: **Jenny McMahon**
Index Reference **Property: 1-11 John Dory Drive, Ocean Grove**

Purpose

The purpose of this report is to provide an update on the development of the Ocean Grove Community Hub and to advise Council of an application to Regional Development Victoria's 'Putting Locals First' funding to enable the scope of the project to be expanded at no additional cost to Council.

Summary

- At its Council meeting on 24 May 2011, Council approved the relocation of the Ocean Grove Neighbourhood Centre (OGNC) from The Parade, Ocean Grove to John Dory Drive, Ocean Grove at a cost of $950,000.
- On completion of the new OGNC, it is intended that the redundant property at The Parade will be sold.
- Detailed design and consultation has been finalised. During the consultation phase the OGNC sought to increase the scope of the project to address growth of the service and the need to achieve flexibility of community spaces.
- The OGNC requested that Council seek State Government funding to enable the increase in project scope to be achieved.
- An Expression of Interest (EOI) has been submitted to Regional Development Victoria (RDV) for the 'Putting Locals First' grant for $500,000, which is the amount needed for the additional scope of works.
- If the EOI is successful, a full application will need to be submitted.
- Design development and tender documentation is currently being completed with construction anticipated to commence in May 2014.
- The additional cost of the increased scope of the project will be funded externally and will result in no additional cost to Council.
- If additional funds are not realised the project will be re-scoped to the available funds.

Cr Farrell moved, Cr Fisher seconded -

That Council notes the:

1) **submission to Regional Development Victoria for funding through the 'Putting Locals First' grant program for $500,000 towards the development of the Ocean Grove Neighbourhood Centre;**

2) **progress of design development, including the increased scope, for the extension and refurbishment of 1 John Dory Drive for the Ocean Grove Neighbourhood Centre, the increased project scope to be at no additional cost to Council.**

Carried.

Background

In 2011, Council approved the relocation of the Ocean Grove Neighbourhood Centre (OGNC) to the former Surfside Children's Centre and committed funding of $950,000 in 2013–2014 for its redevelopment. The Surfside Children's Centre became the Ocean Grove Integrated Children's Centre, which opened in January 2014.

The current OGNC is located in The Parade, Ocean Grove. The current facilities are no longer considered suitable for the delivery of contemporary community service delivery. The development of the new Ocean Grove Integrated Children's Centre, and the subsequent vacating of the former Surfside Children's Centre provided an opportunity for the OGNC to relocate to new premises which could be redeveloped to better address the needs of the local community.

A concept plan was developed, in consultation with the OGNC committee and staff, for the extension and refurbishment of the community facility. During the consultation phase, the OGNC requested that an increased scope be considered to enable additional training and education spaces. As this would increase the cost of the project, the OGNC requested that Council seek funding of $500,000 from the State Government through Regional Development Victoria "Putting Locals First" to complete the project.

An expression of interest was submitted and Council is awaiting the outcome of this stage of the process.

It has been agreed with the OGNC that if additional funding for the increased project scope is not available then the project will be completed to the original budget, or the level to which funding has been made available.

Discussion

The Ocean Grove Neighbourhood Centre (OGNC) caters to a rapidly growing community and provides very successful programs from facilities in The Parade, Ocean Grove. The OGNC currently provides:

- Community space for hire for 13 community organisations (five additional groups are currently unable to access community facilities in the township) including -
    - Three job service agencies operating in the community centre
    - One counselling service
    - Three support groups
    - Six community groups
- Community development projects
- Youth programs
- 130 pre-accredited and hobby courses
- 20 courses on the scope of registration being delivered into 15 neighbourhood centres in the Barwon South West region
- Two full time staff, four part time staff
- 13 volunteer committee members
- 12 volunteer community members for reception
- 16 volunteer community members for specific roles
- Auspice Ocean Grove community garden.

The concept plan has been developed with three options, which are dependant on funding available.

Option 1	$950,000	includes original scope of limited expansion and refurbishment of original building
Option 2	$1.2 million	includes original scope, plus extension to meet program needs
Option 3	$1.4 million	includes original scope, plus extension including two additional meeting rooms for RTO activities

Design development and tender documentation is currently being undertaken, with construction anticipated to commence in May 2014. An EOI has been submitted to RDV. Council officers will prepare the application upon approval from RDV to proceed to full application.

Sale of the property at 91 The Parade can proceed following relocation of the neighbourhood centre and is anticipated to realise approximately $750,000.

In addition to the improved infrastructure, service delivery improvements and social benefits derived from this project, REMPLAN Modelling indicates immediate and ongoing economic benefits as follows:

It is estimated that the $1.4 m building works and fit out scheduled for 2014 will:

- Inject $3.393m into the regional economy ($1.4 m of direct output and $1.930m of indirect output due to the flow on industrial and consumption effects)
- Create an estimated 11 jobs for the duration of the build in 2014 (four direct jobs and another seven jobs elsewhere in the regional economy due to the flow on effects)
- Increase total wages and salaries by $0.652m in the initial year for the region
- Contribute $1.236m to Gross State Product (or value-added).

It is estimated that ongoing employment directly related to neighbourhood centre and Registered Training Organisation (RTO) service (one EFT and 21 casual trainers) delivery will:

- Inject $5.024m into the regional economy ($2.451m of direct output and $2.57m of indirect output due to the flow on industrial and consumption effects)
- Create an estimated 32 jobs (21 direct jobs and another 11 jobs elsewhere in the regional economy due to the flow on effects)
- Increase total wages and salaries by $2.091m in the initial year for the region
- Contribute $2.985m to Gross State Product (or value-added).

Environmental Implications

Environmentally Sustainable Design outcomes have been incorporated into the design.

Financial Implications

Council has committed $950,000 to the project. No additional funds are requested of Council to deliver the re-scoped project. Funding provided by RDV and/or the OGNC will enable the delivery of the re-scoped project.

Policy/Legal/Statutory Implications

All planning and policy implications in regards to the delivery of the project will be managed as part of the capital project.

All funding will be managed in accordance to funding and service agreements.

Alignment to City Plan

The project aligns with the objectives in City Plan in that community wellbeing objectives are achieved through lifelong learning initiatives and social inclusion. Growing the economy objectives are achieved through capital construction input, ongoing economic benefits to the community. Environmental sustainability objectives are achieved through ESD elements, effective asset management and sustainable operational improvements. Governance objectives are achieved through improved physical asset management outcomes.

Officer Direct or Indirect Interest

No Council officers involved in the preparation of this report have declared a direct or indirect interest in this matter.

Risk Assessment

The risk profile for this project includes financial risks associated with any funding agreement and will be managed as part of the capital project management plan.

Social Considerations

The Ocean Grove Neighbourhood Centre Project will deliver a significant community benefit and facilitate the delivery of quality services to achieve social, environmental, economic objectives for the community in a rapidly growing diverse coastal community.

The Ocean Grove Neighbourhood Centre will facilitate broad community use of the flexible community spaces to encourage community activity and civic participation and diverse service provision and opportunities for life long learning and community development.

Human Rights Charter

No human rights impacts have been identified with regard to this project.

Consultation and Communication

Internal and external stakeholders have been involved in the design process. Any decision will be communicated by the Community Development Department.

8. CITY PLAN PROGRESS REPORT TO DECEMBER 2013

Portfolio: **Governance – Cr Lyons (Mayor)**
Source **Corporate Services - Corporate Strategy**
A/General Manager: **Mike Kelly**
Index Reference **Corporate Management**

Purpose

Council at its meeting on 25 June 2013 adopted City Plan 2013-2017, that outlined the Strategic Directions and Priorities planned by the City over that four-year period, and the Annual Business Plan Actions planned for 2013-2014.

This report is the progress report to Council of the organisations achievements against these actions.

Summary

Attachment A details the status and provides commentary against the Annual Business Plan actions. The key to the status of actions is:

On Schedule:	Green	205
Completed:	Black	26
Major Issue:	Red	2
Minor Issue:	Yellow	17
Not Started:	White	8
Total Actions		258

Cr Harwood moved, Cr S Kontelj seconded -

That Council receives and notes the City Plan Progress Report to 31 December 2013.

Cr Macdonald left the meeting room at 8.54pm
Cr Macdonald re-entered the meeting room at 8.55pm

Carried.

Background

That Council at its meeting on 25 June 2013 adopted City Plan 2013-2017, which has been developed within a framework of four strategic directions:

Community Wellbeing

Healthy Together Geelong: to enhance health, wellbeing and quality of life of Greater Geelong Communities.

Growing Our Economy

Securing Geelong's economic future

A Sustainable Built and Natural Environment

Partnering with our community to protect and enhance our natural ecosystems and to encourage sustainable design and reduced resource consumption.

How We Do Business

We will focus on developing and maintaining effective working relationships to deliver Council's strategic directions and cost effective services that meet the changing needs of the community.

Discussion

This report and attachment indicates the status of the actions in City Plan for the 2013-2014 financial year as at 31st December 2013.

The attachment provides status and comments for each of the 258 actions within the four strategic directions.

There has been significant progress towards achieving the actions in 2013-2014 including:

Community Wellbeing

Status Summary:

On Schedule: 110 Completed: 17 Major Issue: 2

Minor Issue: 15 Not Started: 5

- Construction of the Ocean Grove Integrated Children's Centre has been completed ready for the 2014 school year. The modern design facility includes a new kindergarten, playgroups, maternal and child health, long day care, occasional care, toy library as well as family support and early intervention services. The building covers an entire area of approximately 4000 metres square and will be of great benefit to all young families in the region.
- Nine exciting playground upgrades across the municipality were opened in time for the Christmas holidays as part of the City's Play Strategy. Upgrades occurred at Eastern Gardens, Waurn Ponds Creek, Nicholson Reserve, Railway Reserve, Longuehay Reserve, Callender Reserve, Konrads Reserve, Landy Field, and Edgecomb Street Hamlyn Heights.
- This financial year the Community Arts and Festival Grants Program set aside $220,000 to be provided to local community groups to undertake arts projects and hold community festivals. 23 out of 30 applications were successful under the Community Arts Grants Program with a total of $116,734 allocated. 16 out of 23 applications were successful under the Community Festivals Grants Program with a total of $97,000 allocated. This program is part of the implementation of Creativity+, Council's Culture Strategy which aims to build the cultural strengths and raise the profile of Geelong municipality as a creative region.
- The 2014 Geelong Children's Week held in October 2013, was one of the largest Children's Week celebrations hosted by any municipality in Victoria. The aim of Children's Week is to encourage families and children to engage with their community, and recognise and promote the unique role and contributions to the community of young children. 450 local organisations with 16,300 adults and children participated in 73 planned activities. Events were covered in local media and evaluations indicated high levels of satisfaction with the activities provided.

- The Geelong Seniors Festival continues to host the largest celebration for seniors in regional Victoria. The 2013 Geelong Seniors festival was a huge success with over 8,500 people attending various events throughout the month of October. This year the festival hosted 107 events and activities including theatre, sailing, art shows, traditional afternoon tea and multicultural events.
- The design and tender process is currently underway for the development of a second hockey pitch at the Stead Park hockey Precinct in Corio. With two high quality pitches in a strategically designed precinct, Stead Park will become the premier hockey venue in Geelong and the surrounding G21 region. The expansion will also allow the Geelong Hockey Club to host state and national championships.
- Leisurelink Aquatic and Recreation Centre took home the top national award from Fitness Australia, the industry's peak industry body, at a ceremony held in Sydney in November. Leisurelink won the *Prize for Excellence* for providing high quality service and excellence across its entire business. Leisurelink also won the GOLD Quality Award for achieving quality in customer service, programs, people, safety and business management.

Growing Our Economy

Status Summary:

On Schedule: 39 Completed: 4 Major Issue: 0

Minor Issue: 1 Not Started: 2

- The construction phase of the Geelong Library and Heritage Centre has now begun following the demolition of the old building and selection of Kane Constructions as the builder for the incredible new landmark. The new centre will be an impressive addition to Geelong's architectural and cultural landscape. It will be a six-storey state-of-the-art facility with all the modern conveniences for today's library user. The project has been jointly funded by the City $20 million, the State Government $15 million and the Federal Government $10 million.
- The Conference Marketing and Delegate Boosting Programs are continuing on schedule with some exciting recent developments.

  Business Events Geelong recently worked with conference organisers and Deakin University to secure the Australian Linux Conference to be hosted in Geelong in 2016. The conference is set to attract over 600 delegates and is therefore set to be a great economic boost for Geelong.

  The Business Events Geelong team are also currently in the process of finalising a 'planners guide', which is set to provide the opportunity to profile all Business Events Geelong related businesses in an easy to use event planning guide. 85 contributors ranging from municipal partners, hotels and professional services, have helped in the development of the guide which will be launched at the Asia Pacific Incentives and Meetings Expo (AIME) in February 2014.
- A number of events showcasing our region were held during the December quarter including Toast to the Coast, Geelong Dance Sport Fest, Australian Masters Games, Royal Geelong Show, the Geelong Cup, Gala parade, Geelong Revival, Pier Festival and the Denis Walter Carols by the Bay.

- The Armstrong Creek Urban Growth Plans are continuing to progress on schedule. The Armstrong Creek Town Centre - Precinct Structure Plan (PSP) and Developer Contributions Plan (DCP) are both currently being considered by an independent panel with results expected shortly. The Horseshoe Bend PSP and DCP are currently both on public exhibition.
- New initiatives are continuously underway to brighten up Central Geelong. Hundreds of new flower plantings have been introduced creating a 'colour explosion' to bring a smile to pedestrians. 'Above ground' flower baskets and flower walls are also being investigated and are expected to start popping up around the precinct in the new year.
- The City is trialling major new car parking initiatives in Central Geelong, beginning with a 'free parking trial' to occur on weekends between 1st January – 31st March 2014. All one hour parking limits will also be increased to two hours, except for those areas adjacent to the emergency sections of the Geelong Hospital, and the grace period will be extended from 10 to 15 minutes on top of the purchased ticket or signed time allowance.
- The $3.1 million new Lara Bowling Club has officially been opened after being relocated to Alkara Avenue. The completion of the building works marks a major milestone in the delivery of the overall town centre expansion project. The new facility includes major improvements over the existing club facilities and leaves room for future expansion of the club building, as well as the inclusion of a third Green.

A Sustainable Built and Natural Environment

Status Summary:

On Schedule: 30 Completed: 2 Major Issue: 0

Minor Issue: 0 Not Started: 1

- The 'Rethink Your Rubbish' program continues to be a success with various initiatives held during the last quarter. A small appliance drop off day was held in November which received a huge response of 400 residents taking advantage of the event. Rice cookers, microwaves, sound systems and DVD players were the most common items dropped off. 13 tonne of material was collected on the day and will be recycled by local business GDP Industries.
- A new 'first time customer' information card has been developed and implemented at the Geelong Resource Recovery Centre. The card provides new customers with a list of the free services available at the facility. The program has already reached over 800 residents.
- Progress continues on the Corio Landfill Rehabilitation now that the contract for Stage One has been let and works have commenced. Minor works were completed through the December quarter with full scale works to commence in 2014.
- The Conservation Reserve Team working with Conservation Volunteers Australia has progressed on implementing a major restoration program on City managed foreshore at Buckley Park, Ocean Grove. The program, part funded through the Corangamite Catchment Management Authority Coast Tender Project, provides five years of funding support to restore the coastal vegetation on the dunes through a combination of weed control and natural regeneration.

- The City's Environmental Reserves Maintenance and Improvement Works program is well underway with the construction of St Helens boat harbour pontoon extension and fishing platform already complete. Upgrades to the Clifton Springs Stormwater Spillway and Central Groyne are also 80 per cent complete.
- Council's Environment Department have recently been invited by the Australian Centre for Excellence to provide specialist input into a 'Guidance Manual, for embedding climate risk into local government' document. The project brings together best practice examples of adaptation in local government from around Australia and the City will feature as a case study. Climate change will present a variety of risks to Council that need to be identified, evaluated and prioritised. Council's Climate Change Adaptation Strategy, adopted in 2011, provides a framework to manage these risks and maximise future opportunities.
- The draft Environment Management Strategy 2013-2017 has now been developed and has been placed on public exhibition enabling the wider community the opportunity to assess the strategy and provide comments. Input for the new strategy has been sought from Council staff, the community and government departments and agencies.

How We Do Business

Status Summary:

On Schedule: 26 Completed: 3 Major Issue: 0

Minor Issue: 1 Not Started: 0

- Council has approved the establishment and appointment of 12 members to a Woman in Community Life Advisory Committee. This committee will provide opportunity to further the work of Council with a range of community groups, businesses and organisations in advocating for, planning and influencing service delivery that impacts women's lives. The advisory committee will be a valuable source of advice to Council on these matters and will seek, encourage, build on and create opportunities for a greater number of women of diverse backgrounds.
- The development of a new Information Services Strategy for the next three years is now complete. The Information Services Strategy sets out to deliver information requirements of Council stakeholders and staff through the strategic use of information, technology and data services.
- The 2014 Calendar publication and household distribution were complete, with the calendar featuring landscape images of popular destinations across the municipality. City News and Community Update also continue to provide the community with valuable information on Council activities and events.
- A number of corporate training programs are currently underway including Plain English, Armed Intruder Training, Understanding Self and Others and Council and Information Services induction programs.
- The Implementation of a new Aged Care Management System is underway and progressing well with two of three data conversions undertaken resulting in 94 per cent data compatibility which has exceeded all expectations. The first Community Care teams are to be bought into the pilot system.

- The order in which CitySafe procedures are reviewed has now been prioritised. Working Alone, OHS training and induction, occupational rehabilitation and workplace first aid, have all recently been reviewed. Communication and consultation is made with staff regarding procedural reviews via OHS committees, notice boards and the intranet.
- The City's Acceler8 Program is into its fifth year. Acceler8 aims to provide training and development opportunities to staff to enhance and support emerging leaders within the organisation. The fifth group consists of 8 staff from various departments within the organisation.

Environmental Implications

There are several actions under the Sustainable Built and Natural Environment Strategic Direction within City Plan that aim to enhance and protect natural areas and ecosystem health, support our community to live sustainably, advocate for and promote sustainable design and development, and minimise our environmental footprint.

Financial Implications

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

Policy/Legal/Statutory Implications

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

Alignment to City Plan

This report is the progress report of the organisations achievements against the adopted City Plan 2013-2017, 2013-2014 actions.

Officer Direct or Indirect Interest

There is no conflict of interest to be disclosed.

Risk Assessment

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

Social Considerations

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

Human Rights Charter

This report provides and update on the implementation of City Plan 2013-2017 and will be made available on Council's website and on request at Council's Customer Service Centres as part of the Council meeting minutes. There are no known positive or negative effects.

Consultation and Communication

A comprehensive report on the 2013-2014 City Plan actions will be published in the City of Greater Geelong Annual Report by September 30, 2014, which will be submitted to the Minister for Local Government and available to the public in hard copy and on the Geelong Australia website.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Strategic Direction: Community Wellbeing			
Outcome: Healthy Lifestyles			
Be Active program		OnS	Year two interim workplan agreed with VicHealth in July and is progressing as planned. The Municipal Public Health and Wellbeing Plan was adopted by Council in October. The Physical Activity Strategy will go to Council in January 2014.
Corio-Norlane Best Start project		OnS	Best Start Strategic Plan published and circulated to partners and community. Brokerage round completed, three projects funded.
Development of the City of Greater Geelong Municipal Public Health and Wellbeing Plan		OnS	Council approved the City of Greater Geelong Municipal Public Health and Wellbeing Plan (MPHP) 2013-2017 in October. The adopted plan has been sent to the Department of Health as required. Governance of the MPHP and the Community Wellbeing Arena supporting City Plan is currently under discussion. A proposed governance structure for the Community Wellbeing Arena group incorporating the MPHP governance structure will go to EMT in February.
Healthy Together Geelong		OnS	The HTG team relocated to the Arena in December. Preparations are underway for activities in 2014. The HTG program is leading the State with regard to schools and workplaces signing to become health promoting entities. The program is progressing well with contacts and introductions being made within schools and workplaces within the LGA. Progress reports are being presented to the Governance group.
Implementation of the Municpial Early Years Plan		Min	The draft plan is due to go to Council in 2014 prior to going for public exhibition.
Learn to Swim program		OnS	Enrolments are currently underway for term one 2014 Learn to Swim program.
Promote breastfeeding through additional consultations and referrals to other agencies.		OnS	YTD July to November 71 infants referred due to concerns re: nutrition and additional counselling. Ongoing promotion of Breastfeeding to families, referrals to private Lactation Consultants and Barwon Health early parent service continue.
Promote kindergarten enrolments through public media releases.		OnS	Kindergarten enrolments monitored across municipality. Enrolment process implemented for new centre at Ocean Grove. Montessori Kindergarten enrolments secured for 2014 at new venue.
Provide Maternal Child Health nurses with professional development opportunities on lactation.		OnS	Further 2 Australian Breastfeeding Association newsletters and information on two professional development sessions provided to MCH staff since 7/11/13
Stronger Families / Family Coaching program		OnS	On track. Six new referrals for 2013/14 with total families 10.
Target low immunisation coverage program		OnS	Project milestones being met.
Tiny Bubbles program		OnS	Program commenced in term four, 16 families/children have participated in a combined litercy and swimming program. Three groups are booked into the program for term four 2014.
Outcome: Healthy Environments			
Implement Municipal Emergency Management Plan	Dec 2013	C	Annual update of Municipal Emergency Management Plan distributed.
Conduct community dog/cat micro-chipping and registration roadshows		OnS	Arranging first of the roadshows to co-incide with the Domestic Animal Management Plan launch. Marketing and Communications will assist with profiling the event. Will also work closely with the local branch of the Australian Veterinary Association.
Continue to conduct assessments of restricted breed dogs and dogs declared as dangerous dogs		Min	An MAV Motion has been submitted that calls for comprehensive review of the Domestic Animals Act on numerous issues but larely with respect to dangerous dogs and restricted breeds. We are awaiting a current VCAT outcome with respect to a resticted breed dog, which could present a

