

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 13 May 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)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 13 MAY 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, J Irvine, E Kontelj, S Kontelj, R Macdonald, R Nelson, A Richards

Also present: D Frost (Acting Chief Executive Officer), M Kelly (Acting General Manager Corporate Services), P Bettess (General Manager Planning and Tourism), G Van Driel (General Manager City Services), J McMahon (General Manager Community Services), P Jane (Acting General Manager Projects, Recreation and Central Geelong), J Brown (Manager Administration and Governance), P Jamieson (Manager Community Development), R Anderson (Co-ordinator Urban Growth Area Planning), K Fulton (Acting Manager Financial Services), A Della Monica (Co-ordinator Corporate Strategy), J Merlo (Senior Media Officer), D Chiller (Co ordinator Communication and Marketing), A Paterson (EO – Mayor)

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: Nil.

CONFIRMATION OF MINUTES:

Cr Ansett moved, Cr Ellis seconded -

That the Minutes of the Ordinary Meeting held on 22 April 2014 be confirmed and signed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr E Kontelj declared an Indirect Interest in Amendment C267 – Armstrong Creek Town Centre Precinct Structure Plan – Approval, in that one of the parties associated with the Development has a close association with his employer company.

Cr Stretch Kontelj declared an Indirect Interest in City Plan 2013-2017 (2014-2015 Update) in that his wife is a member of the Board of GPAC.

Cr Heagney declared an Indirect Interest in City Plan 2013-2017 (2014-2015 Update) in that she is an independent member of the Board of GPAC.

Cr Eddy Kontelj declared an Indirect Interest in City Plan 2013-2017 (2014-2015 Update) in that his sister-in-law is a member of the Board of GPAC.

Cr Farrell declared an Indirect Interest in the Victorian Local Governance Association (VLGA) Membership in that she works as a contractor for the VLGA.

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.

Michael Loughnan asked where new traffic lights are placed at intersections connecting new subdivisions to main roads would you please require the provision of left turn slip lanes which do not activate the light sequence? Is the barrier to this coming from developer resistance based on cost?

Gary Van Driel responded the signalisation of a new intersection is to ensure an appropriate level of safety and mobility for all road users. The lane configuration of a signalised intersection is based upon traffic assessments and future modelling. This assessment takes into consideration current and future traffic volumes and turning requirements to optimise intersection safety and capacity. Australian Standards and Austroads guidelines are used in the development of intersection layouts and signal phasing.

A further written response will be forwarded.

David Pavia asked the following questions in relation to the Fyansford Landfill site:

- 1) Given that Council has allowed a demolition facility to operate without appropriate permits on the Fyansford Landfill site for more than a year, what action will Council take in future to ensure that the Fyansford landfill site is operated in an appropriate manner and what enforceable safeguards will be developed to ensure that the landfill site cease operations in a timely manner and is rehabilitated in an appropriate manner?
- 2) Will Council attempt to define the existing usage rights of the site (including hours of operation, allowable activities on the site and final site contour) to provide some certainty to residents and clarity to a future purchaser of the site?
- 3) Will Council use the opportunity that the proposed sale of the site offers, to reassert some sort of control over the site which was lost through the inaction of the planning department subsequent to the 2004 directive to issue a 5 year planning permit?

Peter Bettess responded that the questions would be taken on notice for a written response, but added Council has taken action against the operator.

Vicki Perrett asked questions regarding Council's Community Concepts Program:

When Council moved away from its ward allocation scheme, the public were informed that the Community Concepts program is a new initiative to seek community input to the City's annual budget process.

As the peak sustainability group in Geelong, Geelong Sustainability Group was excited about the opportunity to make a submission for support for two of their major projects: the Sustainable Geelong directory and the co ordination of Sustainable House Day for the Geelong region