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
			problem if Council wins the case as the matter may be taken to the Supreme Court by pro-bono Barristers representing the appellant.
Ensure all school crossing are adequately supervised and patrolled to protect children's safety		Min	The city is seeking funding for the purchase of LED lights on the supervisors battens, which may significantly reduce the risk of incidents and near misses at school crossings, following two serious incidents late last year.
Implement Municipal Fire Prevention Plan		OnS	The Annual update of the Municipal Fire Prevention Plan goes to the Fire Committee shortly.
Implement Year 1 actions of the Domestic Animal Management Plan		OnS	Currently arranging changes to signage brought about by the modified on and off leash dog rules. The remainder of the Year 1 will be dedicated to finalising as many signs as possible, updating the web with maps and information and 'launching' the plan with some key themes.
Monitor, assess and register all food premises based on compliance		OnS	627 food assesments have been conducted this quarter with a 100% compliance outcome. A proportion of this was due to follow up work with proprietors to complete work plans, notices etc.
Parks and reserves maintenance		OnS	Programmed maintenance is steady with peak grass growth easing and regular maintenance on track.
Preparation of a Flood Management Plan for the City.	Oct 2013	C	Flood management plan has been approved and signed by all stakeholders.
Renewal work on Council owned buildings		OnS	Work has commenced. Order for works in Waterworld and Gun club have been issued.
Bike paths			
Bellarine Rail Trail works		OnS	Works are programmed for early 2014 whilst conditions are drier and work can be carried out efficiently.
Bicycle infastructure program		OnS	Discussions with G21 councils underway to adopt the principle bicycle network.
Greater Geelong Cycle Strategy implementation		OnS	Design for Bellarine Rail Trail/High St crossing is at draft stage. To be completed and put out to quote as soon as possible. Wayfinding signage tender to go out shortly. Works to be completed by the end of March. Priority Bicycle Network to be reviewed by Council and endorsed if deemed appropriate. Review of bicycle network to be undertaken in 2014.
Footpaths			
Footpath Renewal Progam		OnS	Program 52% complete Vs 45% projected - ahead of schedule.
Footpath works Hitchcock Avenue Barwon Heads	Dec 2013	C	Footpath has been completed
Footpath works Melville Avenue Newtown		OnS	Works proposed for 2014
Playgrounds			
Anakie Community Centre playground	Dec 2013	C	This disbursement is for Anakie Primary School for playground upgrade works. Funds have been paid.
Asher Road Playgroup playground, Slovenian club		OnS	The project is for works to an undercover playground and BBQ area at the Slovenian Club and is part of an additional allocation made by Council to support this project. Milestone #1 has been paid.
Collendina Reserve playground relocation		NS	Project is not proceeding, funds have been reallocated.
Coryule ward parks and playgrounds improvements		OnS	Project is currently being scoped.
Hume Reserve community activity precinct		OnS	Budget for next finanaical year being reviewed to determine whether a larger playground may be installed by combining both allocations
Myers Reserve playground development		OnS	Componants being manufactured
Pettitt Park playground, park and amenities upgrade		OnS	Pathworks completed - landscaping component currently being costed
Playground development Dane Avenue Bell Post Hill		OnS	New playground ready for install
Playground development program		OnS	Playground Installation has commenced at various sites and expected to be completed by the end of February 2014.
Playground developments in Brownbill ward		OnS	Project currently being scoped
Queens Park playground upgrade		OnS	Preliminary reports completed, design development started.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Public Toilets			
New public toilet Beauford Avenue shopping strip, Bell Post Hill		OnS	Design has been selected and currently preparing all documentation for public vieving and feedback - plans and feedback forms to be distributed early January
Ocean Grove community garden toilet		OnS	Finalising for construction plans
Portarlington Reserve DDA compliant toilet		OnS	Project is currently at the Detail Design stage and programmed for construction early 2014.
Toilet block renewal and replacement program		Min	Geelong West Town Hall public toilets will be further delayed pending re-consideration of location after a residents meeting to hear objections.
Recreation Facility upgrades			
Barrabool Cricket Club - clubrooms renovation		OnS	Club are currently getting concepts drawn for the extension to the club rooms.
Barwon Valley Golf Club - office upgrade		OnS	Club are currently getting concept designs for the club rooms extension.
Bell Park Sports Club (Ballarat Rd, Batesford) - change rooms planning		OnS	Instalments are on schedule.
Bell Post Hill Football Netball and Bowls Club - change room facilities		Min	Design complete, Documents sent to Procurement for Tender
Collendia Reserve Master Plan implementation		OnS	Brickwork ongoing
Corio Moorabool Pony Club new floor covering		OnS	Project is progressing well managed by the riding club.
Elcho Park Golf Course - driving range		OnS	Project funds have been redirected to upgrade the clubhouse and fencing and rebranding of the course name to Lara Golf Course.
Evans Reserve - soccer facility upgrade		OnS	Civil component has been completed. Irrigation works have been completed. Ground Conversion Contract has commenced and due to be completed late March. Remedial works ongoing to remove asbestos contamination.
Friers Reserve - pavilion completion	Sep 2013	C	Construction complete handover in progress
Geelong Rowing Association landing extension		Min	Waiting on the Master Plan for this area. The plan is being put together by the land manager (CCMA).
Grovedale Sports Club - kitchen upgrade	Dec 2013	C	Practical completion, certificate of final pending.
Grovedale Sports Club - building and light improvements design		OnS	Club are currently seeking quotations from Architects.
Lake Lorne Reserve Drysdale Pony Club improvements		OnS	Works progressing well -Arena widened and fencing installed
McDonald Reserve - commercial kitchen installation		OnS	Final design received. Building Permit being issued.
Memorial Park Leopold - master plan implementation		OnS	Tender documents for stage one pavilion extension complete. No external funding confirmed as yet. Project cannot be tendered until funding confirmed.
Memorial Reserve Ocean Grove - toilet upgrade		OnS	Costings being sought for toilet upgrade works.
Newcomb and District Cricket Club - purchase of roller	Sep 2013	C	Funding has now been disbursed.
Newcomb and District Sports Club - social room refurbishment		OnS	Club have commenced works including airconditiong which has been installed.
North Shore Netball Club - netball rooms upgrade		OnS	Documentation complete. Construction scheduled late Feb/early March.
North Shore Sports Club - kitchen and community space upgrade		OnS	Building Permit received. Club sourcing quotes.
Portarlington Football and Cricket Club - pavilion upgrade		OnS	Internal upgrade works have been completed. External verandah currently being designed with construction programmed for early 2014.
Queens Park Golf Club - building redesign		OnS	Project on hold pending additional information from client
St Albans Sporting Club - Kitchen upgrade		OnS	Start of works delayed. Club to engage contractors and confirm start date.
St Albans Sporting Club - installation of decking to clubrooms		OnS	Club to provide expenditure information for handover and Evaluation Form. Minor finishing works outstanding.
St Albans Sporting Club - netball upgrade		OnS	Funding agreement in place, works have commenced
St Josephs Netball Club - court redevelopment and change room development		Maj	Cricket practice facilities currently being relocated to facilitate works to construct two netball courts.
St Peters Cricket Club - social rooms refurbishment design		OnS	Cricket practice net quotes have now been approved. Works to commence early in new year.
Stead Park hockey precinct development		OnS	Detail design and documentation being finalised.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Thomson Reserve – change room extension	Sep 2013	C	Stair lift has been installed project is at handover.
Wandana Heights Tennis Club - completion of works	Dec 2013	C	Carpark works and court construction completed, Court surfacing completed and now in use by club. Handover to follow
Winters Reserve - clubroom upgrade	Dec 2013	C	Funding agreement for design. Further funding being sought by club.
Recreation Reserves upgrades			
Barwon Heads Village Park - sports lights		OnS	Soil test ordered, detailed design in process
Burdoo Reserve - road and carpark upgrade	Sep 2013	C	Works completed in September School Holidays
Capital renewal of civil assets in parks across the municipality		OnS	Works underway for renewal projects, on schedule.
Clifton Springs Tennis Club - courts and lighting		OnS	Plans and specifications ready to go to tender - to be advertised after New Year break
Corio Bay Archery Club - new shed		OnS	Project currently being scoped to determine direction.
Corio Cricket Club - new nets		NS	Project is not proceeding, funds have been reallocated.
Eastern Gardens heritage seat		OnS	Further discussions with stakeholder regarding type of seat to be carried out.
Eastern Park - fencing removal and replacement on Upper Hearne Parade		OnS	Sections of redundant pine log and rail fencing have been removed. The upper Hearne Parade fencing will be replaced in the new year.
Eastern Park Master Plan implementation		OnS	Concept plans have been prepared for further discussion, prior to seeking formal approval from VicRoads
Ervin Reserve Master Plan implementation		OnS	Minor landscaping pending
Greater Geelong Open Space Strategy review		OnS	Project currently out to tender. Tender closes 22 Jan with consultant appointment expected mid-late Feb.
Grinter Reserve BMX track improvements		OnS	Design is complete. Seeking quotes which will close at the end of January.
Hendy Street tennis courts upgrade		NS	Project is not proceeding, funds have been reallocated.
Kevin Hoffman walk maintenance and upgrades		OnS	The friends of Kevin Hoffman Walk have recently incorporated and will manage this site from 2014/2015 financial year. The contractor has now been hired to complete general works on the Kevin Hoffman Walk.
Landy Field - flood prevention drainage		OnS	Scoping commenced in December, looking to undertake works in Feb 2014
Marshall and South Barwon Cricket Clubs - practice wickets		OnS	Project currently being scoped and additional funding being sought.
Minor capital renewal projects in the Cheetham ward		OnS	Works being undertaken as identified and approved.
Murghebuloc Cricket Club - practice wicket improvements		OnS	Funds to be disbursed to club via club funding agreement. Netting for turf wickets to be purchased.
Newtown and Chilwell Football Netball Club - lighting		OnS	Club confirmed estimated start in Feb.
Ocean Grove Park - performance space		Min	Ocean Grove Park Inc to hold special members meeting late Feb/early March to decide on land transfer to CoGG. Transfer is opposed by numerous members. Draft covenant being reviewed by CoGG.
Portarlington Netball Club - courts upgrade		OnS	Concrete edging and fencing complete. Light tower footings installed - standing towers prior to Xmas. Shelter due to be installed by 18th Dec, court surfacing to follow
Sports grounds renovation program	Dec 2013	C	Preliminary handover has been conducted, defects to be repaired.
St Albans Breakwater Cricket Club - practice wicket area		OnS	Funds have been disbursed to club and project is progressing well.
Stead Park - installation of a 'Pet Park'		OnS	Construction of the fence, pathway and drink tap is complete. Signage is at design stage and expected to be completed by mid February 2014.
Stead Park BMX Track redevelopment		Maj	There are insufficient funds allocated to deliver a quality BMX track. Additional funding is being sought by Youth Services and Recreation.
Thomson Reserve - bitumen works		OnS	Engineering are carrying out an inspection prior to providing a scope for the works.
Waurn Ponds tennis courts resurfacing		OnS	Confirmation received from club on preferred surfacing type
West Oval - flood lighting		OnS	Project planning is currently underway. This is a partnership project with club.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Swim Sport and Leisure centre upgrades			
Aquatic play activities for Splashdown		NS	Funds for this project are being reallocated. Project not progressing. New project is the relocation of the gymnasium from upstairs to downstairs and the the development of office accomodation and a meeting space
Concrete core replacement program		NS	Looking for method of replacing concourse at Waterworld and Splashdown. May transfer funds to next year to enable greater coverage with combined funding.
Geelong Arena cyclical and programmed maintenance		Min	Projects continue waiting quote and allocation of priorities. Working with Facilities as further engineering reports were coordinated over the last quarter. Expecting outcome early 2014 to schedule works.
Gymnasium equipment replacement program		OnS	Tender decision made and process commenced to award tender. Project is still on schedule. May have to extend lease for a short period but should not affect completion date. Funds that were transfered from this account will need to be added to next years budget
Increased aquatic play activities for Bellarine Aquatic Centre		OnS	Project currently being scoped. Order processed and due to start works in April
Kardinia Pool infrastructure and pool maintenance		OnS	Bulk of Project completed. Small finishing touches when season is completed
Leisurelink gymnasium program room extension		OnS	Detailed design presentation to occur with Project Working Group on Monday 13th Jan.
Leisuretime Centre toilet upgrade		Min	Scope of works prepared. Minor issue on definition of works. Councillor still to identify what is in scope
Waterworld Master Plan stage two		Min	Tender awarded to TRACT consultants. Expect a slight delay with completition due to late start. State Government part of selection process and Project Control Group so their funding should not be a problem. May not claim their full funding to early next financial year.
Outcome: Connected, creative and strong communities			
Children's Week activity program		OnS	Children's Week activities were undertaken from 18th to 27th October. The 73 planned activities were participated in by 450 local organisations with 16,300 adults and children participating. Events were covered in local media and evaluations indicated high levels of satisfaction with the activities provided.
Corio Norlane transport project stage two		OnS	Project is underway and on schedule
Councillor Community Grants program		OnS	Quarterly reports are presented to Council on allocations made under this program.
Development and implementation of Aboriginal Action Plan		OnS	Actions in the plan are being reviewed. As the plan has not been adopted by Council a new approach is being developed. Discussions with stakeholders held and continuing
Geelong Regional Library contribution		OnS	Library programming over summer is at high level, particularly with family and children activities.
Geelong Seniors Festival	Nov 2013	C	The Geelong Seniors Festival ran throughout October, and included 107 events ranging from art shows to concerts, open days and come and try events. Over 8,500 participants enjoyed the activities. The program of events concluded on November 9th and the evaluation followed. The Geelong Seniors Festival is a partner with the Victorian Seniors Festival and in 2012 won the LGPro Ages and Disability Services Best Grant Program Award. The Festival success is attributed to Councils grant contribution and event holder participation and commitment.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Indigenous kindergarten assistance		OnS	Final adjustment payment for 2014 recieved, some evaluation reports recieved from kindergartens. Funding to be forwarded to kindergarten 29th January 2014
Landscaping Clifton Springs fountain		OnS	Project is awaiting residents input.
Neighbourhood houses support - Annual financial contribution to activities provided by neighbourhood houses in the municipality		OnS	Project is ongoing.
School Holiday Program		OnS	January 2014 program ready to go. September program successfully ran throughout the municipality.
Supported playgroups and parent groups initiative		OnS	Annual report completed and forwarded to Dept Education and Early Childhood Development, 13 playgroups supported; 199 families and 258 children.
Youth activities, programs and events incl Skaart , Lara Youth Festival, skate program, National Youth Week, Courthouse Youth Arts, SSAGQYSP initiative, L2P program, Engage it up, Youth action teams, Switch magazine, multicultural youth development		OnS	Activities in progress. Events underway: - Two day forum held 10th and 11th October. Healthcare Pathways Intersex Trans and Gender Diverse young people, attended by 80 delegates from across Australia - Halloween festival 26th October, bands and music for young people on the Bellarine - North Geelong Secondary College Multicultural Festival 25th October
Arts, Culture and Heritage			
Community arts and festivals grants program		OnS	Programme projects underway, some funds for professional development and quick response remain to be applied for.
Development of Cultural Strategy		Min	Light delay due to competing projects; brief to be finalised in January.
Lara Food and Wine Festival		OnS	Community are in the planning stage. To be delivered in March 2014.
Lara Heritage Festival		Min	Festival has a question over its future at this point in time.
Mouth ~ Moutnain 2014		OnS	Lead Artists engaged (processional elements only). Arts Victoria grant application unsuccessful. Australia Council triennial submission in train. Partnership developments continue, with strong interest. Artistic concepts for Rest Stations in development. Bouldering wall feasibility study complete. M~M website live, with additional promotional content live on Diversitat and Karingal websites. Registrations open. Governor General visit with M~M Showcase highly successful. Second Working Group meeting held. Promotional route map in design. Mobile App designer and story curator appointed.
Children's Services			
Acquisition and replacement of resources and equipment at City Learning and Care centres		OnS	Purchasing has commenced. Several Orders will be placed over the coming months. Expending to finalise all expenditure by May 2014
Alexander Thomson Kindergarten play area upgrade	Dec 2013	C	Funds have been paid
Children services facilities upgrades		OnS	Design and Cost proposals for Bellevue and Fyans park complete. Other projects being scoped and implementation planned. Thomson and Highton Kitchens to be quoted concurrently over the next 3 weeks. Implementation to planned around operation.
Community Facilitiy upgrades			
Community halls upgrade program		OnS	Project currently out for quote
Disability access program		OnS	An upgrade to the toilets at the Drysdale Senior Citizens Centre is underway including the disabled toilet. Access to the Newcomb Senior Citizens Centre toilets is also to be improved. Planning is currently underway for the removal of an old disabled ramp at the Virginia Todd Centre, along with new railing to be installed. Installation of 'Deaf Aid Loops' is also being investigated at various council facilities (Centenary Hall, Geelong West Town Hall, and South Barwon Civic Centre).

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
East Geelong Mens Shed extension		OnS	Construction has begun and progressing well.
Geelong West Neighbourhood House accommodation options		Min	Detailed design expected early Feb. It is unlikely that the complete project can be delivered with current budget.
Seniors Citizens centre's kitchen upgrades	Dec 2013	C	Project is complete.
Community Hubs			
Barwon Heads Early Learning Centre construction		OnS	Construction tender phase in progress
Grovedale Integrated Children's Centre construction		OnS	Stage one civil tender closed, additional information required prior to award. Building plans have been issued for stage two building tender, pre-tender cost plan is required prior to proposed tender advertisement on 10 September.
Leopold Community Hub stage one construction		OnS	Excavation works commenced.
Ocean Grove Integrated Children's Centre construction		OnS	Facility in operation. New entry construction to begin 14th Jan
Multicultural action plan			
Multicultural Action Plan implementation		OnS	2013-2014 Priority Actions have been identified by the Multicultural Action Plan Advisory Committee (MAPAC). Actions are in process of being implemented. An example includes the CALD work experience program.
Multicultural Action Plan implementation - Diversitat grant	Sep 2013	C	Project is complete.
Public Art			
Beacon Point Road art sculpture		OnS	Masterplan includes reference to public art but priorities to be established with community.
Central Geelong public art initiative		Min	Being reviewed with Priority Plan. Pending further information.
Geelong West forecourt public art piece		Min	Opportunities Report prepared. Pending further information.
Public art program -in High Street Belmont		OnS	Artwork installation complete with excellent outcome. Pending development of stage two.
Street art project	Dec 2013	C	Project completed in December 2013. Opening scheduled for late January.
Whittington Place Based Activities			
Whittington Flamefest		OnS	Flamefest 2013 - successful community festival held 25 October 2013, at Whittington Link.Wind up process to be completed by middle Feb 2014
Whittington Place Based Activities		OnS	Support continues for community activities such as Grinter Garden, Geelong East Men's Shed, Bushfoods Garden and ongoing maintenance to hard landscaping.
Strategic Direction: Growing our Economy			
Outcome: Support existing businesses and encourage new and emerging growth sectors			
Agribusiness study		OnS	The significance of Agribusiness to the broader Geelong economy has been highlighted in initial meetings with the Advisory Board to Enterprise Geelong. The specific strategic directions in relation to Enterprise Geelong support for Agribusiness are being considered as part of the broader economic development/business support initiatives under review.
Belmont Business Association engage with Mainstreet	Sep 2013	C	Funding application undertaken but unsuccessful.
Economic Development Industrial Investment Support		OnS	Project is on schedule.
Enterprise Geelong implementation		OnS	The establishment of Enterprise Geelong and its operation is currently on schedule.
Geelong Manufacturing Council contribution		OnS	First instalment invoice recieved.
Marketing skill capability and lifestyle attributes of the Geelong Region		OnS	Enterprise Geelong has undertaken a survey of skills shortages in the Geelong Region. This will

Description	Completion Date	Status	Comments
			inform our attraction activities in planning for major events and promotional opportunities. Planning has also commenced for the City's participation the 2014 Regional Victoria Living Expo.
Regeneration of shopping strips at Rose Avenue, Robin Avenue and Nevada Avenue, in Norlane and Corio.		OnS	Programmed early next year
Retail Strategy review		OnS	Dept Transport, Planning and Local Infrastrucutre have now released Reformed Commercial Zones. Initial scoping has been undertaken for the review.
Six ways shopping centre Lara upgrade		OnS	This project is on schedule with the bowling club nearing completion and road and drainage works have commenced.
Outcome: Facilitate major infrastructure and investment to enable economic growth			
Freight and Logistics Gateway Project		OnS	This project is on schedule, the Geelong Port and Land Freight Infrastructure Plan was adopted by Council in August and implementation plan to be developed with partners. Infrastructure Australia advised of outcomes.
Geelong Ring Road Employment Precinct design and implementation		OnS	Planning and costing for the proposed Elcho Drainage Scheme has been completed, which is still subject to council consideration. Forward estimate costing is currently underway to determine additional requirements over the next 5 years to prepare land for sale.
Implementation of Armstrong Creek Urban Growth Plan.		OnS	Amendment C267 - Armstrong Creek Town Centre Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) was considered by an independant panel during November 2013, with a Panel report expected in late January 2014. Amendment C259 - Horseshoe Bend PSP and DCP is currently on public exhibition (5 Dec - 17 Jan 2014). This year it was originally programmed to run both amendments together, however delays in C259 meant the amendments were run independantly and as such additional costs have / will be incurred.
Leopold Strategic planning project		OnS	Council resolution in Dec 2013 to seek grant funding and undertake strategic land use review
Ocean Grove Town Centre Master Plan		OnS	On-track. Informal consultation to be undertaken in Jan/Feb
Portarlington Safe Harbour Strategic Plan		OnS	On-track. Liaising with State Government to ascertain their funding commitment and therefore the scope of Council's role.
Residential zone reform implementation		OnS	On-track. Public exhibition of amendment completed. Council to consider submissions at meeting of 25 Feb 2014
Rural planning policy review		OnS	On-track. Pending Localised Planning Statement for the Bellarine and will undertake both projects together on confirmation from the Dept Transport, Planning and Local Infrastrucutre.
Lara Town Centre Expansion Project			
Lara Recreation Reserve - infrastructure works to service the reserve and progress Lara Town Centre expansion project		OnS	Servicing for the Lara Recreation Reserve has substantially progressed. Final rectification works are currently being undertaken.
Lara Town Centre expansion project		OnS	Signficant progress has been made on Station Lake Road Construction works. Planning and Design processes for the redevelopment of Austin Park have commenced.
Outcome: A prosperous and innovative Geelong			
Geelong Bioscience Centre Belmont High		OnS	Project will be finalised once invoice has been received from Belmont High School.
Knowledge Economy facilitation project		OnS	Consultation has been completed.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
			Waiting for issues paper by mid February 2014.
Lara WiFi project		OnS	Project on track. Expected installation programmed for March.
Skilled migration program		OnS	Milestones met for the September quarter. Skill shortages report has been delivered.
Outcome: A successful and vibrant city centre			
Central Geelong Night Bus Service		OnS	Delivery of service is ongoing. Timetable and routes under review to optimise service. Awaiting details of possible replacement by Geelong Taxi Network called Maxi Taxi Shared Ride
Central Geelong Park and Ride shuttle service		OnS	Delivery of service is ongoing.
Central Geelong partnership projects		NS	Currently waiting on direction to be part of the Central Geelong Taskforce Master plan.
Central Geelong revitalisation fund		NS	Expenditure of fund on hold as no matching funding received for project from the Geelong Advancement Fund.
Central Geelong streetscape activation		OnS	Expenditure of fund to be informed by Central Geelong Action Plan. Fund amount reduced as no matching funding received. Works such as Lt Malop footpath rebuild is now underway
Geelong Central City Management programs and activities		OnS	Delivery of annual activity plan underway.
King Edward statue restoration - Waterfront Geelong		OnS	Restoration of statue is complete. Currently confirming new location and design details for re-establishment of statue and preparation for Heritage Victoria permit application.
Little Malop Street and Little Ryrie Street carparking improvements		OnS	Project is waiting on the consultants report on the Central Geelong Parking Strategy to proceed.
Pedestrian crossing Ryrie Street		OnS	Initial draft designs have been completed and forwarded to VicRoads for approval. Accepted in principal. Final design underway.
Queen Victoria statue relocation - Waterfront Geelong		Min	One contractor currently preparing quotation. Pending outcome of traffic studies.
Geelong Library and Heritage Centre			
Construction of the Geelong Library and Heritage Centre		OnS	Demolition stage was completed on 11 November 2013. Construction tenders have closed with five submissions recieved.
Construction of the Geelong Library and Heritage Centre car park		OnS	Project currently being designed and preparing a Planning Permit application.
Geelong Library and Heritage Centre Arts Strategy design		OnS	Maquettes displayed for sod turning event with Deputy Premier in Dec 2013. Pending further development of project.
Outcome: Greater Geelong is a leading city for tourism, arts, culture and events			
Completion of the new players Stand, Simonds Stadium and associated lighting		OnS	Project construction completed and is currently in defects phase. Asset lifecycle analysis is currently being undertaken.
Conference Marketing and Delegate Boosting programs		OnS	This is an ongoing task. Currently the Business Events Geelong team are working on finalising the Business Events Geelong Planners Guide which provides the opportunity to profile all Business Events Geelong related businesses in an easy to use event planning guide available in print and online format. 85 contributors ranging from municipal partners, hotels, venues, support and professional services have contributed to the guide which will be launched at the Asia Pacific Incentives and Meetings Expo (AIME) being held at the Melbourne Convention and Exhibition Centre on 18-19 February 2014. Most recently, the Business Events Geelong team has worked with conference organisers and Deakin University to secure the Australian Linux Conference (linux.conf.au) to be hosted in Geelong in 2016. This conference will attract over 600 delegates.
Geelong Art Gallery contribution		OnS	Gallery contribution on schedule for provison of core operation and major exhibitions with outstanding programming continuing.

Description	Completion Date	Status	Comments
Geelong Major Events - Australian Masters Games		OnS	Event successfully hosted in October 2013. Awaiting final report from event organiser,
Geelong Major Events funding		OnS	Event applications are considered and assessed via the Geelong Major Events Committee at its monthly meetings. Allocation of funding is as per the Committee's Terms of Reference and Instrument of Delegation
Potato Shed interior and exterior works (seating bank, Pathways upgrade and facility renewal)	Dec 2013	C	Project completed with seating bank purchased and installed. Inductions completed. Some minor adjustments to operation of the theatre currently being made accordingly.
Provide for tourist information and administrative support centres within the Geelong region		OnS	The Geelong Visitor Information network is currently experiencing increased inquiries over the summer period. The Barwon Heads service is again being provided at the Barwon Heads bridge location.
Christmas Carols			
Christmas Carols by Candlelight, Johnstone Park Central Geelong		OnS	Documentation on schedule
Christmas Carols Ð grant to Norlane Combined Churches	Dec 2013	C	Funds have been paid and events held.
Denis Walter Carols by the Bay disbursement	Dec 2013	C	Documentation on schedule. Event successfully delivered in 2013.
Strategic Direction: Sustainable Built and Natural Environment			
Outcome: Enhance and protect natural areas and ecosystem health			
Access to The Dell - eastern access pathway		OnS	Concept plans and feature survey complete. Cultural Heritage approval secured. Geotechnical investiagtion completed. Works scheduled to commence March 2014.
Biodiversity assessment stage three		OnS	Ecology and Heritage Partners appointed in October 2013. Assessment work commenced early November. Assessment complete in the East Zone. Further work to be undertaken in the South Zone. Project will be complete by target date.
Buckley Park staircase construction		OnS	Meeting has been organised in February 2014 to commence project.
Clifton Springs coastal erosion mitigation works - completion of revetment wall		OnS	Construction of stage one (150 metre sea wall) complete. Stage two 90 per cent complete and is due for completion shortly.
Coastal and conservation reserves and infrastructure maintenance		OnS	Project is on schedule.
Council environmental reserves maintenance and improvement works		OnS	Construction of St Helens boat harbour pontoon extension and fishing platform complete. Upgrade of Clifton Springs stormwater spillway 80 per cent complete. Upgrade of Clifton Springs central groyne 80 per cent complete.
Curlewis landslide control works		OnS	Concept plans and geotechnical assessment complete. Detailed design of structures complete. Works scheduled for late Summer - Autumn 2014.
Friends of Buckley Falls contribution		OnS	The Friends of Buckley Falls restoration works continues along the Barwon River. This includes revegetation and weed work to protect and restore the Barwon River Parkland.
Roadsides for Conservation and Fire Management program		OnS	On-going five year planned biodiversity and fire management works on roadsides. On schedule to be complete within project time frame. This program continues to be implemented in accordance with the agreed works schedule. The main work has been undertaken on the Bellarine including woody weed removal in Andersons Road, Bluff Road and Ibbotson Road.
Tree Planting project			
Corio North tree planting		OnS	Tree Planting Supervisor in discussion with Councillor. Residents are currently being surveyed.
Eastern Park Tree Planting		OnS	Planning is underway for the 2014 Autumn planting season. Design for avenues to be approved by

Description	Completion Date	Status	Comments
			Heritage Victoria. In fill planting of collection to continue.
Greenway Project - tree planting of Ted Wilson Trail		OnS	Over six hundred trees were planted in July with more to be planted later in the financial year (funds permitting).
Open space tree planting - Cloverdale		OnS	Tree planting supervisor in discussion with Kylie Fisher.
Tree planting, establishment and aftercare		OnS	Tree planting program will re-commence in April 2014. Watering program on schedule.
Water programs			
Geelong Healthy Waterways program		OnS	Summer works program on schedule. Aquatic Reserve Maintenance Strategy still being finalised following further meetings with relevant stakeholders.
Stormwater Quality Management Plan implementation		OnS	Lake Lorne Masterplan discussions are ongoing with VicTrack. Blue Green Algae summer program is underway. Algae detected at a number of sites and warning signage has been installed.
Water Quality programs		OnS	Summer blue-green algae monitoring program to commence first week of January 2014. A total of 15 waterbodies monitored under current program. Works program underway with contractors. Specific photo-monitoring/benchmarking to occur at two wetlands. Warning signage in place for the Blue Green algae detected in a number of locations.
Outcome: Support our community to live sustainably			
Future Proofing Geelong		OnS	Project is on schedule according to project plan.
Inclusion of Climate Change impacts in the Infrastructure Development Guidelines.		OnS	Guidelines currently being updated.
Ocean Grove/Barwon Heads Summer Shuttle Bus	Dec 2013	C	Funds have been disbursed.
Hard Waste programs			
Hard waste disposal Initiatives		OnS	A promotion day is being planned around recycling of small electrical goods shortly. Rollout of tip vouchers is now complete for the 2013/2014 period.
Hard waste pick up service for eligible Home and Community Care (HACC) clients		OnS	By the end of 2013 over 60 clients had been assisted with this service. The project has provided a hard waste service to 31 eligible residents within the municipality. The hard waste collected range from TV's, mattresses, couches and garden furniture. The collection service is currently provided by Clear Water Property Care, who are a Disability Enterprise organisation within Geelong. Collection days are determined by the number of collections scheduled within a zone or suburb. Our first hard waste collection was delivered early September and our second service early October. Feedback from residents has been very positive.
Outcome: Advocate for and promote sustainable design and development			
Implement and promote actions within Councils Sustainable Buildings Policy		OnS	The below new building projects are implementing the Greenstar 5 star design rating (or equivalent) as per the Council policy. Projects include the Geelong Library Heritage Centre, Ocean Grove Integrated Children's Centre, Leopold Community Hub, Barwon Heads Children's Hub, Windsor Park Children and Family Hub, Grovedale Children's and Community Centre, and the Leisurelink Gymnasium Extension.
Promotion and assistance with National Sustainable House Day	Sep 2013	C	2013 Sustainable House Day was supported by the City with advertising and a community grant to the Geelong Sustainability Group. The event attracted a record attendance of over 3000 to local sustainable open houses in Geelong and 60 volunteers assisted in the coordination of the event.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Outcome: Minimise our environmental footprint			
Clean energy - buildings, plant and equipment upgrades		NS	Grant was unsuccessful therefore project will no longer be proceeding.
Clean energy - hot water service replacement		OnS	Awaiting Grant Funding.
Development of an Integrated water cycle management plan		OnS	Project is currently on schedule.
Geelong Botanic Gardens irrigation system upgrade		OnS	Stage one and Stage two works nearing completion. Commissioning of the system is currently occuring. Melbourne Irrigation due to exit works shortly.
Green mulch trial - Geelong Botanic Gardens		OnS	Team review of success to date and focus of ongoing project to be held January 2014. Staff have planted up sites including Portarlington, Western Beach and Geelong West. The Geelong Botantic Gardens nursery is growing on stock for green mulch plantings in parks zones. Display planting continues to perform well and is interpreted to visitors.
Implementation of Greenhouse Strategy and Local Action Plan		OnS	Successful in receiving State Government funding for a joint project with Surf Coast Shire working towards addressing heatwaves and social vulnerability. The Greenhouse Strategy Review project brief has been finalised with a quotation process to be undertaken shortly.
Landfill works			
Corio landfill rehabilitation		OnS	Design complete and will be tendered shortly.
Drysdale landfill - construction of cell six		OnS	Cell six design has been submitted to the design auditor for approval and forwarding on to the EPA for endorsement. Tender submissions have been recieved for bulk excavation works scheduled to commence shortly.
Drysdale landfill evapotranspiration cap study		OnS	Preliminary investigations have been undertaken on this project.
Strategic Direction: How We Do Business			
Outcome: Lead by advocating and collaborating on issues important to the Greater Geelong community			
Establish the Women in Community Life Advisory Committee		OnS	Advisory Committee priorities are now set for 2014, and ideas for action were identified at a brainstorming session in November. These ideas are to be explored further shortly.
G21 Contribution		OnS	Monthly contributions to the end of November 2013 have been made.
Outcome: Efficient and customer focused organisation			
Bridge upgrades - major renewal works		OnS	Works to be undertaken on Collendina Bridge, McArthurs Bridge, and Bailey Street Bridge in 2014. Program has been prepared and works are ready to commence.
Develop new Information Services Strategy	Oct 2013	C	The development of this strategy is now complete and has been approved by the Executive Management Team.
Drainage design and construction program		OnS	Program is progressing well ahead of schedule.
Implement new Aged Care Management System		OnS	Project progressing well with two of three data conversions undertaken having 94 percent data compatibility, which is well ahead of expectations. First teams to be bought into pilot system over next month.
Kerb and channel renewal program		OnS	This program is well ahead of schedule.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Maintenance management system implementation		OnS	Progressing pilot in selected zones, project close to commencing full pilot roll-out.
North East Lara main drainage / flood mitigation works		OnS	Finalising land sale and creation of title.
Roads - construction and design including local roads, Federal Roads Program and Vic Funded works		OnS	Program is on schedule.
Special Rates and Charges to carry out roads, footpaths, kerb and channel and drainage works		OnS	Manton Street, Albert street, Prospect laneway and Aberdeen street are proposed to commence early 2014. The Terrace and Wood Street are now complete. Colite Street and The Avenue to be declared.
Traffic management - investigation, design and construction		OnS	All works have been programed into the design schedule and the construction program.
Streetscapes			
Bell Post Hill roundabout beautification projects		OnS	Civil works now complete with landscaping still to commence.
Roundabout upgrades in the Corio ward		OnS	Plume/Rose roundabout upgrade completed including landscaping. Costs yet to be assigned. Michigan/Canadian roundabout to be completed shortly also.
Separation Street Bell Park - parking management improvements		OnS	This project has now been placed on the construction program for early 2014.
Thorburn St, Bell Park - indented car park		OnS	Project is being designed and is on the Construction Program.
Outcome: Responsible and sustainable financial management			
Complete the 2014 Municipal Revaluation		Min	Stage 1, 2 and 3A have been completed and certified by the Valuer General. Stage 3B deadline has been extended to January 2014 due to software issues.
Completion of the Buildings Asset Management Plan inclusive of community service levels		OnS	This is one of the projects to be undertaken as a result of the Financial Sustainable Review.
Introduction of the Fire services Property levy on council Rates notice and provide customer support for this change	Aug 2013	C	Rate notices have been produced and issued for the 2013/2014 financial year. Customer support is ongoing.
Outcome: Informed and engaged community			
Community engagement training to staff who conduct these activities, based on the International Association for Public Participation (IAP2) principles.		OnS	Corporate Strategy Action Plan near complete which has this as an action. Currently organising for inclusion in the Corporate Training Calendar in first half of 2014.
Corporate banner and billboard program		OnS	Have developed a new corporate design for Hovells Creek featuring the Mayor.
Publication and distribution of Annual Calendar	Nov 2013	C	The 2014 calendar features landscape images of popular destinations within the municipality.
Publication and distribution of Community Update six times per year		OnS	Community Update is produced every two months. Work has commenced on the February edition.
Publication of City News advertising weekly		OnS	City News is produced each week for publication in the Geelong Independent and Saturday's Geelong Advertiser.
Social media stage two		OnS	The mayor's facebook and twitter accounts have become a key communications channel. Posts and monitoring occurs seven days a week. Facebook has 32,000 likes and twitter 38,000 followers
Undertaken internal plain english campaign		OnS	Plain English is included once again in the corporate training program. Work is underway on revisions to the planning content on the website.
Outcome: Motivated and skilled staff in a safe work environment			
Actively seek feedback to continuously improve training and development opportunities for staff within Council		OnS	Following the completion of training and development programs, both verbal and written feedback is collated to ensure the continuous improvement of programs.

City Plan Council Report for 2013/14

For Quarter Ending: Dec 2013

Description	Completion Date	Status	Comments
Implement the CitySafe Long-Term Safety Strategy for the City Services division		OnS	Strategy has been developed including an action plan which has 70 per cent of its actions currently underway. A steering group meeting occurs monthly. During 2011/2012 City Services had 37 LTI's and during the 2012/2013 financial year they had 25 LTI's.
Ongoing review and communication of CitySafe procedures		OnS	The order in which the proceedures will be reviewed has been prioritised. During the September quarter Working Alone, OHS training and induction, occupational rehabilitation and workplace first aid have been reviewed. Communication and consultation is made with our staff about these proceedural reviews via our OHS committees, noticeboards and intranet.
Provide training and development opportunities to enhance and support potential leaders throughout the organisation		OnS	Emerging Leaders - Acceler8 Program has successfully commenced group number five. The group consists of eight emerging leaders within various departments of the organisation.

9. AVALON AIRPORT MASTERPLAN AND OPPORTUNITIES FOR RETAIL DEVELOPMENT

Portfolio:	**Planning - Cr Heagney**
Source	**Planning and Tourism**
General Manager:	**Peter Bettess**
Index Reference	**Avalon Airport**

Purpose

The purpose of this report is to consider a request from Avalon Airport for Council support for greater flexibility in the retail uses that can be permitted under the Master Plan and Land Use Plan.

Summary

- The Council has previously considered reports in relation to the Avalon Airport Masterplan and Land Use Plan with the most recent report going to Council on 23 July 2013. The Council resolved to support the Masterplan subject to clarification on retailing, limiting retailing to "restricted retailing".
- "Restricted retailing" excludes the sale of food, clothing and footwear, unless, it is ancillary to the primary use.
- Avalon Airport has requested Council support to allow "factory outlets" selling clothing and footwear and food through a "Costco" type outlet. Conventional supermarkets would not be allowed.
- It is considered that based on the retail economic assessment which the Council has previously commissioned (Attachment 1) the level of flexibility being sought for the retail offer at Avalon would be at odds with the existing Council policy and potentially undermine the retail hierarchy of Geelong to an unacceptable degree.

Cr Heagney moved, Cr S Kontelj seconded –

1) supports up to 50% of the Princes Precinct (approximately 11 hectares) being developed for restricted retailing;

2) supports up to 50% of the restricted retailing area (5.5 hectares (55,000m2)) being developed for factory outlets selling clothing and footwear and for a "Costco type" sales outlet. Conventional supermarkets are not permitted; and

3) renegotiates the rates agreement to ensure that any commercial development (outside the terminal area) is rated at the commercial rate.

Carried.

Background

Council has previously considered the Avalon Airport Masterplan and Land Use Plan on two occasions. At its meeting of 21 August 2012 Council resolved as follows "*That Council authorise the Mayor to make a submission in support of the Draft Avalon Airport Land Use Plan and the Draft Avalon Airport Master Plan. The submission should request modification of the Plans*

- *To limit the location and the amount of retailing in the Princes Precinct to the area south of the Princes Freeway and north of the multi fuel pipeline which traverses the site being no more than 22 hectares in area*

- *To limit the type of retailing allowable in the Princes Precinct to restricted retail ("big box") type uses which will not compete with Central Geelong and*
- *To recognise Council's continuing role as the responsible authority".*

Council further resolved at its meeting of 23 July 2013 to specify that the extended retail was to be used for restricted retailing only and further reinforced the role of Council as the responsible authority for planning matters across Avalon Airport. The specific resolution was as follows:

"*That Council makes a submission in support of the Avalon Airport Master Plan and Land Use Plan 2013 subject to the following changes*

4) That the land use directions for the Princes Precinct be clarified to note that the only form of retailing supported in this precinct is restricted retailing.

5) *That the Land Use Plan be changed to reflect the ongoing role of Council as the responsible authority for Avalon Airport*."

The Council report of 23 July 2013 which details the earlier position of Council and the abovementioned resolution is attached in full for information (refer Appendix 1).

Avalon Airport has now requested greater flexibility in relation to the retail offer at Avalon Airport.

The indicative breakdown of uses is:

"Costco" type store, approximately 15,000 square metres

Factory outlets, approximately 25,000 square metres

Bulky goods, approximately 30,000 square metres

Fast food areas, approximately 1,000 square metres each

Car retail areas, approximately 10,000 square metres each

Service station, approximately 5,000 square metres

"Masters/Bunnings" (or similar), approximately 10,000 square metres

The uses would be located in a "parkland" setting with extensive landscaping, associated carparking and outdoor walkways between stores which may be under cover.

The request seeks to broaden the Planning Scheme definition of restricted retail to allow for food, clothing and footwear which are excluded from the State definition. In short, the request from Avalon would provide the option for Avalon to pursue an extensive retail offer within the 22 hectares of area which Council has previously agreed/supported in the Masterplan to be specified as a retail precinct.

Discussion

The Council has previously sought independent advice in relation to retail at Avalon Airport to inform its earlier position in responding to the Masterplan and Land Use Plan. This independent retail analysis concluded "*the proposed retail activity in the Princes Precinct is not likely to be serving the needs of the Airport passengers and visitors but will mainly be aimed at needs of regional residents, principally residents of Greater Geelong. Because of this, retail development at Avalon may have an adverse impact on retail and activity centre development elsewhere in Greater Geelong*."

The independent review recommends a maximum retail floor space of 10,000m^2, integrated into an overall commercial/business precinct within the Airport as the most appropriate retail outcome under a Masterplan for the airport. The review concluded that retail floor space above 10,000m^2 is likely to have a detrimental affect on other retail centres in Geelong.

The Council's earlier resolutions in support of the Masterplan and Land Use Plan which provided for the 22 hectares of land adjacent to the Princes Hwy to be used for a "retail precinct", obviously provided for significantly more retailing than that which was recommended by the independent retail analysis. The qualification of the Council's more recent resolution (23 July 2013), such that the retail offer was to be limited to "restricted retailing" was intended to ensure that the impact on the broader retail hierarchy and activity centres across Geelong was minimised.

Given the independent retail analysis, officers remain concerned that major additional retail which is not in keeping with the restricted retail definition would have the potential to undermine the retail hierarchy of broader Geelong. This could result in adverse impacts on individual centres ranging from central Geelong through to other activity centres, potentially to the detriment of residents across Geelong, as the impact of major retail offers at Avalon could limit the convenience and comparison goods offered within activity centres in other parts of Geelong.

Environmental Implications

There are no major environmental implications in relation to the retail component of the Masterplan and Land Use Plan for Avalon Airport.

Financial Implications

There are no immediate financial implications from the City of Greater Geelong in respect to a response to Avalon in relation to a request for additional retail flexibility under a future Masterplan.

As Avalon Airport is a leasehold of Commonwealth land, it is subject to a rating agreement with the Council. This rating agreement needs to be renegotiated to ensure that commercial entities are rated at the commercial rate.

Policy/Legal/Statutory Implications

As indicated in the body of the report, the independent retail analysis has identified that a significant additional retail offer would potentially have adverse impacts on the retail hierarchy of Geelong. It is considered that support of a significant retail offer at Avalon would be contrary to Council's policy on retailing within the adopted Retail Strategy.

Alignment to City Plan

This report aligns with the Growing our Economy priority in City Plan including the directions around creating a successful and vibrant city centre and supporting existing businesses.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no explicit risks beyond those which are articulated in relation to the Council's adopted retail strategy.

Social Considerations

There are no explicit social considerations other than those that are articulated in relation to impact on retail hierarchy, and potential undermining of retail offer across existing Geelong.

Human Rights Charter

The Human Rights Charter has been considered in preparing this report.

Consultation and Communication

The Council's position in relation to the Avalon Masterplan and Land Use Plan has been made public and any alteration or revision in relation to Council's position would need to be communicated at an appropriate time.

APPENDIX 9-1

3. SUBMISSION TO AVALON AIRPORT MASTER PLAN AND LAND USE PLAN

Portfolio: **Planning - Cr Macdonald**
Source: **Planning Strategy and Economic Development**
General Manager: **Peter Bettess**
Index Reference: **Avalon Airport**

Summary

- Avalon Airport Pty Ltd released for consultation the Avalon Airport Master Plan, Land Use Plan and Environment Strategy. Comments on the plan are invited until 31 August 2013.
- The Master Plan and Land Use Plan are an important step towards setting the strategic direction for the future development of the airport.
- The Plans have a broad time horizon from 2013-2033. Four key tenets for the future development of the airport are defined; passenger operations; technical aviation operations; freight; and retail and commercial developments.
- The Master Plan identifies potential future infrastructure improvements required, including the extension of the existing runway, an additional parallel runway, one cross runway, a direct rail link, new freeway overpass and expansion of the passenger terminal to accommodate international passengers. The timing or funding of infrastructure is not detailed.
- A range of land uses are envisaged on the airport site including retail development, industrial development, office development, freight handling facilities and hotel accommodation in addition to airport related uses such as terminals.
- The Master Plan outlines the need for the continued curfew free operation of the airport, the continued provision of general aviation services and the continuation of the Australian International Airshow until at least 2015 and likely to 2025.
- Council it is recommended make a submission about the Master Plan and Land Use Plan welcoming the opportunities identified and the growth directions for the airport in the future. The submission should also request that Council's status as responsible authority be retained and that retailing in the Princes Precinct, closest to the highway, be limited to restricted retail uses only.

Cr Macdonald moved, Cr Harwood seconded -

That Council makes a submission in support of the Avalon Airport Master Plan and Land Use Plan 2013 subject to the following changes:

1) **That the land use directions for the Princes Precinct be clarified to note that the only form of retailing supported in this precinct is restricted retailing.**
2) **That the Land Use Plan be changed to reflect the ongoing role of Council as the responsible authority for Avalon Airport.**

Carried.

3. SUBMISSION TO AVALON AIRPORT MASTER PLAN AND LAND USE PLAN (CONT'D)

Report

Background

Avalon Airport is located between Lara and Little River on the southern side of the Princes Highway. It was previously used by the Federal Department of Defence and is leased from the Federal Government by Avalon Airport Australia Pty Ltd which is owned by Linfox Airports Group. The lease requires the airport operator to prepare a Master Plan detailing proposals for development of the airport and other associated land uses for a planning period of 20 years.

The existing layout of the airport is shown on **Attachment 1**. The land is 1753 hectares in area. It features one north south runway with a parallel unsealed runway to the east. The passenger terminal is located to the north of the runway with an adjoining car park with 1500 spaces. To the east of the runway there are four large hangars which are used for aircraft maintenance and other uses ancillary to the airport.

The airport has significant scope for expansion in the future given the availability of land, curfew free status, separation distance from sensitive uses and excellent access to road and rail transport infrastructure.

A draft Master Plan for the airport was provided for comment to Council in 2012. It was considered at a Council meeting on 21 August 2012. Council made a submission to the Draft Plans based on the following resolution:

"***That Council authorise the Mayor to make a submission in support of the Draft Avalon Airport Land Use Plan and the Draft Avalon Airport Master Plan. The submission should request modification of the Plans***

- ***To limit the location and the amount of retailing in the Princes Precinct to the area south of the Princes Freeway and north of the multi fuel pipeline which traverses the site being no more than 22 hectares in area***
- ***To limit the type of retailing allowable in the Princes Precinct to restricted retail ("big box") type uses which will not compete with Central Geelong and***
- ***To recognise Council's continuing role as the responsible authority".***

Discussion

The Master Plan divides the airport site into 8 precincts each with a different purpose. The precinct map is provided in **Appendix 1**. The land use intentions for each of the eight precincts are detailed in the Plan.

The **Princes Precinct** closest to the Princes Highway is 22 hectares in area and proposed to be developed as a commercial and retail precinct.

The **Terminals Precinct** is 350 hectares in area and proposed to be developed as the main location for domestic and international terminals, car parking, hotel accommodation and other retail activities.

3. SUBMISSION TO AVALON AIRPORT MASTER PLAN AND LAND USE PLAN (CONT'D)

The **Runway Precinct** contains the existing runway and taxiways and will retain that use. Land uses not directly related to the servicing and operation of aircraft will be directed to other precincts.

The **Beach Precinct** is 340 hectares in area and its primary purpose will be to provide for light industry. The four on site hangars are located in this precinct.

The **Green Precinct** is 620 hectares in area. A definitive future use is not identified other than to protect it for long term expansion of the airport.

The **Dandos Precinct** is 245 hectares in area and similar to the directions for the Green Precinct, it is to be retained for future long term expansion.

The **Avalon East Precinct** is 235 hectares in area and will provide for the short term expansion of general aviation activities at the airport. This will be the ultimate site for the second parallel runway, which may not be required for a further 20 years.

Retail Development

The scale of retailing at Avalon is a key issue. The Draft Master Plan considered by Council in August 2012 proposed a retail precinct of over 200 hectares. The City commissioned expert economic advice which concluded that the amount of retailing at Avalon should be no more than 10,000 square metres (1 hectare).

In August 2012 Council decided to support retail development on a larger scale at Avalon, up to 22 hectares, provided it was restricted retail or "big box" uses which would not compete with Central Geelong. This was the basis of Council's submission to the Draft Master Plan.

Restricted retailing is a defined term in the planning scheme and includes the sale of amongst other things; camping goods, sporting goods, and furniture but excludes the sale of food, clothing and footwear (unless ancillary to another use).

In the latest iteration of the Master Plan, the size of the retail precinct has been reduced from 200 hectares to 22 hectares; this was in response to Council's submission on the Draft Master Plan. However the Master Plan does not limit the type of retailing to restricted retailing only which is inconsistent with Council's position. Council's submission to the Master Plan should seek to have this included.

Responsible Authority

The Land Use Plan indicates the desire of the airport operator to assume the role of the responsible authority for issuing planning permits on the airport site. This would remove Council's decision making role and its ability to influence the future development of the airport land.

The Land Use Plan also indicates that there would be no avenue of appeal against decisions, affecting the ability to appeal to VCAT and in relation to the giving of notice of applications the seeking of "informal comment" would be at the discretion of the airport operator. This contrasts to the existing planning controls whereby Council may give notice of an application if it believes that the grant of a permit would result in adverse amenity impacts. Similarly the right to lodge an appeal with VCAT is also currently provided.

3. SUBMISSION TO AVALON AIRPORT MASTER PLAN AND LAND USE PLAN (CONT'D)

It is considered that a significant review of the planning controls relating to Avalon Airport is appropriate to minimise the necessity for planning permits and expedite development approvals. This will enhance Avalon Airport in respect to investment attraction generally and demonstrate the status of Avalon Airport as a key regional economic driver. The City of Greater Geelong has previously committed to delivering a planning regime of this nature. It is however considered that the complete removal of any public process associated with the planning and approval of development may not serve the communities long term interests.

International Airport

The Master Plan notes that it is anticipated that Avalon will continue to attract increased numbers of domestic passengers. Scheduled international flights are expected to begin by the end of 2013/14. The Master Plan includes forecasts passenger movements of 7.25 million domestic passengers and 2.19 million international passenger movements by 2030/31.

Rail Link

The State Government is continuing its work on the proposed rail link to Avalon. Three potential alignments were released for consultation earlier this year. The Master Plan and Land Use Plan make provision for the rail connection.

Environmental Implications

The lodgement of a submission on the Master Plan and Land Use Plan will not have any adverse environmental impacts. Future development proposals which may result following completion of the plans will require examination of environmental impacts in greater detail. The Environment Management Strategy prepared by the airport operator will be considered by the Commonwealth Government.

The City will continue to encourage the airport operator to introduce an Airport Environs Overlay to the land around the airport to document the identified noise contours from existing and proposed flight paths.

Financial Implications

The lodgement of a submission on the Master Plan and Land Use Plan will not have financial implications for Council.

Policy/Legal/Statutory Implications

The lodgement of a submission has no statutory implications for Council

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 80(c) of the Local Government Act in the land to which this report relates.

3. SUBMISSION TO AVALON AIRPORT MASTER PLAN AND LAND USE PLAN (CONT'D)

Risk Assessment

There are no risks associated with lodging submission to the Master Plan and the Land Use Plan.

Social Considerations

Relevant social considerations in the submission to the Draft Avalon Airport Land Use Plan and the Draft Avalon Airport Master Plan include the need to provide services such as retailing in close proximity to where people live and work.

Communication

The response from Council to Avalon will be made public, and a detailed release in relation to Council's position will be made available to the press. Avalon is undertaking its own consultation process

APPENDIX 1

Figure 11 - Avalon Airport Precinct Plan

Avalon Airport
Flying made easy



May 2011

Review of Retail and Commercial Components of the Draft Avalon Airport Masterplan

A report for the City of Greater Geelong

Tim Nott

Economic analysis + strategy

Report Data

Version	Date	Approved By	Sent to
Draft	15 April 2011	TN	Greg Hayes, City of Greater Geelong
Final	24 April 2011	TN	Greg Hayes, City of Greater Geelong
Revised final	3 May 2011	TN	Greg Hayes, City of Greater Geelong

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Disclaimer

This report has been produced for the exclusive use of the City of Greater Geelong. The author accepts no responsibility for its use by other parties. The assessment has relied on consultant estimates and forecasts as well as data from a variety of government and commercial sources. Whilst the forecasting component of the analysis represents a best estimate, the reader should bear in mind that there is no certainty in predicting the future.

Table of Contents

1 Introduction 1
1.1 Background 1
1.2 This Report 1
2 Avalon Airport Masterplan 3
2.1 Key Features 3
2.2 Precincts 3
2.3 Land-Use Zoning 5
2.4 Proposed Expansion of Retail and Other Commercial Facilities 6
3 Retail Impacts 8
3.1 Form of the development 8
3.2 Scale of the development 9
3.3 Retail catchment 10
3.4 Current demand and supply for non-food goods 11
3.5 Future demand for retail floorspace for non-food goods 12
3.6 Impact of Avalon development on existing retail facilities in Geelong 13
3.7 Will the development really happen? 14
4 Strategic Framework 15
4.1 State Planning Policy 15
4.2 Local Planning Policy 15
4.3 Discussion 16
4.3.1 Net Community Benefit 16
4.3.2 Impact on the Retail Hierarchy 17
4.3.3 Zoning and Floorspace limits 18
4.3.4 Alternative Land Uses 18
5 Summary and Conclusions 19
6 References 21

1 Introduction

1.1 Background

Avalon Airport, in the City of Greater Geelong, is Victoria's second largest regular passenger airport, currently accommodating around one million passengers per year to and from Australian domestic destinations. The airport also accommodates pilot training, airplane fit-out and freight operations, as well as the biennial Melbourne International Airshow.

The airport is privately operated by Avalon Airports Australia, a subsidiary of freight and logistics company Linfox Pty Ltd. The operating company leases the airport from the Commonwealth Government.

Most significant airports in Australia come under the Commonwealth Airports Act which requires a 20 year Masterplan and an Airport Environment Strategy. These planning documents are negotiated and agreed with the Commonwealth Department of Infrastructure and Transport. The lease conditions for Avalon Airport require the same conditions.

State and Local Governments generally have no jurisdiction in major airport plans, although they may be consulted. However, Avalon Airport is subject to the Victorian State Planning Provisions and is is subject to the normal Victorian land-use planning controls (as well as those required by the Commonwealth). Any Airport Masterplan for Avalon that requires a change of land-use zoning must therefore be supported by the relevant Minister and by the City of Greater Geelong.

> **"Avalon Airport at a glance**
>
> Avalon Airport is Australia's only dedicated low cost airport, located approximately 40 minutes from the Melbourne CBD and 15 minutes from Geelong, Victoria's second largest city.
>
> Avalon Airport is specifically built to cater for the growing number of passengers seeking low cost airfares who don't wish to pay for the costly overheads incurred by major capital city airports.
>
> Avalon Airport passengers should expect many of the benefits of major capital city airports along with the lowest cost on-airport car parking in Melbourne, brand new Food and Beverage outlets and a simple, hassle free experience.
>
> Since beginning commercial operations in 2004, Avalon Airport has seen extraordinary growth with over 1 million passengers now using the facility each year. During this time Avalon has continued to offer exceptional customer service and convenience for all passengers."
>
> From www.avalonairport.com

The operator of Avalon Airport has recently prepared a draft Masterplan which proposes a number of changes to land-use zoning. Accordingly, the City of Greater Geelong has been asked to endorse these changes in its role as the local planning authority.

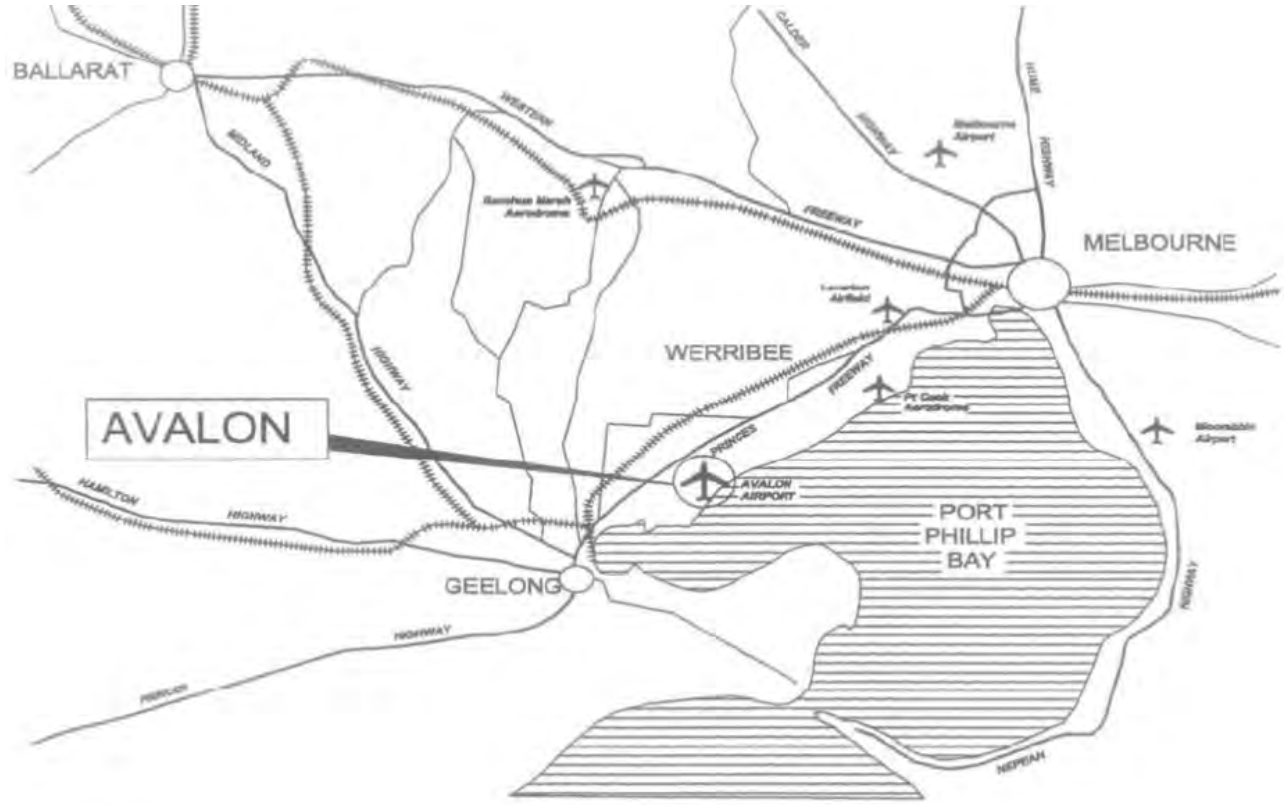
1.2 This Report

The City of Greater Geelong is keen to get some independent advice about the potential implications of the retail and commercial aspects of the Masterplan and has engaged an external consultant for that purpose. This report has been prepared by independent economic geographer Tim Nott. It examines:

- The Masterplan and its context
- The scale of the potential retail and commercial components of the Masterplan
- The regional context
- The likely impact of the proposals on the regional economy

Conclusions about the proposed retail and commercial elements of the Airport Masterplan are provided in the final section of the report.

Figure 1: Avalon Airport Location



Source: Avalon Airports Australia, 2010

2 Avalon Airport Masterplan

2.1 Key Features

The Avalon Airport Masterplan has been prepared by the operator to guide development of the airport in pursuit of its vision "**to be a World Class Centre of Aviation Excellence**". The main features of the Masterplan are:

- "Ongoing enhancement of current terminal facilities to provide for the full range of passenger needs
- Expanded terminal facilities to accommodate continually growing domestic passenger numbers (and) the introduction of international passenger operations
- Extended runway and expanded apron and taxiways to accommodate increasing numbers and types of aircraft
- The establishment of a new north-south General Aviation runway to reduce conflict between general aviation activity and commercial airline and charter activity
- Further development of aircraft hangars and associated facilities in anticipation of supporting next generation of aircraft maintenance needs
- Development of commercial facilities required as a result of growing passenger numbers and other aviation activities
- A commitment to continuously improve the airport's security infrastructure
- Identification and development of land surplus to aviation requirements and land allocation for industrial and commercial facilities
- Improvement to road and other infrastructure in line with development agenda
- Continued focus on land initiatives which minimise or at least partially offset Avalon's impact on the surrounding environment"

Avalon Airports Australia, 2010

Discussion with the airport operator suggests that their key concern is for the airport operation to be sufficiently robust to support a bid to host international flights. This means that all parts of the airport lease area should be contributing to the profitability of the whole.

2.2 Precincts

The Avalon Airport Masterplan splits the airport lease area into seven precincts, each of which is to perform a different function. The precinct plan is shown below.

Figure 2: Avalon Airport Precinct Plan



Source: Avalon Airport Australia, 2010

The precincts are described in the table below.

Table 1: Precincts in the Avalon Airport Masterplan

Precinct	Current use	Development plan	Area
Princes Precinct	Grazing	Development of business park (offices, light industry, warehousing) and retail complex (shops, hotels, entertainment and leisure facilities); potential development of a rail spur	203 ha
Terminal Precinct	Passenger terminal baggage handling and car-parks	Expansion of terminal facilities to handle more passengers including international passengers; development of car-parks and rail facilities; development of retail facilities for passengers, service stations, hotels, and offices for airport-related firms	96 ha
Beach Precinct	Aircraft maintenance facilities, air traffic control and other airport-related infrastructure, including facilities for the Airshow	Expansion of aircraft maintenance, air-freight and related industries (may include convenience retail element)	294 ha
Green Precinct	Grazing, drainage and navigational beacons	Retention for long-term airport expansion	445 ha
Runway Airport Precinct	Airport runway and fuel and maintenance facilities	Infrastructure improvements to enable heavier aircraft	198 ha
Dandos Precinct	Grazing and Airshow activities	Retention for long-term airport expansion; potential development for motor-racing circuit	273 ha
Avalon East Precinct	Grazing and Airshow activities	Retention for long-term airport expansion	236 ha
Total area			1,753 ha

Source: Avalon Airport Australia, 2010

(Note – the individual areas do not sum to the total given by AAA.)

The Masterplan envisages extensive development of the Terminal and Beach Precincts to facilitate the expansion of passenger and freight operations of the airport as well as some related industrial activity.

The Princes Precinct is envisaged as a stand-alone activity centre, trading on its exposure to the busy Princes Freeway as well as workers and visitors to the airport.

Green, Dandos and Avalon East Precincts are being held for long-term airport expansion, likely to be beyond the timeframe of the current Masterplan. However, there is a proposal for the Dandos Precinct to accommodate a motor-racing circuit and associated facilities. Recent press suggests that this is being considered as an alternative location for Melbourne's Formula 1 Grand Prix.

2.3 Land-Use Zoning

Currently, the whole Avalon Airport site is covered by a Special Use Zone (SU11) that caters for the operation of the airport and associated facilities. This Special Use Zone allows the development of offices, industrial buildings, warehouses, hotels and retail premises (up to 3,000 sq m).

The Masterplan envisages that the land-use zoning would be changed to accommodate the uses envisaged in each precinct. The Princes and Terminal Precincts, for example, would be covered by a Business 2 Zone that would allow for the development of the terminals and associated offices as well as a business park and retail precinct. No limit on the floorspace of offices, retail outlets or bulky goods premises is proposed in the schedules to these zones.

2.4 Proposed Expansion of Retail and Other Commercial Facilities

The Masterplan is not catering for specific development proposals relating to retail or other commercial facilities. However, it appears that the following retail and other commercial facilities are envisaged:

Retail

- Retail and food service outlets for passengers, airport visitors and workers, to be located in the airport terminal
- Fuel services that will allow hire-car users to fill up before returning their vehicles (likely to be in the Terminal Precinct, or possibly the Princes Precinct)
- Convenience retailing that will allow passengers, workers and visitors to stock up on last minute items or to purchase items on their way from the airport (likely to be co-located with fuel outlets)
- A large retail precinct with visibility to the Princes Highway that would potentially include, "food and beverage facilities, a residential hotel, entertainment and leisure facilities, convenience stores, supermarket, shops and various service businesses"; in conversation, the operator has no particular model of retail provision in mind but indicated the scale of this retail precinct could be up to 50,000 sq m and could include bulky goods or home-maker retailing or a DFO-type facility

Offices and other commercial facilities

- Offices of airport-related enterprises such as airlines, quarantine, customs etc, to be located within or adjacent to the terminal buildings
- Manufacturing, warehousing and related administration of enterprises that would benefit from proximity to the airport, to be located mainly in the Beaches Precinct
- A business park in the Princes Precinct that would potentially include, "office buildings, light industry, warehouses and limited outdoor recreational facilities", occupied by enterprises that may benefit from proximity to the airport and the Princes Freeway (but which could be un-related activities)

It is clear from these points that two types of commercial activity are envisaged by the Masterplan. Firstly, the Masterplan caters for expansion of retail and industrial activities that serve the needs of airport users, whether these are passengers or airlines or air-freight enterprises or even manufacturers that ship their goods by air and get transport-cost advantages from proximity to the airport. These activities are to be generally located in the Terminal and Beach Precincts and are designed to improve the operation and attractiveness of the airport for users. These improvements will cater for, and be necessary to induce, a growth in passenger numbers and freight throughput.

Secondly, the Masterplan proposes a more general commercial development of the parcel of land closest to the Princes Freeway in the hope that this will generate the biggest return to the overall airport operation through sub-lease income.

In examining the potential regional impact of these proposed developments, this report assumes that:

- the facilities that cater predominantly for passengers and other airport users will have a positive economic impact on the region since the output from these facilities is either generated by new spending (as overall passenger and freight numbers grow) or is being shifted from competing airports – mainly Melbourne Airport – to Avalon
- the commercial offices and light industrial activities proposed for the business park in the Princes Precinct are likely to locate at Avalon only if they gain an advantage from proximity to the Airport or if they require campus style accommodation that cannot be found elsewhere in the region
- the retail facilities proposed for the Princes Precinct will compete for the expenditure of regional residents with other facilities in the region

The proposed business park in the Princes Precinct is unlikely to affect the viability of other commercial or industrial precincts in Geelong. However, the proposed retail precinct is a different matter. Competition for the spending of regional residents raises the potential for adverse impacts on the region, particularly on the retail activity centres. The remainder of this report concentrates on an assessment of this issue. However, the reader should bear in mind that the Masterplan also proposes expansion that is likely to create significant benefits for the regional economy in terms of employment, increases in visitor numbers and expenditure, and related spin-off effects.

3 Retail Impacts

3.1 Form of the development

The development plans for the Princes Precinct are at an early stage and no clear proposal is available for assessment. It is therefore necessary to make some assumptions about the form of the development in order to assess its likely impact.

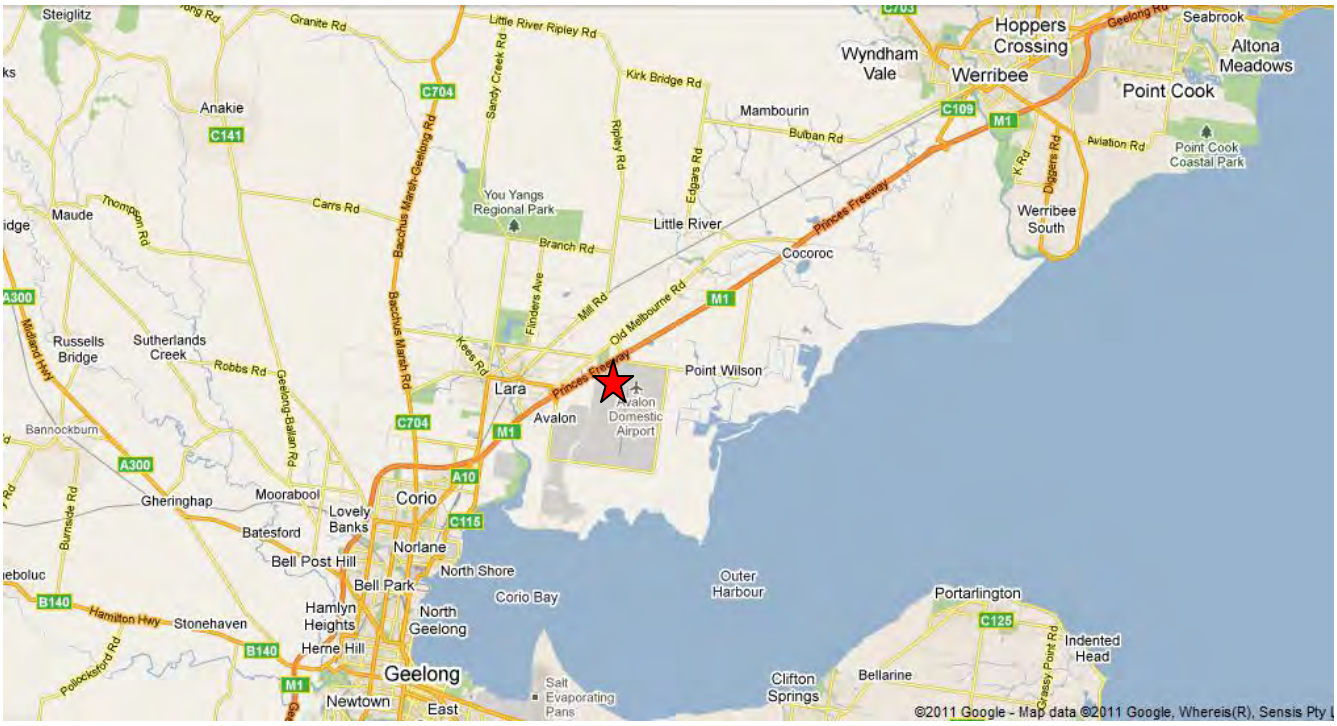
Whilst the Masterplan talks about a range of retail outlets that will support other uses on the site, including convenience stores, supermarkets and other shops, discussions with the proponent indicate something that is more in keeping with retail developments at airports such as Essendon and Moorabbin, including DFO-type outlets or a homemaker centre.

The features of the site are:

- Freeway exposure and access via the main road servicing Avalon Airport
- Large site (up to 200 ha in the Princes Precinct)
- Distance from residential areas – around 5 km from the nearest settlement of Lara, home to around 12,000 people, and around 10 km to the nearest parts of urban Geelong, which has a population of approximately 150,000

The features are illustrated in the map below.

Figure 3: Regional context of Princes Precinct, Avalon Airport



Source: base map from Google Maps

The distance from populated areas means that the site has no local or neighbourhood retail catchment. It must therefore rely on a regional or sub-regional catchment that would include at least the northern parts of Geelong and possibly as far as Werribee. (This assumes that the retail needs of airport workers and visitors are satisfied in the Terminal Precinct.)

In order to attract people from a large catchment area, the offering at Avalon would need to be special in some way – either providing more choice or a retail offer that is not available elsewhere in the region. This means a magnet store and/or a large collection of smaller stores. Retailing with regional drawing power might include:

- A large format homewares store such as IKEA
- A grocery warehouse store such as Costco
- A large home-maker precinct
- A large collection of factory outlets
- A large market

However, few retailers are likely to prefer a location that has no local catchment and which is exclusively accessed by car. It is likely that only home-maker/factory outlets would find a location such as that at Avalon suitable, and only then if the cost of space was low in comparison to competing locations in the region.

For this assessment, therefore, the retail development at Avalon is assumed to be a homemaker/factory outlet precinct, although there would likely also be some food service outlets.

3.2 Scale of the development

The scale of the development would need to be sufficient to attract people from Geelong and its region past the existing home-maker precincts on the Princes Highway and elsewhere in Geelong. The closest existing home-maker precincts are indicated on the map below.

Figure 4: Nearby Homemaker Centres



Source: Essential Economics, 2006 and 2009

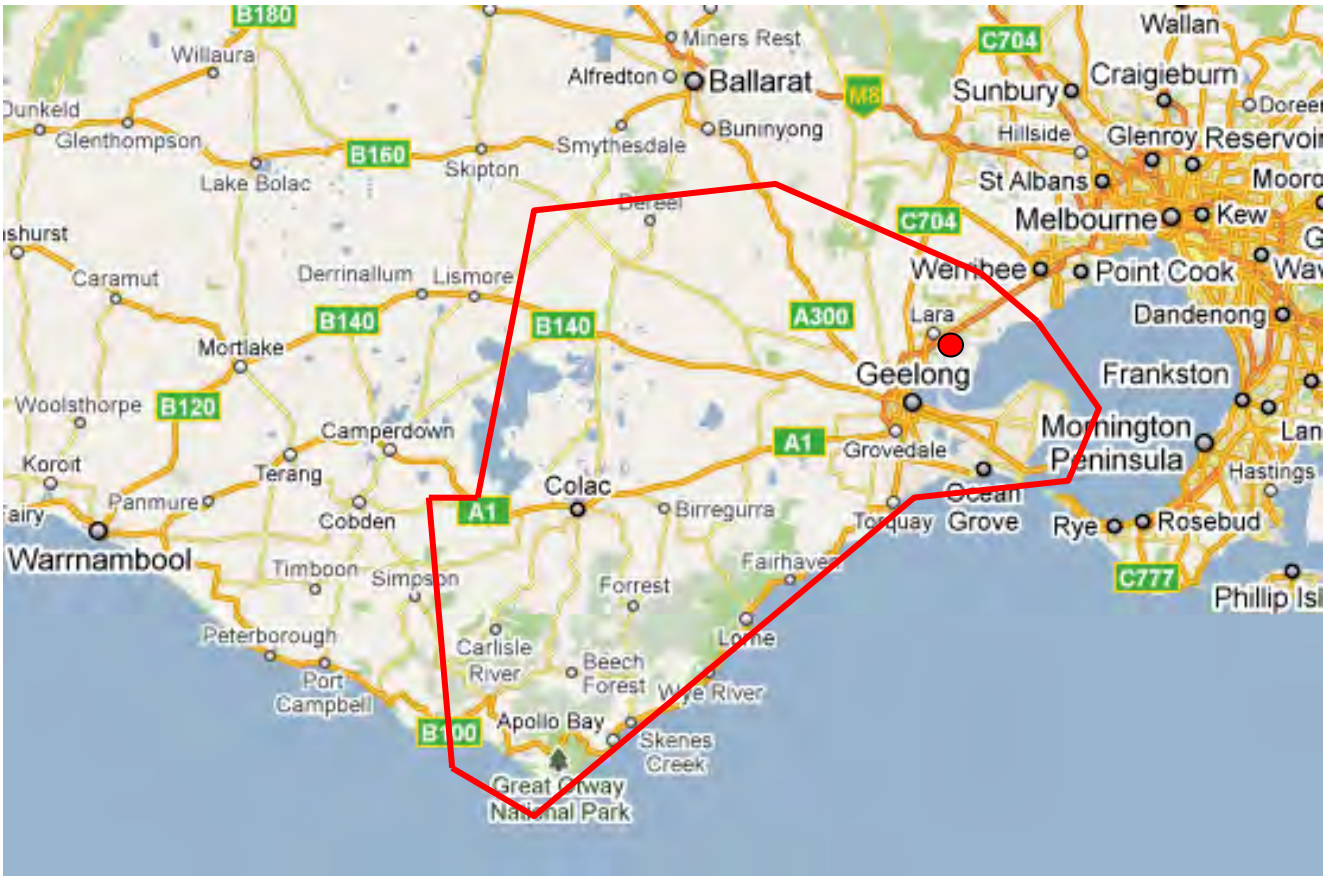
In order to attract people from across Geelong, the retail offer at Avalon would need to be larger than that in the homemaker precincts at Geelong Gateway and Geelong North which collectively have nearly 35,000 sq m of retail space. (Or existing retailers in those precincts would need to relocate to Avalon.) Attracting people from Wyndham would be difficult given the very large homemaker precinct on the Old Geelong Road which has more than 82,000 sq m of floorspace.

For the purposes of this assessment, the retail development at Avalon is assumed to be between 35,000 and 50,000 sq m. This would make it the largest homemaker centre in the Geelong region. Given that nearly all the major homemaker retailers already have a presence in Geelong, the space at Avalon would be filled either by new entrants (such as Woolworths hardware) or by the movement of existing operators.

3.3 Retail catchment

A major homemaker centre at Avalon would be likely to have a regional appeal, providing retail outlets that may not be available elsewhere in the region. On this basis, the catchment of the facility at Avalon is assumed to include the whole Geelong region as shown in the diagram below.

Figure 5: Retail catchment for homemaker precinct at Avalon



Source: base map from Google maps

This assessment assumes that the demand for homemaker retailing by people in Werribee will be satisfied in the major homemaker precinct nearby in Hoppers Crossing.

The population of the Geelong catchment is provided in the table below.

Table 2: Geelong regional population, 2010

Area	Estimated resident population 2010 no	Share of regional population %
Greater Geelong	220,068	78%
Queenscliffe	3,314	1%
Colac Otway	22,097	8%
Golden Plains (South East)	10,487	4%
Surf Coast	26,173	9%
Total Geelong Region	282,139	100%

Source: ABS, 2011

The City of Greater Geelong comprises 78% of the total population of this catchment. Allowing for some spending from beyond the region, this assessment assumes that the municipality would account for 75% of spending at the proposed Avalon retail development.

3.4 Current demand and supply for non-food goods

The current balance of demand and supply for non-food goods in Greater Geelong is presented in broad terms in the following table.

Table 3: Balance of demand and supply for non-food goods, Greater Geelong, 2010

Item	Units	Result	Source
Non-food retail floorspace	sq m	289,300	Essential Economics, 2006 updated with information from Council
Retail turnover density	$ per sq m	$4,870	Estimated from Essential Economics 2006 and updated to 2010
Retail sales	$million/year	$1,409	(Floorspace times retail turnover density)
Sales to visitors	% of total retail sales	25%	Consultant estimate
Sales to visitors	$million/year	$352	Consultant estimate
Sales to residents	$million/year	$1,057	(Total sales minus sales to visitors)
Spending per resident	$/year	$5,200	ABS, 2011; and Market Info 2002
Residents	no.	220,068	ABS, 2011a
Spending of residents	$million/year	$1,144	(Residents times spending per resident)
Escape spending	$million/year	$88	(Spending of residents minus sales to residents)
Escape spending	% of total resident spending	8%	(Escape spending divided by total resident spending)

Source: Tim Nott

Current escape spending in non-food goods is estimated at around 8% of all resident spending, or $88 million per year. This is relatively small given the attractions of the Melbourne CBD and the

larger regional centres in Melbourne, and indicates that Geelong is reasonably self-sufficient. The retailers of the City also provide a service far beyond the municipal boundaries, with an estimated 25% of retail sales in this category coming from elsewhere in south west Victoria.

3.5 Future demand for retail floorspace for non-food goods

If the Avalon Airport Masterplan is approved, the earliest full year of operation of the retail precinct would be 2014. The following table provides a new retail balance at that time.

Table 4: Estimate of additional non-food retail floorspace required between 2010 and 2014

Item	Units	Result	Source
Population growth rate, 2010 to 2014	%/year	1.7%	Id consulting, 2010
Residents of Greater Geelong	no.	235,233	ABS, 2011a
Spending on non-food goods per person	$/person/year	5,400	ABS, 2011; and Market Info 2002; assumed growth of 1% per year from 2010 to 2014 in keeping with long term trends
Spending on non-food goods	$million	$1,270	(Residents times spending per person)
Retail turnover density	$ per sq m	$4,970	Assumed growth of 0.5% per year from 2010 to 2014 as retailers become more efficient
Non-food retail floorspace supported by resident spending	sq m	255,600	(Spending divided by retail turnover density)
Escape spending of residents	%	8%	Assumed to remain the same as in 2010
Floorspace supported by residents in Geelong	sq m	236,000	(Floorspace remaining after accounting for escape spending)
Floorspace supported by visitors	% of all floorspace	25%	Assumed to remain the same as in 2010
Floorspace supported by visitors	sq m	78,700	(25% of total floorspace)
Total floorspace supported in Geelong, 2014	sq m	314,700	(Calculated from floorspace supported by residents and visitors)
Additional floorspace supported in Geelong compared with 2010	sq m	25,400	(Non-food floorspace in 2014 minus floorspace in 2010)

Source: Tim Nott (values in $2010)

This forecast is underpinned by a number of assumptions, including:

- Spending per person on non-food goods will grow by 1% per year over the forecast period. This is rather low compared with the 3+% per year which has occurred over the past decade. However, it is more in keeping with the long term trend over several economic cycles since 1984. It also acknowledges the present uncertainty regarding the share of retail spending that will be captured by the internet rather than by physical shops.
- Retail turnover per sq m will grow by 0.5% per year as retailers use their space more efficiently.
- Escape spending by Geelong residents will remain the same; that is, despite potential new retail attractions, many residents will continue to visit Melbourne to shop for high value items.
- Visitors will continue to support 25% of the non-food retail floorspace in Geelong. In a growing market, this means that visitor spending will continue to grow.

The forecast suggests that there will be demand for an additional 25,000 sq m of non-food retail floorspace in Greater Geelong by 2014.

3.6 Impact of Avalon development on existing retail facilities in Geelong

The following table shows the impact of the proposed Avalon development on existing retail floorspace in Geelong.

Table 5: Impact of proposed Avalon development on existing non-food retailers in Geelong, 2014

Item		If Avalon development is 35,000 sq m	If Avalon development is 50,000 sq m
Additional non-food retail floorspace supported compared with 2010	sq m	25,400	25,400
Proposed non-food floorspace at Avalon	sq m	35,000	50,000
Non-food floorspace in the remainder of Geelong	sq m	279,700	264,700
Change in floorspace in the remainder of Geelong compared with 2010	sq m	-9,600	-24,600

Source: Tim Nott ($2010)

If the Avalon development is 35,000 sq m, the non-food floorspace in the remainder of Greater Geelong will decline by around 10,000 sq m. If the proposed development is 50,000 sq, the decline in the remainder of Greater Geelong will be around 25,000 sq m. This equates to a transfer of trade from the remainder of Greater Geelong to Avalon of between $48million and $122million per year (although, from a regional point of view, there is no net loss of trade).

This calculation assumes that the proposed development would result in a straightforward transfer of floorspace from existing centres to Avalon. However, the impact could result in a decline in turnover per sq m of existing floorspace rather than closure of existing shops (particularly if existing shops are "over-trading"). In either case, a loss of retail employment in existing centres would be a likely result. This would be in the range of 200 to 500 jobs, depending on the scale of the Avalon development.

At this stage, without a clear understanding of the type of retail outlets envisaged for Avalon, it is impossible to tell with certainty where the likely impact will be felt. Given the regional scale of the proposed development, competing centres across the region could be affected. However, the centres likely to be most affected will be those that have an offer similar to the new development and those which are closest, including the Gateway Centre and the North Geelong homemaker strip. If the proposed development at Avalon includes significant clothing factory outlets, the Geelong CBD and Pakington Street could also be affected.

The proposed retail development at Avalon could have several other adverse impacts:

- The location of the development, well away from the central place of the region served, is likely to increase the travel costs of consumers in the region.
- This development will absorb all the potential growth of non-food retail floorspace in the region over the next five to ten years. This will create difficulties in providing well-balanced activity centres elsewhere in Geelong, particularly in the growing communities of Armstrong Creek, Lara and Fyansford.

The positive impacts of the proposed development are the building investment and ongoing jobs in retailing that would be created. However, it is highly likely that similar numbers of jobs would be created in alternative retail developments located in existing or already planned activity centres that are more central to the communities they hope to serve.

For the region as a whole, the retail component of the proposed development at Avalon, considered on its own, would be likely to have a net negative economic impact because of the increased travel costs for residents.

3.7 Will the development really happen?

This assessment assumes that the development in Avalon will be able to out-compete other locations because it would provide a new offer for consumers and the land-holders may be able to offer relatively cheap rents.

In fact, there is no guarantee that the development at Avalon would be able to attract sufficient interest from retailers. In many cases, retailers would need to be persuaded to abandon their existing sites in Geelong to relocate to Avalon. Otherwise the development would need to attract new players who would have to be convinced that this location - with no local catchment and on the edge of its regional catchment – is appropriate for their investment.

It is difficult to see why the Avalon location would be attractive given the range of other locations in the region that are more central to their catchment and in which land is available including, for example:

- Waurn Ponds Homemaker precinct
- Gateway precinct/North Geelong
- Leopold Sub-regional centre
- the approved Armstrong Creek sub-regional centre

Even in Lara, the closest settlement to the proposed Avalon development, there is space in the town centre that can be used for investment in homemaker outlets which would be more convenient for most residents. These other locations also have the advantage that they are part of the existing strategic land-use planning regime that has been developed taking into account a wide variety of community needs.

4 Strategic Framework

4.1 State Planning Policy

The following text describes the relevant State planning policies regarding the development of activity centres.

> ***Clause 17.01 Economic Development***
>
> ***Objective***
>
> *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*
>
> ***Strategies***
>
> *Locate commercial facilities in existing or planned activity centres.*
>
> *Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.*
>
> *Provide outlets of trade-related goods or services directly serving or ancillary to industry and which have adequate on-site car parking.*
>
> Greater Geelong Planning Scheme, DPCD, 2010

The State section of the planning scheme suggests that new retailing and other commercial facilities should be in existing or planned activity centres. However, the ultimate test of whether a development should proceed is whether or not it provides net community benefit.

4.2 Local Planning Policy

The following text describes the relevant local planning policy regarding retail development.

> ***21.07-3 Retail***
> ***Objectives***
>
> - *To facilitate the development of vibrant and viable retail activity centres in accordance with the Geelong Retail Activity Centre Hierarchy included at Clause 21.07-8.*
> - *To ensure all major retail developments, and out of centre developments, provide a clear net community benefit.*
>
> ***Strategies***
>
> - *Ensure that new retail development is directed to activity centres and is consistent with the role and function described in the Retail Activity Centre Hierarchy included at Clause 21.07-8.*
> - *Ensure Central Geelong remains the primary retail activity centre in the G21 Region and the focus of retail activity in the G21 region.*
> - *Direct restricted retail (bulky goods) use and development to Central Geelong, the nominated homemaker precinct at Waurn Ponds, the Corio homemaker precinct*

subject to appropriate re-zoning and other homemaker precincts and activity centres as detailed in Clause 21.07-8.

- *Discourage restricted retail (bulky goods) development in industrial areas.*
- *Encourage a mix of retail, office, cafes, entertainment, housing, education and community facilities to locate within activity centres.*
- *Support accommodation uses above ground level floor space in activity centres subject to appropriate provision of parking and access requirements.*
- *Require that applications for new centres establish the retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy.*

Greater Geelong Planning Scheme, DPCD, 2010

Planning for retailing in the Greater Geelong Planning scheme is principally geared towards encouraging the development of a specified list of activity centres. Homemaker retailing is specifically directed towards Waurn Ponds, Corio and other nominated sites. Avalon is not contemplated as a location for retail activity to serve the regional population.

Nevertheless, the Planning Scheme does entertain the possibility that new activity centres will be required, but that applications for these should "*establish the retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy*".

4.3 Discussion

4.3.1 Net Community Benefit

From the previous section, it appears that the impact of the proposed Avalon retail development may adversely affect existing investment in the Gateway and North Geelong homemaker precincts in particular. However, the proponent argues that the retail component of the development plan will support the operation of the airport which generates major economic benefits for the region. These benefits include 1,000 jobs on-site and a further 3,500 jobs in the wider economy as well as stimulating additional visitor spending in Victoria of $38 million per year in 2010 (Essential Economics, 2010). These benefits would be likely to increase substantially if the Airport is able to provide international services.

Accepting the calculations of Essential Economics, and the passenger forecasts provided by Avalon Airports Australia in its draft Masterplan, the following table provides a broad estimate of growth in visitor spending over the period to 2029/2030.

Table 6: Estimate of visitor spending resulting from Avalon Airport, 2010/2011 to 2029/2030

Year	Domestic visitors no	International visitors no.	Total visitors no.	Visitors who would not otherwise visit no.	Additional visitor spending $m
2010/2011	1,100,000	0	1,100,000	110,000	$62.7
2014/2015	3,100,000	500,000	3,600,000	360,000	$205.2
2019/2020	4,500,000	800,000	5,300,000	530,000	$302.1
2029/2030	7,000,000	1,800,000	8,800,000	880,000	$501.6

Source: Tim Nott; Avalon Airports Australia Pty Ltd, 2010; Essential Economics, 2010

Notes: Visitors who would not otherwise visit Victoria has been estimated at 10% by Essential Economics; additional visitor spending has been estimated at $570 per passenger by Essential Economics; prices in $2010

Based on the calculations and forecasts of the proponents, growth in spending by passengers through Avalon has the potential to generate an additional $205 million per year for the Victorian economy by 2014/15. In addition, the Airport would employ many extra people in freight and other aircraft operations. This would more than offset the increased travel costs of residents using the retail component of the Avalon development, which this report broadly estimates at $10million to $30million per year[1].

In other words, it is argued, implementation of the Masterplan as a whole would generate net community benefit for Geelong.

This conclusion relies on the acceptance of the argument that implementation of the retail development proposal for the Princes Precinct is a necessary precursor to obtaining the benefits that come with expansion of the Airport.

In fact, as discussed by the proponent, the proposals for the Princes Precinct are designed to generate revenue for the Airport, making use of the exposure of the Precinct to the Princes Freeway. The land use is not integral to the operation of the Airport. The proposed retail development will be catering to the needs of regional residents not airport passengers.

Looked at on its own merits, the proposed retail precinct would be likely to generate net disbenefits for the region because of higher travel costs for consumers. That is, if the proposed development is successful at all, given the disadvantages of the location for retailing as outlined earlier.

4.3.2 Impact on the Retail Hierarchy

The retail assessment provided earlier suggests that the retail development at Avalon would need to be of a size large enough to attract residents past the existing homemaker precincts in the northern suburbs of Geelong. This report suggests that the development would need to provide at least 35,000 sq m of retail space in order to outcompete the existing homemaker precincts. At this size, and if the Avalon proposal was successful, up to 10,000 sq m of space would likely be transferred from existing centres in Geelong to Avalon. It is not clear from where this transfer would occur because the nature of the centre is not certain. Nevertheless, it is likely that the homemaker precincts closest to Avalon – the Gateway and North Geelong precincts – would experience the largest drop in trade.

If the whole impact of Avalon was experienced by the two closest homemaker precincts, the floorspace at these centres could drop by 28% (9,600 sq m out of 34,700 sq m transferred to Avalon). Because of agglomeration effects, this decline in floorspace may have the effect of reducing patronage at the remaining outlets. However, the role of the existing precincts would not change substantially; they would remain predominantly car-based strips of bulky goods retailers.

Of more concern, by soaking up available spending on non-food goods, the proposed development at Avalon could reduce or delay the planned provision of non-food retailing in centres that are better located to serve their constituency. Centres that are planned to grow include Lara, Waurn Ponds, Leopold and Armstrong Creek. By 2014, existing plans suggest that these centres could have broadly 20,000 sq m of additional non-food floorspace between them.

The Avalon proposal could therefore affect the development of the retail hierarchy serving Geelong residents by reducing the development potential of these centres. (In fact, it is likely that retailers

[1] This is based on an extra $6.25 per visit in travel costs and between 1.7 million and 5 million visits per year, depending on the size of the retail facility and average spending per visit. The figure of $6.25 assumes an additional half hour travel time, with non-business travel valued at $12.50 per hour (Department of Transport, 2010).

would choose to be central to a potential catchment and would preference investment in Waurn Ponds, Leopold and Armstrong Creek over Avalon.)

4.3.3 Zoning and Floorspace limits

The land-use zoning in many centres covered by the Greater Geelong Planning Scheme makes use of a series of floorspace limits for retail, office and restricted retailing (ie bulky goods) uses in the various Business Zones. That is, planning permits are required to exceed the floorspace limits that are described in a schedule to the Zone. These limits are used to reinforce the activity centre hierarchy presented in the Scheme.

The Airport Masterplan proposes that the Terminal and Princes Precincts should be covered by a Business 2 Zone over which there are no floorspace limits in order to preserve the flexibility for the operator.

If Council's planning objective is to restrict any adverse impact on existing centres, then a limit of 25,000 sq m of retailing (including bulky goods retailing) should be imposed on the Princes Precinct. If Council wishes to safeguard the emerging retail hierarchy that has been planned to service the growing communities in the municipality, then a much lower limit of around 5,000 sq m would be appropriate[2]. However, at this scale the centre at Avalon would function more as a service centre for workers and visitors to the Princes Precinct and the Airport than as a regional attraction.

In order to prevent the proposed regional retail facility simply being relocated from the Princes Precinct to the Terminal Precinct, a shop floorspace limit of 5,000 sq m should also apply to the Terminal Precinct. This will be perfectly adequate to provide a range of shops to service the needs of airport visitors and workers.

4.3.4 Alternative Land Uses

It may well be that some other use would also generate revenues for the Airport and would not incur the likely disbenefits of the proposed retail development. Uses in the 200 ha Princes Precinct are restricted somewhat by height controls but could include, for example:

- Land-extensive recreational activities, including golf courses, go-cart racing, low-rise theme parks,
- Low-rise hotels
- Extension to the business park which is also proposed on the site as part of the Masterplan in order to accommodate more offices, warehousing and light industrial activities
- Transport park to accommodate road freight operators

Retail uses to service these kinds of developments would also be necessary but as a subsidiary rather than primary use.

These types of uses would make use of the exposure to the Princes Freeway without detracting from the network of existing or planned activity centres in Geelong.

[2] This floorspace limit would apply to shop floorspace as defined in the planning scheme but would exclude food and drink premises, petrol stations, car hire, trade supplies etc and other uses that could service airport visitors and airport-related businesses.

5 Summary and Conclusions

Avalon Airport is a major contributor to the prosperity of the Geelong region through the provision of jobs and the generation of visitor expenditure. The Airport operator has expansion plans that will increase this contribution through growth in domestic and international passengers, freight and general aviation. The draft Avalon Airport Masterplan is the physical expression of these growth plans.

For the most part, the draft Masterplan describes how the various parcels of land that comprise the Airport lease should develop to enable expansion of passenger and freight throughput and to enable airport-related enterprises to locate nearby. These include warehousing and industrial businesses that need ready access to the Airport and commercial offices, retail outlets and hotels that service passengers or airport-related businesses.

However, the parcel of land closest to the Princes Freeway (the 200 ha Princes Precinct) has been designated as the location for a business park and retail complex in which the enterprises may have nothing to do with the airport or its passengers or associated businesses. The Princes Precinct is seen by the proponent as a more straightforward real estate development that would make the most of freeway exposure and generate the most value from the land, thereby supporting the operation of the Airport as a whole.

This report contends that a business park close to Avalon is most likely to be attractive to businesses that value proximity to an Airport. As such, there is unlikely to be any adverse impact on the existing business parks and activity centres of Geelong. Businesses establishing in the Park at Avalon are likely to be new to the region. However, the proposed retail activity in the Princes Precinct is not likely to be serving the needs of Airport passengers and visitors but will be mainly aimed at the needs of regional residents, principally residents of Greater Geelong. Because of this, retail development at Avalon may have an adverse impact on retail and activity centre development elsewhere in Greater Geelong.

The form of the retail complex in the Princes Precinct has not been determined. The draft Masterplan describes “food and beverage facilities, a residential hotel, entertainment and leisure facilities, convenience stores, supermarket, shops and various service businesses to support demand created by Avalon’s development”. However, in conversation, the proponents envisage a homemaker precinct or DFO-type facility that would cater to regional residents and which could be up to 50,000 sq m.

This report suggests that given the lack of a local catchment, the retail offer would be mainly non-food goods with some food service and convenience retailing to service shoppers, Airport workers and visitors (although most of this latter would be located in the Terminal Precinct). Because most regional residents would need to drive past intervening opportunities in existing homemaker precincts in Geelong’s northern suburbs to get to Avalon, the scale of the offering at Avalon would need to be at least 35,000 sq m in order to be attractive. At this level, there would likely be an impact on existing retailing in Geelong.

The analysis presented in this report suggests that demand for non-food goods in Greater Geelong will increase by 25,000 sq m over the period from 2010 to 2014, which is the earliest feasible year of operation of the Avalon facility. If the retail offering at Avalon was 35,000 sq m by 2014, there would need to be a transfer of 10,000 sq m (or equivalent turnover and employment) from other centres in Geelong to Avalon. Most of the impact of this transfer would likely be experienced by the closest homemaker precincts such as the Gateway and North Geelong. Of more importance to the development of the retail hierarchy, the retail facility at Avalon would soak up demand for non-food goods that would delay retail provision in other centres that are in a much better position to serve

the needs of the growing communities of Greater Geelong including Lara, Waurn Ponds, Leopold and Armstrong Creek.

Looked at on its own, the retail proposal for the Princes Precinct would generate net disbenefits for the region because of the need for residents to travel further to access retail goods. The assessment here suggests that the scale of this net disbenefit is of the order of $10million to $30million per year in extra travel costs, depending on the size of the facility and average spending levels. The proponent may argue that the development proposal for the precinct is supporting the creation of major benefits that will accrue to the region through the expansion of the Airport. However, there is no real nexus between the proposed retail development in the Princes Precinct and the Airport expansion. Lease income from any type of commercial development of the land, not just retail development, would have the effect of indirectly supporting the Airport expansion.

In fact, the proposed retail development in the Princes Precinct is highly speculative. There is no guarantee that retail operators would wish to invest in the Avalon location given that there are sites available elsewhere in Greater Geelong that have a local and neighbourhood catchment as well as better access to the regional catchment.

Other uses may create better value for the Airport and for the regional community than the proposed retail development. These could include expansion of the business park, recreational uses (golf course, hotel, low-rise theme park etc) or road freight transport facility.

A comprehensive development of the Princes Precinct would likely involve some retail facilities to provide services to workers and visitors. (This appears to be what is envisaged in the draft Masterplan). In order to prevent adverse impacts on the retail hierarchy in the remainder of Geelong, the retail ("shop") floorspace in the Princes Precinct should be capped at 5,000 sq m. In order to prevent the development of regional retailing simply moving to the Terminal Precinct, shop floorspace in that precinct should also be capped at 5,000 sq m. This level of floorspace will be sufficient to provide a competitive and attractive service to airport visitors, workers and airport-related businesses.

The retail floorspace limit on these precincts could be reviewed in the light of specific retail development proposals, particularly if these involve the provision of retail facilities that are, in some way, new to the region or which add to the appeal of the region for visitors.

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10. REVOCATION OF FLOOD-PRONE AREA DESIGNATION OF NEW LOTS AT MOUNT DUNEED

Portfolio:	**Infrastructure – Cr Ellis**
Source	**City Services – Engineering Services**
General Manager:	**Gary Van Driel**
Index Reference	**Subject: Drainage - Floods**

Purpose

The purpose of this report is to present a revision to the flood mapping for existing conditions produced within the development of the Armstrong Creek Urban Growth Plan (UGP).

Summary

- The flood mapping is subject to a revision due to the subdivision and development at 465-585 Torquay Road, 50A Whites Road, and 310 Boundary Road, Mount Duneed. Prior to subdivision the parent lot was considered to be liable to flooding. This development site, which is also known as Armstrong – Stages 1-6, achieves flood immunity for newly created lots for flood events up to and including the 100 year Average Recurrence Interval (ARI) event due to approved internal earthworks including the reshaping of Armstrong Creek.
- The earthworks undertaken have resulted in the floodwaters from the 100 year ARI event being contained within the boundaries of the Armstrong Creek reserve.
- Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.
- It should be noted that designation is separate to the creation of flood overlays within the Planning Scheme, which generally follows designation. In the case of the Armstrong Creek UGP area, the planning scheme amendment to create post-development flood zones or overlays is proposed after the design of the proposed precincts.

The current designated flood mapping (refer to Appendix 1) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006. Designation of land as liable to flooding enables the control of floor levels for acceptable building permit applications, or refusal of consent to building applications where there is likely to be a danger to life, health or safety due to flooding. Designation also enables disclosure of flood status within statutory information certificates.

Cr Ellis moved, Cr Richards seconded -

That Council revoke the Council designation of 12 December 2006 of flood affected land as highlighted as Armstrong Stages 1-6 on Armstrong Creek Urban Growth Plan Flood Map dated 29 November 2006 as liable to flooding pursuant to Regulation 802(2) of the Building Regulations 2006.

Carried.

Background

As part of the development of the Armstrong Creek Urban Growth Plan (UGP) a flood study was undertaken by specialist consulting engineers to identify the extents of the 100 year Average Recurrence Interval flood event for existing conditions. Following a public exhibition phase, the resultant flood mapping (refer to Appendix 1) was designated by Council at its meeting of 12 December 2006, under the provisions of the Building Regulations 2006.

Designation of land as liable to flooding under Regulation 802 of the Building Regulations 2006 enables the control of floor levels for acceptable building permit applications, or refusal of consent to building applications where there is likely to be a danger to life, health or safety due to flooding. Designation also enables disclosure of flood status within statutory information certificates such as the Land Information Certificate and Building Information Request Form.

The subject of this report is the residential land at Armstrong Creek bounded by Torquay Road, Whites Road and Boundary Road. At the time of the flood study the subject land comprised of three larger lots. Prior to subdivision the parent lot was used primarily as farmland.

The subdivision at 465-585 Torquay Road, 50A Whites Road, and 310 Boundary Road, Mount Duneed, was named Armstrong by the developer. The current designated flood extent affects multiple residential lots within the Armstrong Estate Stages 1-6.

Discussion

Overland flows that may occur within the subdivision during the 100 year ARI flood event are now contained within road and drainage reserves in accordance with accepted best practice for development within flood-prone areas. Best practice requires that any overland flows within residential areas satisfy public safety criteria with respect to velocity and depth of flow.

Council has a statutory obligation under the Building Regulations 2006 to designate land as liable to flooding where it reasonably knows it to be prone to flooding. Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone.

Appendix 1 shows the existing flood designation. Appendix 2 shows the change in flood mapping at 465-585 Torquay Road, 50A Whites Road, and 310 Boundary Road, Mount Duneed, after construction of the subdivision.

Environmental Implications

The revocation of flood-prone areas designation and designation of revised flood data does not result in any known adverse environmental impacts.

The removal of a minimum floor level requirement for new dwellings may result in a minor reduction in energy and material usage during construction. In addition, concrete slab-on-ground construction, which is normally used for a non-elevated floor, achieves the minimum energy rating more readily than a timber floor on stumps.

Financial Implications

The costs of proceeding to revoke the existing designation and to designate the revised flood mapping at 465-585 Torquay Road, 50A Whites Road, and 310 Boundary Road, Mount Duneed, in accordance with the requirements of the Building Regulations 2006, are provided for within the annual recurrent budget.

Alignment to City Plan

In revoking the Land Liable to Flooding (LLF) designation ensures that Council provides accurate and reliable information to its community, in line with Council's City Plan of How We Do Business.

Policy/Legal/Statutory Implications

The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the Local Government Act 1989, Local Government Regulations 1990, Planning and Environment Act 1987, Building Regulations 2006, Water Act 1989, Subdivision Act 1988 and Emergency Management Act 1986.

Regulation 802(2) of the Building Regulations 2006 provides Council with the powers to 'designate' land liable to flooding. Regulation 802(3) provides that consent must be obtained from Council for an application to build on land liable to flooding.

Section 27 of the Interpretation of Legislation Act 1984 provides the power for Councils to 'repeal or amend a subordinate instrument made in the exercise of that power'.

Section 807 of the Building Regulations 2006 requires Council to update the municipality's designated special area maps at the Building Control Commission in the event of alterations to a designated special area. Designated special areas include areas designated as being liable to flooding.

Section 229 of the Local Government Act and Regulation 326 of the Building Regulations provide for the issue of information certificates containing prescribed information, including the flood status of properties.

The revised flood data for 465-585 Torquay Road, 50A Whites Road, and 310 Boundary Road, Mount Duneed, will assist the City in meeting its statutory obligations with regard to flood data.

The revised flood data will also assist in fulfilling the recommendations of the Municipal Emergency Management Committee adopted by Council in November 1998 (i.e. mapping of 1 in 100 year flood levels).

Officer Direct or Indirect Interest

There are no officer direct or indirect interests with respect to this report.

Risk Assessment

Council has a risk exposure through its statutory obligations under the Building Regulations 2006 to:

- Designate land as liable to flooding where it reasonably knows it to be prone to flooding;
- Specify minimum floor levels in consultation with the relevant floodplain management authority (CCMA); and
- Refuse consent to building applications where there is likely to be a danger to life, health or safety due to flooding.

Council also has some risk exposure with any failure to disclose the flood-prone status of a property in a Land Information Certificate.

The designation of the flood data produced by the flood study Armstrong Creek UGP project is a key step toward minimising Council's exposure to these risks.

Conversely, there is an obligation to remove the encumbrance of designation from land that is no longer considered to be flood-prone. Designation of land as being liable to flooding can result in extra construction costs and concerns regarding saleability, in some cases.

Social Considerations

Council has a responsibility to the community to provide the best possible information on areas that are flood-prone.

Human Rights Charter

We have taken into consideration all Human Rights as part of the drafting process of this report, none of which apply.

Consultation and Communication

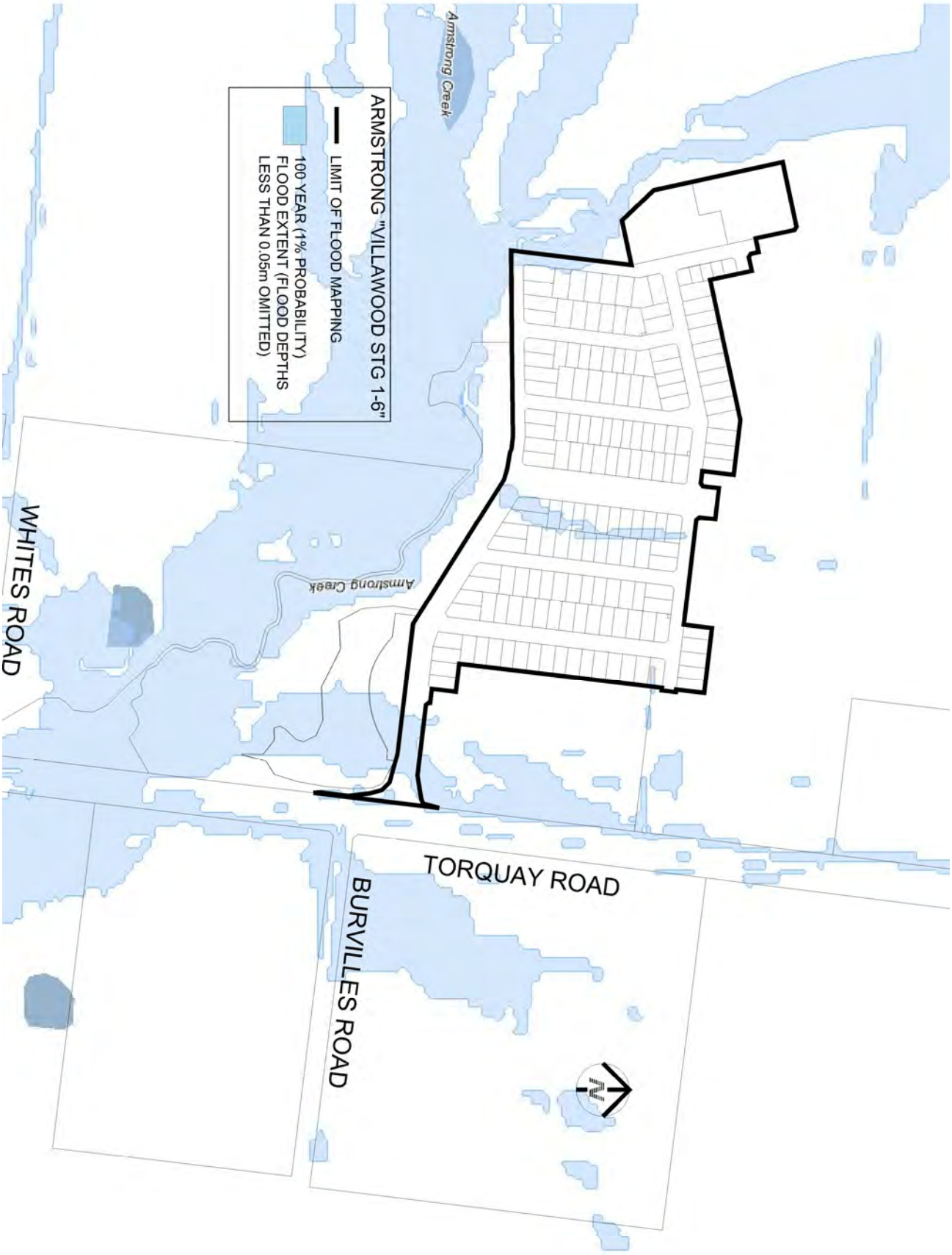
The current designation was undertaken following a public exhibition in October 2006 with notification of affected property owners. These owners were sent letters and fact sheets with an invitation for submissions.

A revocation of designation does not warrant public consultation as it constitutes the removal of an encumbrance on land.

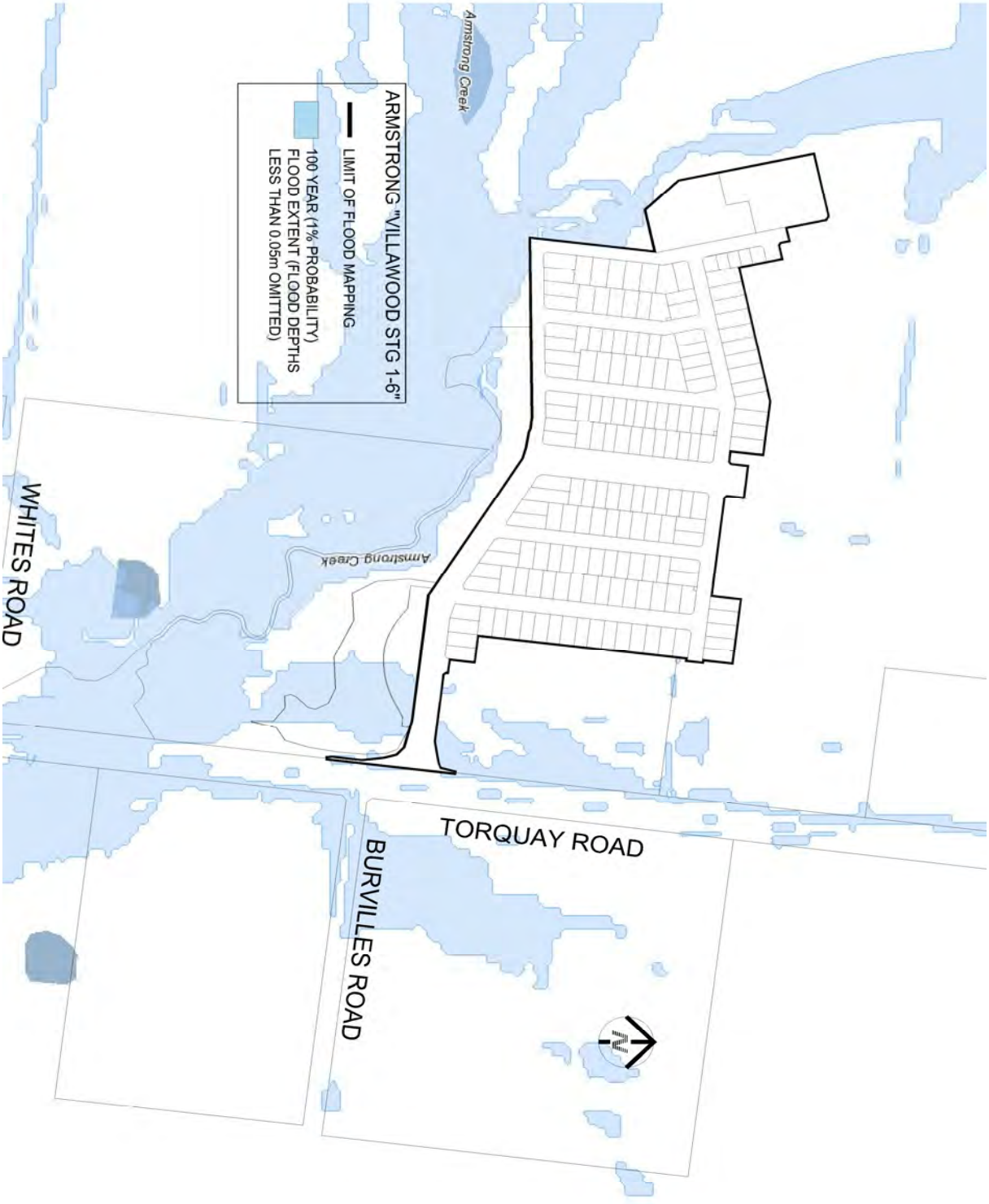
The owners of properties affected by the revocation will be notified so they are aware that disclosure of flood status on a Section 32 Vendors Statement is no longer required.

Relevant Council databases and flood maps will be revised and updates sent to the Corangamite Catchment Management Authority and Building Control Commission.

Appendix 1
CURRENT FLOOD MAP



Appendix 2
REVISED FLOOD MAP



11. G21 PRIORITY BICYCLE NETWORK – PROJECTS

Portfolio: **Transport - Cr Richards**
Source: **City Services – Engineering Services**
General Manager: **Gary Van Driel**
Index Reference: **Cycling, Walking & Riding Tracks/Trails, Bicycle Strategies**

Purpose

To support the key projects identified in the G21 Priority Bicycle Network.

Summary

- The City recently endorsed the G21 Priority Bicycle Network (PBN).
- The PBN prioritises a connected cycling network across the municipality.
- Concepts for a number of nominated projects have been submitted in the budget process for consideration.

Cr Richards moved, Cr E Kontelj seconded -

That Council:

1) **write to the Minister for Infrastructure and Regional Development seeking funding support for the Barwon to the Bay cycle way; and**

2) **liaise with VicRoads to seek funding for cycling improvement works on the arterial road network.**

Carried.

Background

At its meeting of the 28 January 2014, Council endorsed the G21 Priority Bicycle Network (PBN). The PBN is a network that provides cyclists with safe, accessible and connected cycling routes within Geelong. The aim of the PBN is to elevate the importance of selected routes within the overall bicycle network and to prioritise works to be undertaken to improve conditions for cyclists.

BikeSafe is a community group, registered as a not-for-profit association that was started by local cyclists in Geelong and the Surf Coast in 2010. BikeSafe is an independent group that has developed partnerships with councils and relevant agencies such as VicRoads. BikeSafe advocates for improved conditions for cyclists and upgrades to infrastructure within Geelong's bicycle network. BikeSafe is involved in local promotional campaigns, strategic planning and partnership development.

Discussion

The PBN provides strategic support to high priority bicycle infrastructure, but does not cover the complete bicycle network within the municipality. The Greater Geelong Cycle Strategy provides strategic context for the implementation of the complete bicycle network throughout the city, as well as guidance on maintenance, promotion and coordination.

Councils also need to provide guidance on proposed treatments and infrastructure standards, as the PBN describes the network but not the infrastructure to be implemented.

The PBN and Greater Geelong Cycle Strategy will complement each other in providing clear direction for the prioritisation and implementation of a safe, connected bicycle network throughout the municipality and wider G21 region.

Bikesafe have identified the top four routes from the PBN that require further investigation and funding in order to provide the appropriate infrastructure to support a safe, connected bicycle network within City of Greater Geelong. The following four routes are under the responsibility of the City.

Project / Route	Description	Estimated Cost
Moorabool St Bridge Cycling Connections (budget concept)	Construction of safe ramps to the Moorabool St Bridge from Barwon River Trail. The existing ramps to the bridge do not meet standards and are not safe for cyclists. This limits the use of the connection across the Moorabool St Bridge. North side connection ramp upgrade and widening $80,000. South Side connection widening of embankment, retaining walls, path and barrier construction $200,000.	280,000
Northern Suburbs Cycling Link (budget concept)	Installation of a 3 metre wide shared path on the west side of Melbourne Rd between North Geelong station and Separation St. This is stage 1 of a project to connect cyclists from Central Geelong to the Northern Suburbs.	400,000
Corio Quay Rd Shared Path Upgrade (budget concept)	Upgrade of approximately 1km of shared path on Corio Quay Rd, North Geelong, to improve safety for cyclists and pedestrians. The current path does not meet relevant standards and is a hazard due to the amount of heavy traffic in the port area. The works include widening sections of the path, upgrading sections to concrete where there are identified issues with the integrity of the path and installation of treatments at conflict points (entries to port properties).	220,000
Barwon to Bay Cycleway Design (budget concept) & Construction (future funding)	The Barwon to Bay Cycleway has been identified in the Priority Bicycle Network (PBN) as a priority project to provide cycling access to Central Geelong, and connect Central Geelong to the Barwon River Trail and Bellarine Rail Trail. The cycleway will be a two-way contra-flow bike lane that is separated from traffic. This project has a strong link to the Central Geelong Action Plan. Provides direct linkages to Deakin University. This project requires a design/consultation process to establish a design that addresses the complexity of this project and provides an accurate cost estimate. A preliminary concept design showing the bike lane alignment only was developed for a previous funding submission. A preliminary estimate of the project cost was approximately $3 million, but the viability of this project will not be known until a proper design is developed.	50,000 (design) 3,000,000 (construction)

Environmental Implications

Ongoing improvement of the bicycle network throughout the City of Greater Geelong supports increased uptake of active transport. Increased cycling for transport will reduce carbon emissions from motor vehicles.

Cars produce an average of 0.3kg of CO^2 per kilometre travelled – the equivalent of running a 60 watt incandescent light globe for 5 hours. Increasing the number of people that cycle for transport has a direct impact on reducing the amount of carbon released into the air. Based on an average commute of 5 kms (10 kms per day), should 334 people change their mode of transport from car to bicycle, a tonne of carbon emissions will be saved each day.

Financial Implications

Funding for the implementation of the projects has been sought via the budget submission process. Further opportunities for additional funding through government grants is recommended in particular the Barwon to the Bay cycle way. It is proposed to write to the Minister for Infrastructure and Regional Development seeking funding for this particular project and to liaise with VicRoads to seek funding for cycling improvements on the arterial road network.

Policy/Legal/Statutory Implications

There are no Policy, Legal or Statutory Implications in delivering projects supported in the PBN.

Alignment to City Plan

The delivery of projects in the PBN has clear connections to Council's community well-being and sustainable environment objectives. The uptake of cycling as a means of transport and/or recreation provides physical and environmental health benefits to the cyclist and the wider community.

Officer Direct or Indirect Interest

No officers involved in the development of this report have a direct or indirect interest in the endorsement of the PBN.

Risk Assessment

The PBN has been developed in response to the safety concerns of cyclists, and the real and perceived risk of injury that is present in Geelong's existing bicycle network. Implementation of the PBN will provide a safe network for cyclists throughout the municipality.

Social Considerations

The primary objective of the PBN is to prioritise cycle routes that meet a range of commuter, recreational and sporting needs, and to create a connected network for all forms of cycling. Implementation of the PBN will support community health and wellbeing; improve safety and promote active transport.

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 development of the PBN is the result of ongoing consultation between BikeSafe and a range of councils and agencies, in particular the City of Greater Geelong and VicRoads. The consultation process has included meetings between stakeholders over a 12 month period to refine the network proposed in the PBN. BikeSafe have also held a number of public forums to gather input from local cyclists on ways to improve the bicycle network at a local and regional level.

VicRoads and BikeSafe recently presented the PBN to the G21 Transport Pillar to seek support for the endorsement of the document. The G21 Transport Pillar has provided support to the PBN and has asked for each council to consider the document for endorsement. To date Geelong and Surfcoast Councils have endorsed the document.

12. GEELONG MAJOR EVENTS – JULY TO DECEMBER 2013

Portfolio: **Major Events and Tourism – Cr Nelson**
Source: **Projects, Recreation and Central Geelong / Events**
General Manager: **Dean Frost**
Index Reference: **Subject – Geelong Major Events General**

Purpose

As per Clause 4.7 of the Geelong Major Events (GME) Terms of Reference, update reports from the GME Committee will be presented to Council each quarter or half-year during the financial year.

Summary

- Council established the GME committee in August 1998 pursuant to Section 86 of the Local Government Act.
- This report provides an overview of GME activities for the period July 1 to December 31 2013.
- Seven major events supported by GME were successfully hosted in the Geelong Region including the Australian Masters Games, Extravaganza Food and Wine Festival, Geelong Revival Motorsport Festival and Australia vs Malaysia International Bowls Challenge.
- The seven events stimulated economic activity and provided social benefits to our community. An estimated $16.5million of event expenditure was generated in our region from local and non local sources which supports the equivalent of 132 full time jobs in the region.
- Those events provided additional social benefits for the local community through participation and spectator opportunities with a number of our major events offering free public access and entertainment for all ages. Up to 100,000 spectators are estimated to have attended the 7 events staged in the half-year ending 30 December 2013.
- Major Events have a diverse and varied environmental legacy and the events staged within this period implemented a range of programs to minimise impacts where required and provide positive outcomes where possible. Council works closely with event organisers to ensure best practices in this regard are achieved at major events staged within our region.

Cr Nelson moved, Cr Harwood seconded -

That Council notes the report detailing the activities of Geelong Major Events for the July 1 to December 31 2013 period.

Cr Heagney left the meeting room at 9.22pm

Carried.

Cr Heagney re-entered the meeting room at 9.24pm

Background

Council, in August 1998, established a Section 86 Committee under the provisions of the Local Government Act known as Geelong Major Events (GME) as a means of stimulating and encouraging events within the municipality.

The objectives of Geelong Major Events are:

- GME will strive to stimulate and encourage events that offer the best opportunity to provide measurable economic benefits, potential to market Geelong outside the municipality and enhance local community life through participation of residents,
- GME will support the development and improvement of hallmark, major and developing events while focusing its activities on a clearly defined strategic program,
- GME will establish and maintain strong links with the private sector, government and our communities to achieve high levels of stakeholder investment and activity required to realise the events potential of Geelong.

The Geelong Major Events Committee undertake a range of overarching actions to achieve those objectives including:

1. A Geelong Major Events Strategy and Annual Business Plan in accordance with terms of reference.
2. Maintenance of a funding submissions and evaluation process.
3. The development and attraction of new events.
4. The continuous improvement of current events.
5. Facilitation of state, federal government and private sector funding wherever possible.
6. Recommendations to Council regarding event infrastructure needs.
7. Allocation of funds from the budget or make recommendations to the Chief Executive Officer or Council for funding of proposals that have satisfied the criteria and are in accord with the strategy.

Discussion

In line with the Geelong Major Events Terms of Reference, quarterly or half yearly and annual reports will be presented to Council for the financial year. This report provides an update on the activities supported by GME for the period 1 July to 31 December 2013.

GME convened six ordinary meetings in the period between 1 July 2013 and 31 December 2013.

Meetings are currently scheduled for the third Monday of each month commencing at 4.00pm, held at City Hall. GME meetings are open to the public.

Strategic outcomes for the period included:

- The 2014 Vintage Cricket Carnival was cancelled by the event organiser due to poor registration numbers for the event planned for January 2014. The sponsorship paid was refunded to Council.
- External committee member Caroline Moore resigned from the GME committee in July 2013. Following a public advertising period, Dean Anglin was appointed to the GME Committee in November 2013.

- Geelong hosted the 2013 Regional Cities Major Sporting Events conference which was attended by over 20 national and state sporting associations.
- Geelong hosted the 14th Australian Masters Games at various venues throughout Geelong between 5th and 12th October 2013. Over 8,000 participants, officials and accompanying persons registered and attended the event.

Details of GME funding decisions for the period

Event Title	**Date**	**Funding amount**
2014 & 2015 Bay Cycling Classic	January	$35,000 per event
2016 & 2019 Southern University Games	July	$35,000 per event
2013 – 2014 Day on the Green season	Sep to Mar	Up to $30,000 contribution to a cooperative marketing campaign
2014 Motor City Music Festival	March	$45,000
2014 – 2016 Geelong Highland Gathering	March	$15,000 per event
2014 Herald Sun Tour	February	$10,000
2014 Rugby Fever @ Simonds Stadium	February	$15,000
2014 Major Concert @ Simonds Stadium	October	$30,000
2014 & 2015 Victorian Lifesaving Championships	March	$10,000
2014 Wooden Boat Festival	March	$8,000
M ~ M 2014 – Extreme Arts Festival	May	$50,000
2014 – 2016 National Celtic Festival	June	$40,000
2013 Australia vs Malaysia International Bowls Challenge @ Ocean Grove	December	$15,000
2014 Australian Open Water Swimming Championships	February	$15,000
2014 Australian Open Squash Championships	April	$7,000
2014 Exclusive season of The Importance of Being Ernest by Oscar Wilde	August	$15,000
2014 International Sporting Event @ Simonds Stadium	February	$30000 (underwriting)

Details of major events staged during the period

Event Title	Date	Funding amount	Estimated Economic Benefit
2013 Extravaganza Food & Wine Festival	July	$15,000	$162k
Geelong Dance Classic	Sep	$5,000	$111k
**Australian Masters Games	Oct	$300,000	$10mill
**Toast to the Coast	Nov	$30,000	$2mill
Geelong Revival (Motorsport)	Nov/Dec	$120,000	$3.2mill
Aust v Malaysia International Bowls Challenge	Dec	$15,000	$166k
**New Year's Eve Pier Festival	Dec	$75,000	$906k

*** The Final post event evaluation has not been completed for this event; therefore the pre-event estimated economic benefit forecast has been used for this report.*

Environmental Implications

Geelong Major Events has adopted a methodology for assessing event funding applications and event evaluations. This methodology measures the triple bottom line effect; Economic Impact, Social Impact and Environmental Impact.

Each Geelong Major Events funding application is assessed according to the methodology and a value is attributed to the perceived Environmental benefit relative to the environmental negative impacts associated with the event.

Considerations of positive and negative impact include energy usage, and use of renewable sources, water usage, waste and or recycling generated, traffic congestion, use of non-powered transport options, pollution, destruction or damage to natural environments, event legacies of new or reinvigorated nature and resources.

The environmental impact for each event is assessed and where appropriate actions are identified to protect the environment.

Given the nature of events and the variety of events staged within the Geelong region via Geelong Major Events support, some are environmentally friendly while others manage the environmental impacts as well as possible.

The City plays a leading role in working with external agencies and event organisers to ensure that environmental implications are appropriately managed.

Where practicable, event organisers are encouraged or incentivised to implement a variety of environmentally positive programs such as waste-wise and carbon offsets.

The events staged in this period implemented a range of programs to minimise their environmental impacts and to proactively provide positive legacies from their events. They included shuttle bus services to minimise traffic to and from the event, the use of recycled water for filling of traffic barriers and a carbon neutral tree planting program.

Financial Implications

The funding commitments of $595,000 approved during the period were within the allocated GME budget.

The Event Expenditure estimated to be generated by the seven events staged during the period July 1 2013 to December 31 2013 is estimated to be $16.5million. This event expenditure is estimated to support the equivalent of 132* full-time jobs in Greater Geelong.

**EFT calculation is based on GOT accepted methodology and sourced from the Tourism Research & Impact Assessment for the Geelong Otway Region, Feb 2007.*

Policy/Legal/Statutory Implications

In supporting major events contractual relationships are entered into generally based on a standard contracted prepared by the City's solicitors.

Alignment to City Plan

In the City Plan 2013-2017, Council has identified Growing Our Economy as one of its four key strategic objectives. City Plan tells us that one of the important priorities in this area is to see Greater Geelong as a leading city for tourism, arts, culture and events. The GME Strategy is identified in City Plan as being a key strategy that will assist Council in delivering Growing Our Economy priorities.

In addition, City Plan identifies its key partnerships in this area as including events related groups such as Victorian Major Events Company, Victorian Events Industry Council, along with event owners and operators. These key relationships are maintained and enhanced through the actions of the GME committee.

Officer Direct or Indirect Interest

Nil

Risk Assessment

The management of risks associated with events is an important aspect to protect the community and the City's assets. Particular attention is undertaken to identify potential risks with each event and ensure that the appropriate risk management treatments are in place.

All high risk major events are required to present event plans to the Events Multi Agency Working Group, coordinated via the City's Events Services Unit. Feedback and advice is given to event organisers from the represented agencies and stakeholders on the working group.

The expertise within the City's Risk Management Business Unit is drawn upon to support events as and when required.

Social Considerations

Geelong Major Events make a significant contribution to the social, environmental and economic well being of the community. The major events often provide a legacy for future events and community use such as redeveloped or newly constructed infrastructure.

The events staged within this period provided social benefits for the local community through participation and spectator opportunities with five of these major events offering levels of free public access to the event.

It is estimated that up to 100,000 spectators attended the 7 events staged in the half-year ending 30 December 2013.

Human Rights Charter

Some major events include road closures to allow for the safe delivery of an activity on road or restrict community access to public areas for limited periods of time.

An individual's right to freely and securely participate in an event without the risk of injury to themselves or spectators is given the highest priority. Public events provide significant benefits to the community and major events also provide significant economic benefit.

Strategies are in place to reduce the negative impact while enhancing the positive benefits to our community.

It is considered that any short-term negative impacts encountered by the hosting of these major events are justified and that all reasonable strategies have been put in place to mitigate or minimise the negative impacts wherever possible.

Consultation and Communication

All major events include various levels of consultation with a range of relevant parties, as deemed appropriate in each specific circumstance. Consultation may include key stakeholders, emergency services, businesses and residents in the vicinity of the event site, community groups, trader associations, tourism bodies and a variety of other groups or individuals which may be relevant to the event activity, location or impact.

The achievements of Council and GME in supporting major events in this region and the associated benefits are communicated publically via a range of medias including the recently launched Events Geelong website and Facebook pages.

The Mayor vacated the Chair at 9.22pm

Cr Harwood, Deputy Mayor, assumed the Chair at 9.22pm

13. TOURISM STRUCTURE AND POLICY REVIEW

Portfolio:	**Tourism - Cr Nelson**
Source	**Planning and Tourism**
General Manager:	**Peter Bettess**
Index Reference	**Tourism Administration**

Purpose

To update Council on the progress of establishing the new Regional Tourism Board – Tourism Greater Geelong and The Bellarine Inc.

To have Council consider the updated Tourism Policy that reflects the changed structure and the new tourism entity (Revised Tourism Policy attached).

Summary

- In September 2013 the Council of City of Greater Geelong resolved to support the establishment of a new Regional Tourism structure to be called 'Tourism Greater Geelong and The Bellarine'. This resolution was also agreed to by the Borough of Queenscliffe and Golden Plains Shire.
- Geelong Otway Tourism Inc was informed of Councils intention to transition financial, staffing, administration and other support to the new tourism entity. Geelong Otway Tourism Inc held its last ordinary meeting on the 5th of December 2013.
- Tourism Victoria (State Government Tourism Authority) informed Council on the 2nd of December 2013 that it will not directly fund or recognise Tourism Greater Geelong and The Bellarine Inc as a Regional Tourism Board and maintains their position that Greater Geelong and The Bellarine should be integrated into the newly established Regional Tourism Board for the Great Ocean Road.
- In accordance with Council's resolution to establish Tourism Greater Geelong and The Bellarine, staff have finalised and transferred responsibility and budgets of all broader regional programs and initiatives relevant to the broader region back to Great Ocean Road Tourism as at the end of December 2013.
- In recognition of the changed structure an updated Council Tourism Policy has been developed for Councils consideration.
- In partnership with industry an interim board for Tourism Greater Geelong and The Bellarine Inc has been established and will hold its first meeting in February 2014.
- Following discussions with Portfolio Councillor, Senior Management and other relevant partners, Mr John Stevens will be appointed to Chair of Tourism Greater Geelong and The Bellarine.
- The new board will establish a 3 year business and annual action plan that will be presented to Council for consideration as part of establishing a Memorandum of Understanding between the new entity and Council (and Borough of Queenscliffe and Golden Plains Shire).
- Further discussions and lobbying will take place with State Government to ensure Tourism Greater Geelong and The Bellarine Inc is supported and aligned with other Regional Tourism Boards in Victoria.

Cr Nelson moved, Cr Harwood seconded -

That Council:

1) **notes the progress of the establishment of Tourism Greater Geelong and The Bellarine Inc.;**

2) **approves updated Tourism Policy that reflects the changed Tourism Structure.**

Carried.

Background

Following a State wide review of Tourism Structures initiated by Tourism Victoria in 2008 the City of Greater Geelong and Tourism Industry considered various reports and recommendations over that six year period to establish a new regional tourism structure for South West Victoria.

For over twenty years Council has supported an industry partnership and created Geelong Otway Tourism Inc widely regarded as one of the best tourism structures in Australia as evident by the many National and State Tourism Awards won for excellence and innovation.

By virtue of the strength and breadth of operations undertaken by Geelong Otway Tourism the review of the tourism structure for the South West was left until last in the State wide review.

The initial review of tourism structures for Geelong and The Bellarine was undertaken by Tourism Victoria in 2010 (Lightfoot Report) and recommended a stand alone Regional Tourism Board for Geelong and the Bellarine.

In response to this recommendation Senior Management of Tourism Victoria met with industry and Councils and urged for the consideration of a single integrated structure (Geelong to the Border) and promised a very significant increase in funding that failed to be realised.

In September 2013, Council considered the final report of the interim Great Ocean Road Regional Tourism Board that recommended Geelong and The Bellarine should be integrated into the proposed structure that was to encompass the area from Geelong to the South Australian Border.

Council resolved not to support the integrated structure for South West Victoria and expressed concern about the financial model presented in the report and about the potential loss of profile and identity for Geelong and The Bellarine in the proposed broad structure.

Council resolved to establish an alternate regional tourism structure, whilst recognising the partnership opportunities to work with Great Ocean Road Regional Tourism, that would better promote, market and develop the tourism industry and visitor experience of Greater Geelong and The Bellarine.

Underpinning Councils thinking was the significant change occurring in the Greater Geelong economy and the need for potential growth sectors like tourism to be nurtured, enhanced and expanded to ensure a more robust and broader based economy.

Discussion

Tourism is a dynamic industry with the market place ever changing as it adjusts to shifts in visitor behaviour and discretionary spending. Further to this the impacts of digital marketing with the focus of social media and the demand for instant purchases have challenged both the industry and the industry structures.

Membership models and organisations that have relied on paper based marketing revenue streams have failed and now the role of tourism organisations has extended to cover both the demand and supply challenges and opportunities.

What is not in debate is the economic and social impact of tourism that sustains employment and contributes over a billion dollars each year to the Greater Geelong economy.

The tourism industry located in Greater Geelong and The Bellarine has responded to challenges and opportunities in visitation and has made significant investments in building new infrastructure and creating new experiences for visitors.

This investment is based on and around the primary tourism strength of Greater Geelong and The Bellarine as a destination in its own right.

The tourism experiences to be had in the Municipality and immediate region are very different to the product strengths and experiences associated with the Great Ocean Road.

The Great Ocean Road is globally recognised for its natural environment where 'natures drama unfolds at every turn'. The tourism focus on Greater Geelong and The Bellarine for both marketing and development relates to events, local food and wine, the villages of The Bellarine and our Hinterland, cycling, golf, cruise ship hosting, our waterfront and bay activities and the fact that we are the State's second city with history, cultural and critical mass that clearly presents very different experiences and tourism opportunities to that of the nature based experiences of the Great Ocean Road.

In recognition of these differences tourism opportunities and products that appeal to different markets, it was not surprising that the key recommendations of the Regional Alignment Review Project conducted for Tourism Victoria in 2009/10 recommended the establishment of a separate stand alone Geelong Bellarine structure.

This recommendation was made following a detailed review of visitation, brand, product strengths, financial feasibility and structural review.

The key finding of 'Geelong Otway Tourism sets its path towards evolving into the Geelong and Bellarine Regional Tourism Board' was endorsed and adopted by Council in September 2013 and remains the subject of further discussion with the State Government to allocate the financial resources as a recognised Regional Tourism Board in its own right.

The new tourism structure will retain aspects that were successful in delivering a strong, sustained and cost effective tourism partnership through Geelong Otway Tourism Inc.

Geelong Otway Tourism Inc was a creation of the City of Greater Geelong and is still after 20 years regarded Nationally as an industry best practice structure that provided a framework for Council to work in partnership with both industry and neighbouring councils.

The specific elements that have been retained in the new structures for Tourism Greater Geelong and The Bellarine include:

1. A joint funded partnership with industry whereby Council funds the staffing and administration costs, whilst the industry funds the delivery of the business plan.
2. The relationship between Council, neighbouring Councils and the industry is detailed through a Memorandum of Understanding.
3. The Board is an Incorporated Association and as such must comply with all legal obligations as administered through the Department of Justice.
4. The Board will consist of both industry and Council delegates and will have an independent Chair. The Chair will be Mr John Stevens (partner with Dench, McClean and Carlson).
5. Regular reports will be presented to Council seeking approval and detailing the progress and plans of the new tourism entity.
6. The Tourism Manager for the City of Greater Geelong will be the Executive Director of the Tourism Board.

The attached draft Tourism Policy considers the creation of Tourism Greater Geelong and The Bellarine and details the partnership philosophy that underpins the new structure and its relationship with Council.

Environmental Implications

Tourism Greater Geelong and The Bellarine Inc will continue to implement and support the Earth Check accreditation program.

Earth Check is a program aimed at reducing the impact of tourism related activities on the environment and includes training, incentives for those who participate and meet the prescribed benchmarks and standards.

Tourism Greater Geelong and The Bellarine Inc will be accredited and benchmarked in its own right.

Financial Implications

Under the proposed structural changes, there is no change to Council's current contribution levels allocated to tourism. The current allocations are outlined below.

Council's current approved budget contribution to tourism is $1,690,275. The following is a breakdown of the 2013/2014 budget.

1. Tourism Administration $912,850
2. Visitor Information Centres $381,490
3. Business Events Geelong $395,935

The challenge for the Regional Tourism Board is to adjust the industry funded business plan to reduce expenditure of $230,000 related to the anticipated funding from Tourism Victoria.

Further to this funding for strategic partnership projects will be explored with Great Ocean Road Marketing and Regional Development Australia.

The total adjusted tourism budget (both Council and Industry) will still be in excess of $2million with industry revenue close to $600k via membership, sponsorship industry buyin.

Policy/Legal/Statutory Implications

Geelong Otway Tourism had operated under an extended Memorandum of Understanding (MOU) with the five municipalities in the Geelong Otway region (City of Greater Geelong, Borough of Queenscliffe, Golden Plains Shire, Surf Coast Shire and Colac Otway Shire) which expired on 30th June 2013.

Council resolved to extend the MOU with Geelong Otway Tourism until 30 June 2014 at its meeting on 25 June 2013.

Council also resolved at its meeting of September 2013 to continue the partnership with the Borough of Queenscliffe, Golden Plains Shire and the tourism industry, in accordance with Council's Tourism Policy, and enter into a Memorandum of Understanding to establish a new Incorporated Association to progress and grow the Tourism Industry.

Council also noted that the Memorandum of Understanding will be based on the retention of the successful partnership model with Council allocating its resources to staffing, administration, visitor services and business events and industry through membership, sponsorship and buy in funding the delivery of the business and marketing plans

For Tourism Greater Geelong and The Bellarine Inc, a new Memorandum of Understanding will be developed through the establishment of an Incorporated Association. This would allow the transition of Geelong Otway Tourism Inc into the new Incorporated Association for Tourism Greater Geelong and The Bellarine Inc.

The development of a new Rules of Association for Tourism Greater Geelong and The Bellarine Inc will be established in accordance with legislation now governing incorporated associations in Victoria namely the Associations Incorporation Reform Act 2012. Dependant on the outcome of the alignment of the current Local Tourism Associations (Tourism Geelong and Bellarine Tourism) with Tourism Greater Geelong and The Bellarine Inc, the Rules of Association for these affected Local Tourism Associations would also need to be reviewed and adopted in line with the Associations Incorporation Reform Act 2012.

Alignment to City Plan

Tourism is recognised in the City Plan 2013-2017 as a priority sector in growing the Geelong economy. Council's support of the tourism industry is based on the understanding of the need for a robust and diverse economic base for the City. Council recognised through City Plan and through Council's Tourism Policy that tourism can generate increased economic growth and can be further developed, enhanced and expanded through effective leadership and partnership models. The proposed new structure for tourism demonstrates Council's leadership through collaboration with industry on issues of importance to the economic and social well being of Geelong.

Officer Direct or Indirect Interest

This report has been prepared by the Tourism Manager, City of Greater Geelong, who is also the Executive Director of Tourism Greater Geelong and The Bellarine Inc.

Risk Assessment

Geelong Otway Tourism Inc played a pivotal role in advocating on tourism related issues in a variety of settings and at different levels of government. The organisation provided leadership to the region's tourism industry in dealing with both demand and supply issues, as well as opportunities to collaborate on a range of campaigns and initiatives. This leadership role will continue under Tourism Greater Geelong and The Bellarine Inc.

Without an organised and united approach, the industry would most likely suffer or remain stagnant. The new structure would allow for long term planning to be adopted in cooperation with neighbouring RTB's.

All staff are employed under the City of Greater Geelong Enterprise Agreement (No. 7) 2011 as the tourism unit of the City of Greater Geelong. Staffing levels will be maintained under the new structure with a greater focus on Greater Geelong and The Bellarine, as well as the establishment of partnerships with neighbouring RTB's.

Social Considerations

The social impacts of tourism have been the subject of recent research by the Sustainable Tourism Cooperative Research Centre. A set of indicators have been developed to measure these impacts, with further work proposed following the structure resolution.

Human Rights Charter

The recommendations considered in this report are in accordance with the Victorian Charter of Human Rights and Responsibilities. Following a review of the twenty basic rights that promote and protect the values of freedom, respect, equality and dignity, the most relevant right relating to the report is the right of freedom of movement. This report and recommendations recognise the right of people to move freely through out Victoria and Australia.

Whilst the proposed recommended structure focuses on Geelong and the Bellarine, the report and recommendations considers and allows for the establishment of strategic beneficial partnerships with other destinations and tourism bodies in recognition of the seamless non boundary nature of the tourism experience.

Consultation and Communication

Following Councils resolution of September 2013 to establish a Regional Tourism Board for Greater Geelong and The Bellarine immediate advocacy and discussions took place with Tourism Victoria seeking both recognition and funding support for the new structure.

When it became clear that Tourism Victoria would not directly support the Regional Tourism Board as a separate entity to Great Ocean Road Regional Tourism further meetings and lobbying has taken place with local members of parliament, other Government Departments (RDV/RDA) and directly with the Premiers Office. Further lobbying continues to take place directly with Tourism Victoria and the State Government to resolve this current impasse.

The Local Tourism Associations have met to nominate industry delegates to the interim board that will oversee the implementation of the new structure and the development of the industry funded Business Plan.

Great Ocean Regional Tourism (Regional Tourism Board Torquay to the South Australian Border) has been informed that potential partnership programs will be considered following the development and finalisation of the Business and Action Plan.

The tourism unit, in partnership with Council's marketing and communications unit will establish a communications plan detailing the benefits and opportunities associated with the new approach and structure to tourism development and marketing.

CITY OF GREATER GEELONG

COUNCIL POLICY

Tourism	Document No:	CPL210.1
	Approval Date:	22 July 2008
	Approved By:	Council
	Review Date:	January 2014
	Version No:	02
Responsible Officer: **General Manager Planning and Tourism**		
Authorising Officer:		**Chief Executive Officer**

1. PURPOSE

To provide guidelines for the partnership responsibilities between the City of Greater Geelong and Tourism Greater Geelong and The Bellarine Inc. and the development of tourism in the Geelong region.

2. SCOPE

All employees and Councillors of the City of Greater Geelong.

3. REFERENCES

- Economic Strategy
- Tourism Greater Geelong and The Bellarine Business Plan
- Memorandum of Understanding between Tourism Greater Geelong and The Bellarine Inc. and the City of Greater Geelong.
- GME Strategy Document

4. DEFINITIONS

5. COUNCIL POLICY

Council understands the need to have a robust and diverse economic base for the Municipality. Council recognises tourism as one of the sectors that can sustain economic growth and can be further developed, enhanced and expanded through effective leadership and partnership models.

Council has been proactive in initiating a partnership approach to tourism that best meets the needs of the tourism sector and optimises performance outcomes. This co-operative with neighbouring municipal councils, and the tourism sector will be via an incorporated industry based body called Tourism Greater Geelong and The Bellarine.

It is recognised by Council that partnership models will evolve to meet the changing needs of the industry and council will continue to work with industry to maximise employment and the long term economic benefits of tourism.

Council will act as an advocate for an increased recognition and funding of the tourism potential of the Municipality and Region at the local, State and Federal levels.

Council will establish a strong partnership with the Tourism Greater Geelong and The Bellarine Inc. whose role includes the promotion of the tourism industry, encouraging professional standards within the industry and the development and implementation of co-operative arrangements which maximise industry effectiveness.

In order to achieve these objectives Council will:

5.1. Support Tourism Greater Geelong and The Bellarine Inc. by the provision of dedicated and other resources within Council's staffing structure;

5.2. Commit resources to Tourism Greater Geelong and The Bellarine Inc. in accordance with an agreed Memorandum of Understanding provided that an acceptable annual plan is presented to Council by 1 May each year outlining the key result areas to be achieved in the forthcoming financial year;

5.3. Work with the neighbouring Councils of Golden Plains Shire and the Borough of Queenscliffe to ensure that the tourism industry is developed and marketed within the context of the competitive advantages of the City and Region;

5.4. Identify and evaluate priority market opportunities for the City's tourism industry;

5.5. Build public awareness of Greater Geelong and The Bellarine as a destination and create a desire amongst tourists to visit and stay in the City and Region;

5.6. Seek to improve the travel links to the City and Region;

5.7. Assist tourists to have a memorable experience which will translate into repeat visits and word-of-mouth endorsement;

5.8. Facilitate the creation of tourist opportunities and development of tourism infrastructure while minimising its role as a direct infrastructure funder;

5.9. Actively seek State and Federal support of Conferencing and other tourism related infrastructure.

5.10. Actively seek to involve Greater Geelong and The Bellarine in major events and attractions on a local, state, national and international basis which are clearly beneficial to the City;

5.11. Actively seek to increase the impact of local tourism through the support of local festivals, art shows, galas etc mainly through the provision of in-kind support and moderate financial support;

5.12. Promote change and flexibility within the tourism industry to improve the tourism product.

6. QUALITY RECORDS

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

Record	Retention/Disposal Responsibility	Retention Period	Location
Tourism Annual Plan	Corporate Records	Permanent	Corporate Records

7. ATTACHMENTS

- Nil

The Mayor assumed the Chair at 9.29pm

14. COUNCILLOR COMMUNITY GRANTS PROGRAM 2013/2014 – SUMMARY OF ALLOCATIONS 1 JULY 2013 TO 31 DECEMBER 2013

Portfolio:	**Community Development – Cr Fisher**
Source	**Community Services / Community Development**
General Manager:	**Jenny McMahon**
Index Reference	**Subject: Finalised Councillor Community Grants Documentation 2013/2014**

Purpose

The purpose of this report is to present details of allocations provided to successful applicants through the Councillor Community Grants Program for the period 1 July to 31 December 2013.

This forms part of the ongoing accountability framework for managing the Councillor Community Grants Program in accordance with the City of Greater Geelong Grants, Contributions, Donations and Sponsorship Policy.

Summary

- The Councillor Community Grants Program has an annual budget allocation of $240,000. This amount is divided into the 12 council wards, which equates to an annual allocation of $20,000 per ward that is available to expend on groups which apply and are eligible under this grant program.
- As part of the accountability framework for managing the Councillor Community Grants Program, details of successful applications and allocations are reported to Council.
- This report provides a statement of allocations under the program during the period of 1 July to 31 December 2013 (Appendix 13-1).
- The total amount funded under this program for the period 1 July to 31 December 2013 was $87,267, distributed among 56 community organisations.

Cr S Kontelj moved, Cr Fisher seconded -

That Council:

1) **notes the statement of allocations (Appendix 13-1) granted to community groups and organisations for the period 1 July to 31 December 2013;**
2) **commends and congratulates the community groups and organisations which have received funding under the Councillor Community Grants Program for their efforts and contribution to the Geelong community.**

Carried.

Background

The Councillor Community Grants Program is for not-for-profit community groups and organisations, which can apply for funds to support either ward-based or municipal-wide activities or events that will benefit the Geelong community.

In order to receive funds, applicants must comply with the established guidelines that govern the grants program.

Discussion

The total amount funded under this program for period 1 July to 31 December 2013 was $87,267, distributed among 56 community organisations.

The allocation of grants assists with meeting the objectives of Council by providing an opportunity to enhance the wellbeing of the community by building social capital and enabling community engagement through the provision of funds to assist with local activities.

Appendix 13-1 provides a list of groups, the nature of the projects funded and the amounts that were allocated during this period, as well as a summary of balances.

Environmental Implications

Some of the projects supported via this grant program include environmental activities.

Financial Implications

There are no financial implications. All funds to date have been expended in accordance with the Councillor Community Grants Guidelines and within budget.

Policy/Legal/Statutory Implications

The provision of grants to the community supports local community organisations and endorses the aims of City Plan and the G21 Regional Plan.

This report is presented in accordance with the City of Greater Geelong Grants, Contributions, Donations and Sponsorship Policy.

Alignment to City Plan

The Councillor Community Grants Program aims to fund projects that assist in achieving goals and outcomes consistent with City Plan's Community Wellbeing objectives.

The provision of grants assists community organisations to provide opportunities that benefit the wider Geelong community.

Applications are encouraged that demonstrate or promote social inclusiveness; provide broad benefits to the City of Greater Geelong community; and respond to environmental issues/impacts relative to their project.

Officer Direct or Indirect Interest

The provision of grants is carried out in accordance with the Local Government Act 1989.

The Councillor Community Grants Program has provision in the assessment process to record any conflict of interest relating to each grant application that is assessed.

Risk Assessment

The Councillor Community Grants Program is governed in accordance with Council's monitoring, reporting and accountability framework.

Successful applicants are required to complete an acquittal and evaluation of their grant and return this to Council as a record of the outcome of the grant funding they received. Annual audits are also conducted on a sample group of grant recipients.

Social Considerations

The provision of the Councillor Community Grants Program provides an opportunity to support and strengthen communities to provide a broad range of activities for the benefit of the Geelong community.

Human Rights Charter

The Grants, Contributions, Donations, and Sponsorship Policy references the Charter of Human Rights and Responsibilities Act 2006.

The Charter states that human rights are essential in a democratic and inclusive society that respects the rule of law, human dignity, equality and freedom.

The provision of grants provides opportunities to assist in promoting social inclusiveness and provide a broad community benefit.

Consultation and Communication

All groups are notified of the outcome of their grant application.

The list of allocations will be reported on the Geelong Australia website.

The Community Development Department is responsible for communication of all matters relating to this report.

Appendix 14-1

List of groups, the title of the activities funded and the amounts allocated 1 July 2013 to 31 December 2013

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Austin	**Irvine**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 300.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Austin	**Irvine**	Bellarine Dog Activities Group	Uniforms	**$ 2,500.00**	
Austin	**Irvine**	Calisthenics Victoria auspice for Barwon Calisthenics' Competitions	Calisthenics Competitions - Geelong	**$ 200.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**
Austin	**Irvine**	Dragons Abreast Geelong	Lifejackets	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Austin	**Irvine**	Geelong Bowls Region	Computer & Printer	**$ 100.00**	Austin $100, Cheetham $100, Cowie $50, Kildare $100 - **TOTAL ALLOCATION $350**
Austin	**Irvine**	Geelong Eight Ball Association	Victorian Country Cup	**$ 100.00**	Austin $100, Cowie $50, Kildare $50 - **TOTAL ALLOCATION $200.00**
Austin	**Irvine**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 300.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Austin	**Irvine**	Geelong Try Boys Brigade	Purchase a pie warmer	**$ 700.00**	
Austin	**Irvine**	Geelong Youth Choir	25th Anniversary Concert	**$ 100.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Austin	**Irvine**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 100.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Austin	**Irvine**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 50.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**
Austin	**Irvine**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 100.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**
Austin	**Irvine**	Thomson Sports Club Inc	Furniture Replacement	**$ 1,700.00**	
Austin	**Irvine**	Whittington Senior Citizens Club	Purchase of Refrigerator	**$ 1,200.00**	
Austin	**Irvine**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 100.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Austin	**Irvine**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Austin Total				**$ 7,950.00**	
Beangala	**Farrell**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 400.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Beangala	**Farrell**	Dragons Abreast Geelong	Lifejackets	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Beangala	**Farrell**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 200.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Beangala	**Farrell**	Geelong Youth Choir	25th Anniversary Concert	**$ 100.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Beangala	**Farrell**	Newington Uniting Church	150th anniversary celebration	**$ 155.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Beangala	**Farrell**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 550.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**
Beangala	**Farrell**	Ocean Grove Coastcare	Plastic Bag Replacement	**$ 2,000.00**	

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Beangala	**Farrell**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 100.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Beangala	**Farrell**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Beangala Total				**$ 3,905.00**	
Brownbill	**Heagney**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 100.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Brownbill	**Heagney**	Bareena Bowling Club	Lighting Upgrade	**$ 200.00**	Brownbill $200, Coryule $200, Cowie $50, Deakin $100, Kildare $2,800 - **TOTAL ALLOCATION $3,350.00**
Brownbill	**Heagney**	Calisthenics Victoria auspice for Barwon Calisthenics Competitions	Calisthenics Competitions - Geelong	**$ 200.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**
Brownbill	**Heagney**	Dragons Abreast Geelong	Lifejackets	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Brownbill	**Heagney**	Geelong Mood Support Group	Let's Celebrate	**$ 50.00**	Brownbill $50, Cheetham $50, Corio $200, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $500**
Brownbill	**Heagney**	Geelong Trades Hall Council	Geelong Tamil Social Group	**$ 50.00**	Brownbill $50, Buckley $100, Cheetham $150, Corio $50, Cowie $50, Windermere $200 - **TOTAL ALLOCATION $600**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Brownbill	**Heagney**	Geelong Youth Choir	25th Anniversary Concert	**$ 80.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Brownbill	**Heagney**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 100.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Brownbill	**Heagney**	Read the Play	Wallet card with help services listed	**$ 50.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**
Brownbill	**Heagney**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 50.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**
Brownbill	**Heagney**	Scout Association of Australia - 1st Eastern Park Scout Group	Purchase of Gazebo	**$ 1,000.00**	Brownbill $1,000, Deakin $50 - **TOTAL ALLOCATION $1,050.00**
Brownbill	**Heagney**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 50.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Brownbill	**Heagney**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Brownbill Total				**$ 2,330.00**	
Buckley	**Richards**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 100.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Buckley	**Richards**	Barwon Heads Community Arts Garden auspice for Barwon Heads Sustainability Group	Community Engagement Project	**$ 3,000.00**	

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Buckley	**Richards**	Barwon Heads Tennis Club	Purchase of Equipment	**$ 2,874.00**	
Buckley	**Richards**	Calisthenics Victoria auspice for Barwon Calisthenics Competitions	Calisthenics Competitions - Geelong	**$ 500.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**
Buckley	**Richards**	Dragons Abreast Geelong	Lifejackets	**$ 50.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Buckley	**Richards**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 200.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Buckley	**Richards**	Geelong Trades Hall Council	Geelong Tamil Social Group	**$ 100.00**	Brownbill $50, Buckley $100, Cheetham $150, Corio $50, Cowie $50, Windermere $200 - **TOTAL ALLOCATION $600**
Buckley	**Richards**	Geelong Youth Choir	25th Anniversary Concert	**$ 100.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Buckley	**Richards**	Mount Duneed Pony Club	Rebuild Cross Country Course	**$ 2,000.00**	
Buckley	**Richards**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 100.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**
Buckley	**Richards**	Read the Play	Wallet card with help services listed	**$ 100.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Buckley	**Richards**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 200.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**
Buckley	**Richards**	Victorian Netball Association	NetSetGo!	**$ 660.00**	Buckley $660, Coryule $660, Windermere $660 - **TOTAL ALLOCATION $1,980.00**
Buckley	**Richards**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 100.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Buckley	**Richards**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 100.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Buckley Total				**$ 10,184.00**	
Cheetham	**Macdonald**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 200.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Cheetham	**Macdonald**	Bellarine Peninsula Basketball Association	Uniforms	**$ 1,250.00**	
Cheetham	**Macdonald**	Bellarine Woodworkers Inc	Workshop Extension	**$ 1,800.00**	
Cheetham	**Macdonald**	Carers Victoria	Geelong Carer Event 2014	**$ 100.00**	Cheetham $100, Corio $500, Coryule $300, Cowie $50, Deakin $50, Kildare $250 - **TOTAL ALLOCATION $1,250.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Cheetham	**Macdonald**	Dragons Abreast Geelong	Lifejackets	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Cheetham	**Macdonald**	Geelong Bowls Region	Computer & Printer	**$ 100.00**	Austin $100, Cheetham $100, Cowie $50, Kildare $100 - **TOTAL ALLOCATION $350**
Cheetham	**Macdonald**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 100.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Cheetham	**Macdonald**	Geelong Mood Support Group	Let's Celebrate	**$ 50.00**	Brownbill $50, Cheetham $50, Corio $200, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $500**
Cheetham	**Macdonald**	Geelong Trades Hall Council	Geelong Tamil Social Group	**$ 150.00**	Brownbill $50, Buckley $100, Cheetham $150, Corio $50, Cowie $50, Windermere $200 - **TOTAL ALLOCATION $600**
Cheetham	**Macdonald**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 150.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Cheetham	**Macdonald**	Leopold Primary School	Purchase of 5 iPads	**$ 2,000.00**	
Cheetham	**Macdonald**	Leopold Tennis Club Inc	New Floor Covering	**$ 800.00**	
Cheetham	**Macdonald**	Lions Club of Clifton Springs	Australia Day - Free Lunch and Entertainment	**$ 1,000.00**	Cheetham $1,000, Coryule $500 - **TOTAL ALLOCATION $1,500.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Cheetham	**Macdonald**	MG Car Club Inc	Gazebo & Sound System	**$ 150.00**	Cheetham $150, Coryule $100, Cowie $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $600.00**
Cheetham	**Macdonald**	Newington Uniting Church	150th anniversary celebration	**$ 250.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Cheetham	**Macdonald**	Wallington Cricket Club	Sight Screens	**$ 1,500.00**	
Cheetham	**Macdonald**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 85.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Cheetham	**Macdonald**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Cheetham Total				**$ 10,085.00**	
Corio	**Fisher**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 500.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Corio	**Fisher**	Bluebird Foundation Inc	Giant Toy Box	**$ 1,500.00**	
Corio	**Fisher**	Carers Victoria	Geelong Carer Event 2014	**$ 500.00**	Cheetham $100, Corio $500, Coryule $300, Cowie $50, Deakin $50, Kildare $250 - **TOTAL ALLOCATION $1,250.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Corio	**Fisher**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 200.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Corio	**Fisher**	Geelong Mood Support Group	Let's Celebrate	**$ 200.00**	Brownbill $50, Cheetham $50, Corio $200, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $500**
Corio	**Fisher**	Geelong Police (SOCIT)	Morcombe family visit to Geelong	**$ 1,000.00**	
Corio	**Fisher**	Geelong Trades Hall Council	Geelong Tamil Social Group	**$ 50.00**	Brownbill $50, Buckley $100, Cheetham $150, Corio $50, Cowie $50, Windermere $200 - **TOTAL ALLOCATION $600**
Corio	**Fisher**	Leisure Networks Association Inc	Giving Kids a Sporting Chance	**$ 1,000.00**	
Corio	**Fisher**	Newington Uniting Church	150th anniversary celebration	**$ 100.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Corio	**Fisher**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 100.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**
Corio	**Fisher**	Proud of my Place	Proud of My Place Program	**$ 730.00**	
Corio	**Fisher**	Read the Play	Wallet card with help services listed	**$ 200.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Corio	**Fisher**	St Francis Xavier	Working Better Together Community Celebration	**$ 1,500.00**	
Corio Total				**$ 7,580.00**	
Coryule	**Ellis**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 250.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Coryule	**Ellis**	Bareena Bowling Club	Lighting Upgrade	**$ 200.00**	Brownbill $200, Coryule $200, Cowie $50, Deakin $100, Kildare $2,800 - **TOTAL ALLOCATION $3,350.00**
Coryule	**Ellis**	Calisthenics Victoria auspice for Barwon Calisthenics Competitions	Calisthenics Competitions - Geelong	**$ 100.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**
Coryule	**Ellis**	Carers Victoria	Geelong Carer Event 2014	**$ 300.00**	Cheetham $100, Corio $500, Coryule $300, Cowie $50, Deakin $50, Kildare $250 - **TOTAL ALLOCATION $1,250.00**
Coryule	**Ellis**	Dragons Abreast Geelong	Lifejackets	**$ 100.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Coryule	**Ellis**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 100.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Coryule	**Ellis**	Geelong Youth Choir	25th Anniversary Concert	**$ 50.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Coryule	**Ellis**	Indented Head Yacht Club Inc	Upgrade of Safety Gear	**$ 3,000.00**	
Coryule	**Ellis**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 100.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Coryule	**Ellis**	Lions Club of Clifton Springs	Australia Day - Free Lunch and Entertainment	**$ 500.00**	Cheetham $1,000, Coryule $500 - **TOTAL ALLOCATION $1,500.00**
Coryule	**Ellis**	MG Car Club Inc	Gazebo & Sound System	**$ 100.00**	Cheetham $150, Coryule $100, Cowie $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $600.00**
Coryule	**Ellis**	Portarlington Mussels Masters Swimming Club Inc	Entry in the Masters Games - Geelong 2013	**$ 2,500.00**	
Coryule	**Ellis**	Read the Play	Wallet card with help services listed	**$ 1,500.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**
Coryule	**Ellis**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 50.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Coryule	**Ellis**	Victorian Netball Association	NetSetGo!	**$ 660.00**	Buckley $660, Coryule $660, Windermere $660 - **TOTAL ALLOCATION $1,980.00**
Coryule	**Ellis**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 100.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Coryule	**Ellis**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 100.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Coryule Total				**$ 9,710.00**	
Cowie	**Kontelj (E)**	Associazione Dei Pensionate Laziali Di Geelong	Kitchen Equipment	**$ 1,100.00**	
Cowie	**Kontelj (E)**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 350.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Cowie	**Kontelj (E)**	Bareena Bowling Club	Lighting Upgrade	**$ 50.00**	Brownbill $200, Coryule $200, Cowie $50, Deakin $100, Kildare $2,800 - **TOTAL ALLOCATION $3,350.00**
Cowie	**Kontelj (E)**	Calisthenics Victoria auspice for Barwon Calisthenics Competitions	Calisthenics Competitions - Geelong	**$ 50.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Cowie	**Kontelj (E)**	Carers Victoria	Geelong Carer Event 2014	**$ 50.00**	Cheetham $100, Corio $500, Coryule $300, Cowie $50, Deakin $50, Kildare $250 - **TOTAL ALLOCATION $1,250.00**
Cowie	**Kontelj (E)**	Cobradah Senior Citizens	Purchase of indoor bowling mat	**$ 1,550.00**	
Cowie	**Kontelj (E)**	Dragons Abreast Geelong	Lifejackets	**$ 50.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Cowie	**Kontelj (E)**	Geelong Bowls Region	Computer & Printer	**$ 50.00**	Austin $100, Cheetham $100, Cowie $50, Kildare $100 - **TOTAL ALLOCATION $350**
Cowie	**Kontelj (E)**	Geelong Eight Ball Association	Victorian Country Cup	**$ 50.00**	Austin $100, Cowie $50, Kildare $50 - **TOTAL ALLOCATION $200.00**
Cowie	**Kontelj (E)**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 150.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Cowie	**Kontelj (E)**	Geelong Mood Support Group	Let's Celebrate	**$ 50.00**	Brownbill $50, Cheetham $50, Corio $200, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $500**
Cowie	**Kontelj (E)**	Geelong Trades Hall Council	Geelong Tamil Social Group	**$ 50.00**	Brownbill $50, Buckley $100, Cheetham $150, Corio $50, Cowie $50, Windermere $200 - **TOTAL ALLOCATION $600**
Cowie	**Kontelj (E)**	Geelong Trailable Yacht Club	Purchase of Gazebo	**$ 350.00**	

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Cowie	**Kontelj (E)**	Geelong Youth Choir	25th Anniversary Concert	**$ 50.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Cowie	**Kontelj (E)**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 50.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Cowie	**Kontelj (E)**	MG Car Club Inc	Gazebo & Sound System	**$ 50.00**	Cheetham $150, Coryule $100, Cowie $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $600.00**
Cowie	**Kontelj (E)**	Newington Uniting Church	150th anniversary celebration	**$ 50.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Cowie	**Kontelj (E)**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 50.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**
Cowie	**Kontelj (E)**	Read the Play	Wallet card with help services listed	**$ 50.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**
Cowie	**Kontelj (E)**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 50.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**
Cowie	**Kontelj (E)**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 50.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Cowie	**Kontelj (E)**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 50.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Cowie Total				**$ 4,350.00**	

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Deakin	**Nelson**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 100.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Deakin	**Nelson**	Bareena Bowling Club	Lighting Upgrade	**$ 100.00**	Brownbill $200, Coryule $200, Cowie $50, Deakin $100, Kildare $2,800 - **TOTAL ALLOCATION $3,350.00**
Deakin	**Nelson**	Barrabool Hills Baptist Church	Kids Holiday Program	**$ 2,200.00**	
Deakin	**Nelson**	Calisthenics Victoria auspice for Barwon Calisthenics Competitions	Calisthenics Competitions - Geelong	**$ 50.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**
Deakin	**Nelson**	Carers Victoria	Geelong Carer Event 2014	**$ 50.00**	Cheetham $100, Corio $500, Coryule $300, Cowie $50, Deakin $50, Kildare $250 - **TOTAL ALLOCATION $1,250.00**
Deakin	**Nelson**	Dragons Abreast Geelong	Lifejackets	**$ 100.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Deakin	**Nelson**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 100.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Deakin	**Nelson**	Geelong Mood Support Group	Let's Celebrate	**$ 50.00**	Brownbill $50, Cheetham $50, Corio $200, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $500**
Deakin	**Nelson**	Geelong Youth Choir	25th Anniversary Concert	**$ 50.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Deakin	**Nelson**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 50.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Deakin	**Nelson**	Newington Uniting Church	150th anniversary celebration	**$ 50.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Deakin	**Nelson**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 50.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 **- TOTAL ALLOCATION $1,100.00**
Deakin	**Nelson**	Read the Play	Wallet card with help services listed	**$ 50.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**
Deakin	**Nelson**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 50.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Deakin	**Nelson**	Scout Association of Australia - 1st Eastern Park Scout Group	Purchase of Gazebo	**$ 50.00**	Brownbill $1,000, Deakin $50 - **TOTAL ALLOCATION $1,050.00**
Deakin	**Nelson**	St John's Anglican Church Highton	Highton Carols in the Park 2013	**$ 2,996.00**	
Deakin	**Nelson**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 50.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Deakin	**Nelson**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 50.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Deakin Total				**$ 6,196.00**	
Kardinia	**Harwood**	Aussie Action Abroad Ltd	Climb above in tolerance	**$ 100.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Kardinia	**Harwood**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 100.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Kardinia Total				**$ 200.00**	

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Kildare	**Kontelj (S)**	Athletics Chilwell Inc	Refugees Athletics Program	**$ 1,500.00**	
Kildare	**Kontelj (S)**	Aussie Action Abroad Ltd	Climb above in tolerance (Trip to Nepal)	**$ 100.00**	Austin $300, Beangala $400, Brownbill $100, Buckley $100, Cheetham $200, Corio $500, Coryule $250, Cowie $350, Deakin $100, Kardinia $100, Kildare $100 - **TOTAL ALLOCATION $2,500.00**
Kildare	**Kontelj (S)**	Bareena Bowling Club	Lighting Upgrade	**$ 2,800.00**	Brownbill $200, Coryule $200, Cowie $50, Deakin $100, Kildare $2,800 - **TOTAL ALLOCATION $3,350.00**
Kildare	**Kontelj (S)**	Calisthenics Victoria auspice for Barwon Calisthenics Competitions	Calisthenics Competitions - Geelong	**$ 100.00**	Austin $200, Brownbill $200, Buckley $500, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $1,200.00**
Kildare	**Kontelj (S)**	Carers Victoria	Geelong Carer Event 2014	**$ 250.00**	Cheetham $100, Corio $500, Coryule $300, Cowie $50, Deakin $50, Kildare $250 - **TOTAL ALLOCATION $1,250.00**
Kildare	**Kontelj (S)**	Dragons Abreast Geelong	Lifejackets	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $50, Cheetham $200, Coryule $100, Cowie $50, Deakin $100, Kildare $200 - **TOTAL ALLOCATION 1,300.00**
Kildare	**Kontelj (S)**	Geelong Bowls Region	Computer & Printer	**$ 100.00**	Austin $100, Cheetham $100, Cowie $50, Kildare $100 - **TOTAL ALLOCATION $350**
Kildare	**Kontelj (S)**	Geelong Cycling Club	Purchase of various items	**$ 1,067.00**	
Kildare	**Kontelj (S)**	Geelong Eight Ball Association	Victorian Country Cup	**$ 50.00**	Austin $100, Cowie $50, Kildare $50 - **TOTAL ALLOCATION $200.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Kildare	**Kontelj (S)**	Geelong Maitri	Geelong Maitri Onam 2013 - Festival	**$ 50.00**	Austin $300, Beangala $200, Buckley $200, Cheetham $100, Corio $200, Coryule $100, Cowie $150, Deakin $100, Kardinia $100 Kildare $50 **TOTAL ALLOCATION $1,500.00**
Kildare	**Kontelj (S)**	Geelong Mood Support Group	Let's Celebrate	**$ 100.00**	Brownbill $50, Cheetham $50, Corio $200, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $500**
Kildare	**Kontelj (S)**	Geelong Youth Choir	25th Anniversary Concert	**$ 50.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**
Kildare	**Kontelj (S)**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 100.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Kildare	**Kontelj (S)**	Manifold Heights Primary School	Mano Minis Playgroup	**$ 1,500.00**	
Kildare	**Kontelj (S)**	MG Car Club Inc	Gazebo & Sound System	**$ 100.00**	Cheetham $150, Coryule $100, Cowie $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $600.00**
Kildare	**Kontelj (S)**	Newington Uniting Church	150th anniversary celebration	**$ 100.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Kildare	**Kontelj (S)**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 100.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Kildare	**Kontelj (S)**	Read the Play	Wallet card with help services listed	**$ 250.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**
Kildare	**Kontelj (S)**	Royal Geelong Yacht Club	Discovering Sailing Week	**$ 50.00**	Austin $100, Brownbill $50, Buckley $200, Coryule $50, Cowie $50, Deakin $50, Kildare $50 - **TOTAL ALLOCATION $550.00**
Kildare	**Kontelj (S)**	St Peters Cricket Club	Coloured Uniforms	**$ 1,000.00**	
Kildare	**Kontelj (S)**	YMCA Geelong	Treehouse Geelong Family Autism Support Group	**$ 100.00**	Austin $100, Beangala $100, Brownbill $50, Buckley $100, Cheetham $85, Coryule $100, Cowie $50, Deakin $50, Kildare $100 - **TOTAL ALLOCATION $735.00**
Kildare	**Kontelj (S)**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 100.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Kildare Total				**$ 9,767.00**	
Windermere	**Ansett**	Geelong Trades Hall Council	Geelong Tamil Social Group	**$ 200.00**	Brownbill $50, Buckley $100, Cheetham $150, Corio $50, Cowie $50, Windermere $200 - **TOTAL ALLOCATION $600**
Windermere	**Ansett**	Geelong Youth Choir	25th Anniversary Concert	**$ 200.00**	Austin $100, Beangala $100, Brownbill $80, Buckley $100, Coryule $50, Cowie $50, Deakin $50, Kildare $50, Windermere $200 - **TOTAL ALLOCATION $780.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Windermere	**Ansett**	Holy Trinity Lara with Christ Church Little River Anglican Churches	Redevelopment of Op Shop	**$ 2,500.00**	
Windermere	**Ansett**	Independence Australia auspice for Geelong Polio Support Group	2013 Polio Day Event	**$ 100.00**	Austin $100, Brownbill $100, Cheetham $150, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $750.00**
Windermere	**Ansett**	Lara & District Men's Shed	Set-up Costs	**$ 1,500.00**	
Windermere	**Ansett**	Lara Community Centre Inc	Australia Day Breakfast - 2012	**$ 3,300.00**	
Windermere	**Ansett**	Lara Secondary College	Purchase of eBooks	**$ 2,500.00**	
Windermere	**Ansett**	MG Car Club Inc	Gazebo & Sound System	**$ 200.00**	Cheetham $150, Coryule $100, Cowie $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $600.00**
Windermere	**Ansett**	Newington Uniting Church	150th anniversary celebration	**$ 250.00**	Beangala $155, Cheetham $250, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $250 - **TOTAL ALLOCATION $955.00**
Windermere	**Ansett**	Ocean Grove Angling Club Inc	Produce Leaflet	**$ 100.00**	Austin $50, Beangala $550, Buckley $100, Corio $100, Cowie $50, Deakin $50, Kildare $100, Windermere $100 - **TOTAL ALLOCATION $1,100.00**

Ward	Councillor	Organisation	Project	Amount Approved	Breakdown and totals where the applicant was awarded funds for their project from multiple ward funds
Windermere	**Ansett**	Read the Play	Wallet card with help services listed	**$ 300.00**	Brownbill $50, Buckley $100, Corio $200, Coryule $1,500, Cowie $50, Deakin $50, Kildare $250, Windermere $300 - **TOTAL ALLOCATION $2,500**
Windermere	**Ansett**	Lara Chamber of Commerce	Lara Christmas Market	**$ 3,000.00**	
Windermere	**Ansett**	Victorian Netball Association	NetSetGo!	**$ 660.00**	Buckley $660, Coryule $660, Windermere $660 - **TOTAL ALLOCATION $1,980.00**
Windermere	**Ansett**	Zena Women's Services, auspice for Reclaim the Night Geelong	Creating Women's Place of Peace Geelong	**$ 200.00**	Austin $200, Beangala $200, Brownbill $200, Buckley $100, Cheetham $200, Coryule $100, Cowie $50, Deakin $50, Kildare $100, Windermere $200 - **TOTAL ALLOCATION $1,400.00**
Windermere Total				**$ 15,010.00**	
Grand Total All Wards				**$ 87,267.00**	

Summary of Ward Allocations and Balances
1 July – 31 December 2013

Ward Name	Total Allocated 1/07/13 – 31/12/13	*Balance Remaining as at 31 December 2013
Austin	$ 7,950.00	$ 12,050.00
Beangala	$ 3,905.00	$ 16,095.00
Brownbill	$ 2,330.00	$ 17,670.00
Buckley	$ 10,184.00	$ 9 ,816.00
Cheetham	$ 10,085.00	$ 9,915.00
Corio	$ 7,580.00	$ 12,420.00
Coryule	$ 9,710.00	$ 0,290.00
Cowie	$ 4,350.00	$ 15,650.00
Deakin	$ 6,196.00	$ 13,804.00
Kardinia	$ 200.00	$ 19,800.00
Kildare	$ 9,767.00	$ 10,233.00
Windermere	$ 15,010.00	$ 4,990.00
Total	**$ 87,267.00**	**$ 152,733.00**

Note:
The remaining ward balances provided above are as at 31 December 2013 and will be different at the time this report is presented to Council as additional funds will have been allocated

15. MAYORAL BY-ELECTION 2013 – VICTORIAN ELECTORAL COMMISSION

Portfolio: **Governance – Cr Lyons (Mayor)**
Source **Corporate Services – Administration and Governance**
A/General Manager: **Michael Kelly**
Index Reference **Subject – Council Election 2013**

Purpose

Report on the results of the Mayoral By-Election 2013.

Summary

- The November 2013 By-Election was held by postal ballot conducted by the Victorian Electoral Commission (VEC).
- The VEC has now presented its report on the conduct of the election. It provides an overview of the:
    - Electoral process
    - Voter and candidate participation, and
    - Statistical information and results

Cr Macdonald moved, Cr Harwood seconded -

That Council notes the report from the VEC with respect to the 2013 Mayoral By-Election.

Carried.

Background

Council's contract for the 2012 General Election made provision for the VEC to conduct any By-Elections that may be required during the term of the current Council.

Discussion

The VEC has submitted its report on the conduct of the 2013 Mayoral By-Election which provides a summary of the electoral process, voter and candidate participation together with statistical data in respect of voter turnout.

There were 174,121 voters on the roll. Of the total enrolment, the number of ballot papers counted (formal and informal) was 136,273 or 78.26%. The 2012 Mayoral election had a voter turnout of 76.29%.

The informal voting rate was 5.4% which was up on the 2012 rate of 3.29%. This can be attributed to the large number of candidates and therefore greater likelihood of error. The election was determined by computer count using the preferential counting method.

The election was well managed with very few complaints received. Candidates were invited to attend an information session which outlined their requirements in nominating and participating in the election.

Environmental Implications

There were no environmental implications associated with this report.

Financial Implications

The election was conducted under contract for a cost of $423,000. This by-election was not anticipated and therefore not provided for in the original 2013/14 budget.

Policy/Legal/Statutory Implications

The election was conducted in accordance with the *Local Government Act 1989*.

Alignment to City Plan

Aligns with City Plan, How We Do Business.

Officer Direct or Indirect Interest

No officers involved in the preparation of this report have either a direct or indirect interest.

Risk Assessment

The appointment of the VEC ensured the election was conducted in accordance with regulatory requirements.

Social Considerations

Community participation in the election of the new Mayor.

Human Rights Charter

The electoral process addresses key elements of the Charter.

Consultation and Communication

The VEC returning officer communicated to the community via publishing of public notices, VEC website, media liaison, telephone enquiry, candidate information sessions and posting of ballot material.

16. WOOD STREET, SOUTH GEELONG - ROAD CONSTRUCTION - SRC 330 - FINALISATION OF SCHEME

Portfolio:	**Infrastructure – Cr Lindsay Ellis**
Source	**City Services – Engineering Services**
General Manager:	**Gary Van Driel**
Index Reference	**Wood Street, South Geelong, Special Rates and Charges, Council Reports 2014**

Purpose

- The purpose of this report is to finalise Wood Street road construction Special Charge Scheme, South Geelong between Barwon Terrace and Gravel Pits Road as shown at Appendix 1.

Summary

- The Special Charge Scheme was declared by Council at its meeting of 25 September 2012.
- The scheme affects six (6) heavy industrial properties and the cost estimate was $270,117 which included a Council contribution of $121,283 and cost to owners of $148,834. Owner's costs vary between $10,105 and $ 67,684.
- The works have now been completed and the scheme can be finalised by Council. The final cost of the project was $277,018.22. A cost overrun of $6,841.22 from the original project estimate is not significant and consideration should be given to absorbing this cost.
- The scheme has been administered in accordance with the Special Rates and Charges provisions of the Local Government Act 1989, along with Council's Special Rates and Charges Policy.
- This report seeks a resolution by Council to confirm the Special Charge Scheme for the road construction including kerb and channel and drainage in Wood Street, South Geelong in accordance with the Special Charge Scheme process as shown in the Process Chart – Attachment 16-1.

Cr Ellis moved, Cr Richards seconded -

That Council having declared a special charge on 25 September 2012 for the purposes of defraying the expenses in relation to the construction of Wood Street, South Geelong, between Barwon Terrace and Gravel Pits Road (Appendix 16 – Plan) in accordance with Section 163 of the Local Government Act 1989 (the Act) resolves that:

1) **the special charges to property owners be confirmed as required by Section 166 of the Act as shown in Schedule A – Appendix 16-2;**
2) **the increase in actual cost of $6,841.22 from the project estimate be absorbed by Council;**
3) **the General Manager of Corporate Services is authorised to levy and recover the special charges by sending notices to the persons who are liable to pay in accordance with Section 166 of the Act; and**

4) in accordance with Section 172, the rate of interest which is payable on the special charges which have not been paid by the specified date is set at Council's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 2A in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of the Section). The interest is to be calculated from the date the special charge is due, with a six months interest free period, providing those persons who choose to pay by instalments adhere to their repayment plan.

Carried.

Background

Council had received enquiries from property owners regarding the construction of Wood Street to abolish the issue of dust. The area is industrial and the road caters for truck traffic entering and exiting the six properties involved with the scheme.

New kerb and channel, drainage, industrial vehicle crossovers and construction of the road has provided an upgrade for the street with access and amenity benefits to property owners and improvement to aesthetics of the area. The new road is 350 metres long and provides sufficient width to allow manoeuvring of heavy vehicles.

The road works have been completed and costs have been accounted for. The scheme can now be finalised by Council.

Discussion

The actual cost of construction was slightly more than the project estimate by $6,841.22. This represents a 1.3% increase in cost to property owners when considering the cost would be shared between Council and property owners. In accordance with the Local government Act 1989, charges to property owners may be increased by less than 10% however in this situation, it is considered unwarranted due to the small cost involved. It is therefore recommended that Council absorb the extra costs for the project as detailed in the Financial Implications section below.

Environmental Implications

There are no environmental implications in regards to energy consumption, emissions, water use, storm water quality, waste generation or natural habitats in Councils decision to finalise the scheme.

Financial Implications

The financial details of the project are detailed as follows:

	Estimate	Actual
Cost to Property Owners	$148,834	**$148,834.00**
Cost to Council	$121,283	**$128,184.22**
Total	$270,117	**$277,018.22**

The final costs of the project are higher than estimated by $6,841.22. It is recommended that property owner charges remain unchanged.

Policy/Legal/Statutory Implications

The Special Charge Scheme has been administered in accordance with the Special Charge Scheme provisions of the Local Government Act 1989 as well as Council's Special Rates and Charges policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Community Wellbeing:

- Healthy Environments – Safe, hazard and nuisance free environments

Sustainably Built and Natural Environment

- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting and acknowledging the communities desire to have their say.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

The provision of the new road has provided safer driving conditions for vehicular traffic and abolished the nuisance effects and hazards associated with dust and mud. Drainage of the road has been improved as indicated in the photos attached at Appendix 3. There are no identified risks for Council in finalising the scheme.

Social Considerations

The provision of the new road is aligned to Council's City Plan as described above and provides improved connectivity, access, amenity and safety for vehicular traffic. The overall aesthetics of the street has also been improved.

Human Rights Charter

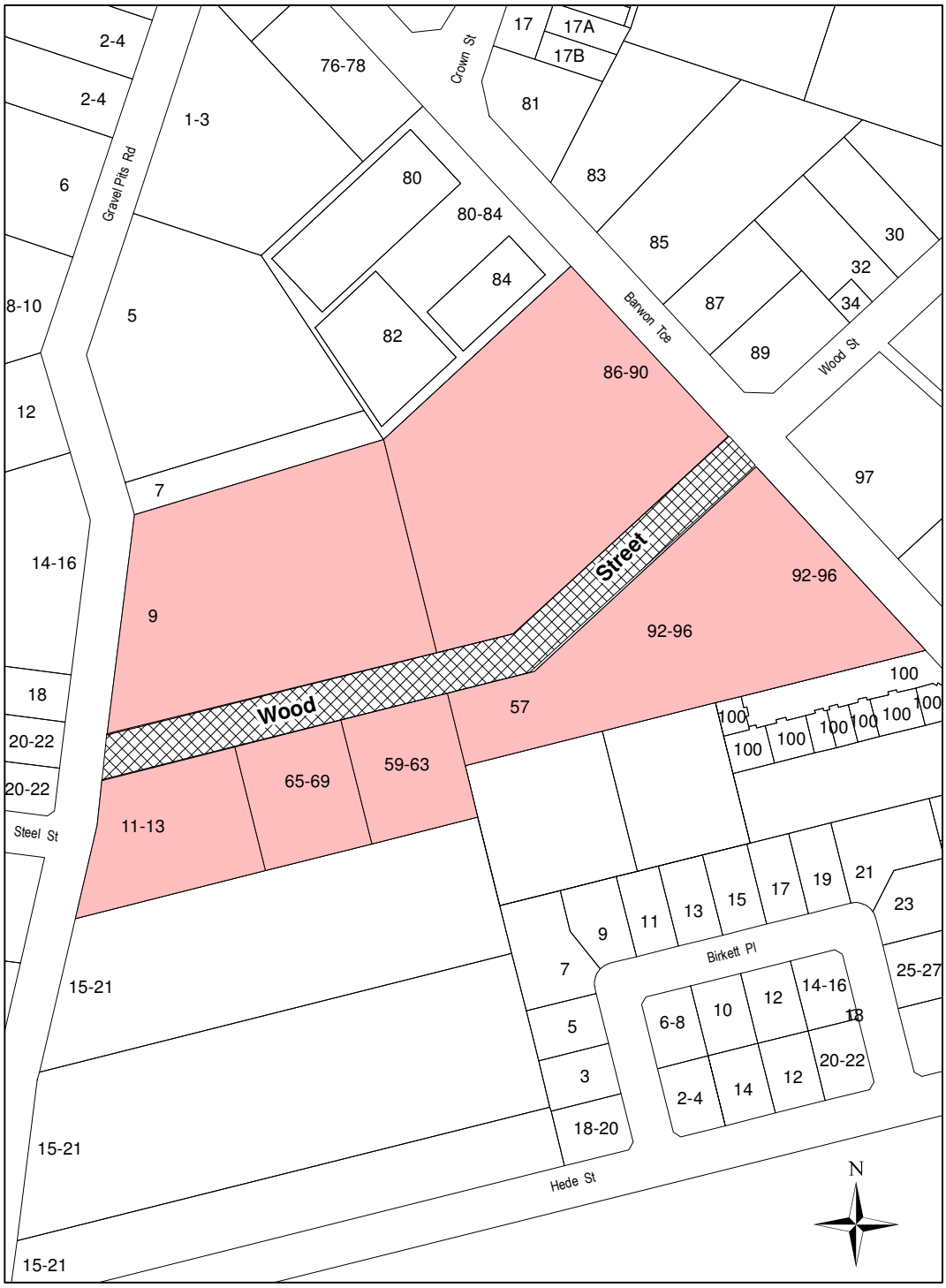
In developing this report to Council, the subject matter has been considered to determine if it raises any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in this report. It is considered that the subject matter does not raise any human rights issues.

Consultation and Communication

Communication with property owners has taken place during the course of the project and Special Charge Scheme process. Council will advise the property owners of the final cost.

Appendix 16-1

PLAN



Road which has been constructed

Properties included in the scheme

Appendix 16-2

SCHEDULE 'A'

SPECIAL CHARGE SCHEME FOR ROAD CONSTRUCTION

Wood Street, South Geelong

COL 1	COL 2	COL 3	COL 4	COL 5		
DESCRIPTION OF PROPERTY	**ESTIMATED COST ($)**	**ACTUAL COST ($)**	**PROPERTY REFERENCE**	**PROPERTY DETAILS**		
CA 3 Sec 11A	$17,067	$17,067	212025	86	Barwon Terrace	South Geelong
CA 20 Sec 11A	$31,298	$31,298	214037	9	Gravel Pits Road	South Geelong
TP 819057	$67,684	$67,684	212028	92	Barwon Terrace	South Geelong
Lot 3 PS 446573	$10,105	$10,105	315017	59	Wood Street	South Geelong
Lot 2 PS 446573	$10,105	$10,105	315016	65	Wood Street	South Geelong
Lot 1 PS 446573	$12,576	$12,576	315015	11	Gravel Pits Road	South Geelong
Total	**$148,834**	**$148,834**				

Appendix 16-3

BEFORE AND AFTER PHOTOS

Wood Street, South Geelong



Before - Looking west towards Gravel Pits Road.



After – Same general location

Attachment 16-1

PROCESS CHART

SPECIAL CHARGE PROJECTS – (Section 163 – Local Government Act 1989)

WOOD STREET, SOUTH GEELONG

Stage	***Status***	***Description***
Approval to prepare scheme	✓	Decision made to prepare scheme following consideration of surveys of property owners and feed back from the community. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs.
Intention to Declare Scheme	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process..
Advertisement	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time.
Submissions	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.
Submissions Review Panel Hearing	✓	A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme.
Declaration Report	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme.
Appeal	✓	Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
Construction	✓	Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
Final Cost Report	✓	At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

17. THE TERRACE, OCEAN GROVE – ROAD CONSTRUCTION – SRC 314 – FINALISATION OF SCHEME

Portfolio:	**Infrastructure – Cr Lindsay Ellis**
Source	**City Services – Engineering Services**
General Manager:	**Gary Van Driel**
Index Reference	**The Terrace, Ocean Grove, Special Rates and Charges, Council Reports 2014**

Purpose

- The purpose of this report is to finalise The Terrace road construction Special Charge Scheme, Ocean Grove between Hodgson Street and Tuckfield Street as shown at Appendix 16-1.

Summary

- The Special Charge Scheme was declared by Council at its meeting of 31 January 2012.
- The scheme affects 86 properties and the cost estimate was $663,506 which included a Council contribution of $353,939 and cost to owners of $309,567. Owner's costs vary between $463 and $11,310.
- The works have now been completed and the scheme can be finalised by Council. The final cost of the project was $623,708.65. The cost saving of $39,797.35 from the original project estimate results in a charge reduction for property owners.
- The scheme has been administered in accordance with the Special Rates and Charges provisions of the Local Government Act 1989, along with Council's Special Rates and Charges Policy.
- This report seeks a resolution by Council to confirm the Special Charge Scheme for the road construction and selected sections of kerb and channel in The Terrace, Ocean Grove in accordance with the Special Charge Scheme process as shown in the Process Chart – Attachment 17-1.

Cr Ellis moved, Cr Richards seconded -

That Council having declared a special charge on 31 January 2012 for the purposes of defraying the expenses in relation to the construction of The Terrace, Ocean Grove, between Hodgson Street and Tuckfield Street (Appendix 17-1 – Plan) in accordance with Section 163 of the Local Government Act 1989 (the Act) resolves that:

1) **the amended special charges to property owners be confirmed as required by Section 166 of the Act as shown in Schedule A – Appendix 17-2;**
2) **the reduction of actual cost of $39,797.35 from the project estimate contribute to a charge reduction to property owners;**
3) **the General Manager of Corporate Services is authorised to levy and recover the special charges by sending notices to the persons who are liable to pay in accordance with Section 166 of the Act; and**

4) **in accordance with Section 172, the rate of interest which is payable on the special charges which have not been paid by the specified date is set at Council's overdraft rate, reviewed every three months (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purposes of Section 172 2A in which case the rate of interest shall be the maximum rate fixed by the Governor in Council by Order for the purposes of the Section). The interest is to be calculated from the date the special charge is due, with a six months interest free period, providing those persons who choose to pay by instalments adhere to their repayment plan.**

Carried.

Background

Council had received enquiries over a long period regarding the upgrade of The Terrace. The traffic lanes within the road reserve were previously sealed and the road work recently completed is shoulder construction used predominantly for parking and local access.

New kerb and channel at selected locations, new vehicle crossovers for property owners and a complete resurface of the road has provided an upgrade for the street with improvement to aesthetics of the area. The new road is 750 metres long and provides sufficient space along the majority of its length for two lanes of through traffic, cycle lanes and on street parking.

The road works have been completed and costs have been accounted for. The scheme can now be finalised by Council.

Discussion

The actual cost of construction was less than the project estimate due to efficiency of construction and minimal contingencies encountered during construction. The price reduction will be partly passed on to property owners as detailed in the Financial Implications section below.

Environmental Implications

There are no environmental implications in regards to energy consumption, emissions, water use, storm water quality, waste generation or natural habitats in Councils decision to finalise the scheme.

Financial Implications

The financial details of the project are detailed as follows:

	Estimate	**Actual**
Cost to Property Owners	$309,567	**$291,022.45**
Cost to Council	$353,939	**$332,686.19**
Total	$663,506	**$623,708.65**

The final costs of the project are lower than estimated by $39,797. Property owners will be advised of the final costs which represent a 6% reduction when compared with the 'as declared' estimated charges.

Policy/Legal/Statutory Implications

The Special Charge Scheme has been administered in accordance with the Special Charge Scheme provisions of the Local Government Act 1989 as well as Council's Special Rates and Charges policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Community Wellbeing:

- Healthy Lifestyles – Facilitating and promoting physical activity
- Healthy Environments – Safe, hazard and nuisance free environments

Sustainably Built and Natural Environment:

- Support our Community to live – Encourage increased use of alternatives to car transport.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting and acknowledging the communities desire to have their say.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

The provision of the new road has provided safer driving conditions for vehicular traffic by providing a consistent road cross section and better defined parking areas. There are no identified risks for Council in finalising the scheme.

Social Considerations

The provision of the new road is aligned to Council's City Plan as described above and provides improved connectivity, access, amenity and safety for vehicular traffic. The overall aesthetics of the street has also been improved.

Human Rights Charter

In developing this report to Council, the subject matter has been considered to determine if it raises any human rights issues. In particular, whether the scope of any human right established by the Victorian Charter of Human Rights and Responsibilities is in any way limited, restricted or interfered with by the recommendations contained in this report. It is considered that the subject matter does not raise any human rights issues.

Consultation and Communication

Communication with property owners has taken place during the course of the project and Special Charge Scheme process. Council will advise the property owners of the final cost.

Appendix 17-1

PLAN



Appendix 17-2

SCHEDULE 'A'

SPECIAL CHARGE SCHEME FOR ROAD CONSTRUCTION

The Terrace, Ocean Grove

Column 1	Column 2	Column 3	Column 4	Column 5
Description of Property	**Estimated Cost**	**Actual Cost**	**Property Reference**	**Property Details**
Lot 180 LP 1855	$ 6,020.27	**$5,659.63**	261190	89-91 The Terrace
Lot 181 LP 1855	$ 6,020.27	**$5,659.63**	261191	93 The Terrace
Lot 1 RP 13533	$ 1,290.05	**$1,212.77**	261192	1/95 The Terrace
Lot 2 RP 13533	$ 1,290.05	**$1,212.77**	261193	2/95 The Terrace
Lot 3 RP 13533	$ 1,290.05	**$1,212.77**	261194	3/95 The Terrace
Lot 4 RP 13533	$ 1,290.05	**$1,212.77**	261195	4/95 The Terrace
Lot 5 RP 13533	$ 860.04	**$808.52**	261196	5/95 The Terrace
Lot 183 LP 1855	$ 6,020.27	**$5,659.63**	261196	97 The Terrace
Lot 184 LP 1855	$ 6,020.27	**$5,659.63**	261197	99 The Terrace
Lot 191 LP 1855	$ 6,020.27	**$5,659.63**	261199	101 The Terrace
Lot 1 RP 4586	$ 2,006.77	**$1,886.55**	261200	1/103-105 The Terrace
Lot 2 RP 4587	$ 2,006.77	**$1,886.55**	261201	2/103-105 The Terrace
Lot 3 RP 4587	$ 2,006.77	**$1,886.55**	261202	3/103-105 The Terrace
Lot 4 RP 4587	$ 2,006.77	**$1,886.55**	261203	4/103-105 The Terrace
Lot 5 RP 4587	$ 2,006.77	**$1,886.55**	261204	5/103-105 The Terrace
Lot 6 RP 4587	$ 2,006.77	**$1,886.55**	261205	6/103-105 The Terrace
Lot 188 LP 1855	$ 4,591.65	**$4,316.59**	261206	107 The Terrace
Lot 1 PS 344244	$ 421.42	**$396.17**	250226	1/105-111 Eggleston Street
Lot 2 PS 344244	$ 421.42	**$396.17**	250227	2/105-111 Eggleston Street
Lot 3 PS 344244	$ 421.42	**$396.17**	250228	3/105-111 Eggleston Street
Lot 4 PS 344244	$ 421.42	**$396.17**	250229	4/105-111 Eggleston Street
Lot 5 PS 344244	$ 541.82	**$509.37**	250230	5/105-111 Eggleston Street
Lot 6 PS 344244	$ 541.82	**$509.37**	250231	6/105-111 Eggleston Street
Lot 7 PS 344244	$ 541.82	**$509.37**	250232	7/105-111 Eggleston Street
Lot 8 PS 344244	$ 541.82	**$509.37**	250233	8/105-111 Eggleston Street
Lot 9 PS 344244	$ 541.82	**$509.37**	250234	9/105-111 Eggleston Street
Lot 10 PS 344244	$ 541.82	**$509.37**	250235	10/105-111 Eggleston Street
Lot 11 PS 344244	$ 541.82	**$509.37**	250236	11/105-111 Eggleston Street
Lot 12 PS 344244	$ 541.82	**$509.37**	250237	12/105-111 Eggleston Street
Lot 1 RP 17507	$ 2,006.77	**$1,886.55**	261207	1/111 The Terrace
Lot 2 RP 17507	$ 2,006.77	**$1,886.55**	261208	2/111 The Terrace
Lot 3 RP 17507	$ 2,006.77	**$1,886.55**	261209	3/111 The Terrace
Lot 160 LP 1854	$ 6,020.27	**$5,659.63**	261210	113 The Terrace
Lot 159 LP 1854	$ 6,020.27	**$5,659.63**	261211	115 The Terrace
Lot 158 LP 1854	$ 3,010.14	**$2,829.81**	261212	1/117 The Terrace
Lot 158 LP 1854	$ 3,010.14	**$2,829.81**	264881	2/117 The Terrace
Lot 157 LP 1854	$ 6,020.27	**$5,659.63**	261214	119 The Terrace
Lot 5 RP 7437	$ 3,668.42	**$3,448.66**	261215	121 The Terrace
Lot 6 RP 7437	$ 2,351.86	**$2,210.97**	261216	121A The Terrace
Lot 155 LP 1854	$ 6,020.27	**$5,659.63**	261217	123 The Terrace
Lot 1 PS 432671	$ 3,010.14	**$2,829.81**	310685	1/125 The Terrace
Lot 2 PS 432671	$ 3,010.14	**$2,829.81**	310686	2/125 The Terrace
Lot 153 LP 1854	$ 6,020.27	**$5,659.63**	261219	127 The Terrace
Lot 152 LP 1854	$ 6,020.27	**$5,659.63**	261220	129 The Terrace
Lot 151 LP 1854	$ 6,020.27	**$5,659.63**	261221	131 The Terrace

Column 1	Column 2	Column 3	Column 4	Column 5
Description of Property	**Estimated Cost**	**Actual Cost**	**Property Reference**	**Property Details**
Lot 2 PS 615566	$ 5,855.70	**$5,504.92**	336861	133 The Terrace
Lot 1 PS616598	$ 3,072.97	**$2,888.89**	338825	2/135 The Terrace
Lot 2 PS616598	$ 2,947.30	**$2,770.74**	338824	1/135 The Terrace
Lot 148 LP 1854	$ 6,020.27	**$5,659.63**	261224	137 The Terrace
Lot 147 LP 1854	$ 6,020.27	**$5,659.63**	261225	139 The Terrace
Lot 146 LP 1854	$ 6,020.27	**$5,659.63**	261226	141 The Terrace
Lot 2 PS 434510	$ 2,998.17	**$2,818.56**	310723	1/143 The Terrace
Lot 1 PS 434510	$ 3,022.10	**$2,841.07**	310722	2/143 The Terrace
Lot 1 PS 349683	$ 5,014.90	**$4,714.48**	301141	1/145 The Terrace
Lot 2 PS 349683	$ 1,077.19	**$1,012.66**	301142	2/145 The Terrace
Lot 143 LP 1854	$ 6,020.27	**$5,659.63**	267305	1/147 The Terrace
Lot 142 LP 1854	$ 6,020.27	**$5,659.63**	261230	149 The Terrace
Lot 1 PS 519013	$ 3,025.10	**$2,843.88**	323680	1/151 The Terrace
Lot 2 PS 519013	$ 2,995.18	**$2,815.75**	323681	2/151 The Terrace
Lot 1 CP 157997	$ 5,685.15	**$5,344.58**	261232	153 - 157 The Terrace
Lot 4 PS 449178	$ 3,571.92	**$3,357.94**	314253	1/94 The Terrace
Lot 1 PS 449178	$ 816.12	**$767.23**	314250	2/94 The Terrace
Lot 3 PS 449178	$ 816.12	**$767.23**	314252	3/94 The Terrace
Lot 2 PS 449178	$ 816.12	**$767.23**	314251	4/94 The Terrace
Lot 148 LP 1855	$ 6,020.27	**$5,659.63**	261290	96 The Terrace
Lot 147 LP 1855	$ 6,020.27	**$5,659.63**	261291	98 The Terrace
Lot 1 LP 97842	$ 6,020.27	**$5,659.63**	261292	100 The Terrace
Lot 2 PS 445923	$ 4,033.46	**$3,791.84**	313939	1/102 The Terrace
Lot 1 PS 445923	$ 1,986.81	**$1,867.79**	313938	2/102 The Terrace
Lot 1 PS 513037	$ 5,121.63	**$4,814.82**	303971	1/104 The Terrace
Lot 3 PS 513037	$ 462.80	**$435.08**	319254	2/104 The Terrace
Lot 2 PS 513037	$ 462.80	**$435.08**	319255	3/104 The Terrace
Lot 1 PS 420618	$ 5,086.71	**$4,781.99**	303972	106 The Terrace
Lot 114 LP 1854	$ 6,020.27	**$5,659.63**	261295	108 The Terrace
Lot 115 LP 1854	$ 6,020.27	**$5,659.63**	261296	110 The Terrace
Lot 116 LP 1854	$ 6,020.27	**$5,659.63**	261297	112 The Terrace
Lot 110 LP 1854	$ 1,101.12	**$1,035.16**	248950	127 Dare Street
Pt 117 LP1854	$ 4,925.13	**$4,630.09**	261298	114 The Terrace
Lot 118 LP 1854	$ 6,020.27	**$5,659.63**	261299	116 The Terrace
Lot 119 LP 1854	$ 6,020.27	**$5,659.63**	261300	118 The Terrace
Lot 120 LP 1854	$ 6,020.27	**$5,659.63**	261301	120 The Terrace
Lot 121 LP 1854	$ 6,020.27	**$5,659.63**	270713	135 - 139 The Terrace
Lot 122 LP 1854	$ 6,020.27	**$5,659.63**	270713	135 - 139 The Terrace
Lot 123 LP 1854	$ 6,020.27	**$5,659.63**	325484	136 - 139 The Terrace
Lot 124 LP 1854	$ 6,020.27	**$5,659.63**	261303	128 The Terrace
Lot 1 PS 508990	$ 11,310.45	**$10,632.90**	323728	130 -132 The Terrace
	$ 309,567.00	**$291,022.45**		

Attachment 17-1

PROCESS CHART

SPECIAL CHARGE PROJECTS – (Section 163 – Local Government Act 1989)

THE TERRACE, OCEAN GROVE

Stage	***Status***	***Description***
Approval to prepare scheme	✓	Decision made to prepare scheme following consideration of surveys of property owners and feed back from the community. Council may then place the project in the budget system or proceed immediately to prepare a scheme. Scheme preparation involves survey, design and preparation of an apportionment of costs.
Intention to Declare Scheme	✓	Report to Council providing information on scheme including advice of impending advertising of scheme and declaration of charge. Seeks Council approval by resolution to proceed with process. 9 March 2010.
Advertisement	✓	The scheme is advertised in the local newspaper and all allotted property owners are notified by mail. This advertisement indicates Council's intention and notification to 'declare' a scheme in a month's time. 27 March 2010.
Submissions	✓	From the time of advertising property owners have 28 days (as set down by the Local Government Act) to lodge submissions, either in support or opposition to the scheme.
Submissions Review Panel Hearing	✓	A Submissions Review Panel is convened (quorum of three Councillors) and meets to consider submissions. Some submissions are written only, and other submitters may wish to be heard before the Panel. The Panel makes a recommendation to Council regarding the scheme. 30 November 2010.
Declaration Report	✓	Any time 28 days after advertising the scheme and after the Submissions Review Panel has met and considered submissions, Council considers a report and may proceed to "declare" the charges in accordance with its advertised intent. Subsequent to this the Finance Manager issues the levy notices and there is a formal charge placed on the property. This is the final step in the process for Council to make a decision on the scheme. 31 January 2012
Appeal	N/A	Property owners may lodge an application for review with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the Tribunal and this process generally takes three to four months. Decisions made by VCAT are binding on all parties.
Construction	✓	Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
Final Cost Report	✓	At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

18. SUPPLY OF ELECTRICITY AND GAS FOR COUNCIL BUILDINGS AND UNMETERED STREET LIGHTING

Portfolio:	**Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj**
Source	**Corporate Strategy and Property**
A/General Manager:	**Mike Kelly**
Index Reference	**Project T1400036**

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.

19. 2013-2014 BORROWING PROVISION

Portfolio: **Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj**
Source **Corporate Services – Financial Services**
A/General Manager: **Mike Kelly**
Index Reference **Financial Management \ Reporting**

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.

20. CONTRACTUAL MATTER

Portfolio: **Governance - Cr Lyons (Mayor)**
Source **Corporate Services - Organisational Development**
A/General Manager: **Mike Kelly**
Index Reference **Subject: Human Resources**

Cr Macdonald moved, Cr Harwood seconded -

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

Carried.

NOTICE OF MOTION – Cr Harwood

An application has been received under the Councillor Community Grants Program that falls outside the established grant guidelines.

The applicant is the Women's Cancer Foundation who has applied for $800 to sponsor its charity day golf fundraising event to raise funds for ovarian cancer research.

- The application falls outside the grant guidelines that state that projects/activities that have previously received funding from this program will not be funded – *(consideration to fund an activity more than once may be given if a significant rationale/benefit is provided – however funds are generally provided on a once only basis).* This event has been previously funded from this program on several occasions.
- The guidelines also state that exclusively fundraising events are not eligible. The purpose of this Golf Day to raise funds for a charitable organisation.

This is a significant event educating the community on effects of ovarian cancer. This disease is a devastating killer of women and this event contributes heavily to community awareness and further research.

The medical community strongly supports Council's commitment to this event.

Where Councillors wish to support and fund such applications from the Councillor Community Grants Program funding allocation, the applications are brought to Council.

Cr Harwood moved, Cr Heagney seconded –

That Council support the following Councillor Community Grant Ward allocation to the Women's Cancer Foundation Trust:

Ward name	Allocation
Kardinia	**$800**

Carried.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: **Governance – Cr Lyons (Mayor)**
Source: **Corporate Services**
Act/General Manager: **Mike Kelly**

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 Macdonald moved, Cr Heagney seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 25 February 2014)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Graffiti Reference Group Meeting **11 February 2014**	Cr Farrell	H Manzl (CO ORD) M McKenzie (OFF) Z Smith (OFF) L Armstrong-Rowe (OFF)	• Audit Update • Budget • Police and Court Report • Graffiti Team Leader Report • Department of Corrections Report	Nil.
Councillor Briefing **19 February 2014**	Crs Lyons, Ansett, Ellis, Fisher, Harwood, Heagney, E Kontelj, S Kontelj, Richards	M Kelly (A/GM) J McMahon (GM) P Bettess (GM) G Van Driel (GM) R Grant (MGR) K Paton (MGR) G Twyford (OFF) K Paton (MGR) A Grant (PROP ADV) S Storen (CO ORD R Anderson (CO ORD) P Smith (CO ORD) J Brown (MGR) A Paterson	• Long Term Plan 2014-2015 Budget Impact • 2014-2015 Rating Strategy • Christmas in Geelong • Future Proofing Geelong – Impact Statement and Transition from EPA Sustainability Covenant • Amendment C291 – Combined Rezoning and Planning Permit – 137-139 Melbourne Road, Rippleside • Amendment C300 Implementation of new Residential Zones – Consideration of Submissions • Tourism Policy and Structure Update • St Leonards Structure Plan Review 2013 • Ocean Grove Community Centre Hub Development Update • Corio North Community Services Infrastructure Plan • Hendy Street Family and Children's Centre • Mountain to Mouth • 2013-2014 Borrowing Provision (Confidential) • City Plan Quarterly Report • Supply of Electricity and Gas for Council Buildings and Unmetered Street Lighting (Confidential) • Mayoral By-Election 2013 – Victorian Electoral Commission • Geelong Major Events – July to December 2013 • Wood Street, South Geelong – Road Construction SRC330 – Finalisation of Scheme • The Terrace, Ocean Grove – Road Construction SRC314 – Finalisation of Scheme	Nil.

			• Revocation of Flood Prone Area Designation of New Lots at Mt Duneed • G21 Priority Bicycle Network – Projects • Mountain to Mouth • Councillor Community Grants Program	

PLANNING DELEGATIONS

Portfolio: **Planning - Cr Heagney**
Source: **Planning & Tourism - City Development**
General Manager: **Peter Bettess**
Index Reference: **Delegation**

Summary

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

Cr Harwood moved, Cr E Kontelj seconded -

That the information be received.

Carried.

MONTHLY DECISIONS REPORT JANAUARY 2014					
App No	**Location**	**Application Type**	**Description**	**Decision Date**	**Delegates Authority**
1127/2013	327 Shannon Avenue, NEWTOWN VIC 3220	Change of Use to Medical Centre, Place of Assembly, and Retail Premises	NOD - Delegate	30/01/2014	Delegates Authority - Objectors 4
1157/2013	66 Garden Street, GEELONG VIC 3220	Use of the Land for the Sale of Liquor (Packaged Liquor Licence)	NOD - Delegate	24/01/2014	Delegates Authority - Objectors 4
1197/2013	9 Roma Street, BELL PARK VIC 3215	Construction of One Additional Dwelling and a Two Lot Subdivision	NOD - Delegate	23/01/2014	Delegates Authority - Objectors 1
1214/2013	5 Camden Road, NEWTOWN VIC 3220	Construction of Two (2) Additional Double Storey Dwellings to the Rear of Two (2) Existing Single Storey Dwellings and Subdivision of the Land into Four (4) Lots	NOD - Delegate	30/01/2014	Delegates Authority - Objectors 1
1311/2013	3 Walpole Avenue, BELMONT VIC 3216	Construct Two Dwellings and a Two Lot Subdivision	NOD - Delegate	22/01/2014	Delegates Authority - Objectors 1
871/2013	42 Candover Street, GEELONG WEST VIC 3218	Buildings and Works Associated with the Partial Demolition and Extension to an Existing Dwelling, Demolition of an Outbuilding and Construction of a Garage	NOD - Delegate	16/01/2014	Delegates Authority - Objectors 1
999/2013	73 Moruya Drive, GROVEDALE VIC 3216	Development of the Land for Two Dwellings and Two (2) Lot Subdivision	NOD - Delegate	23/01/2014	Delegates Authority - Objectors 2
242/2013	39 Osborne Street, OCEAN GROVE VIC 3226	Construction of Two Three Storey Dwellings and Two Lot Subdivision	Refusal to Grant a Planning Permit	17-Jan-14	Development Hearings Panel

Cr Macdonald moved, Cr Fisher seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 9.43pm

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 10.00pm

CLOSE OF MEETING

As there was no further business the meeting closed at 10.00pm. Tuesday, 25 February 2014.

Signed: _____
Chairperson

Date of Confirmation: _____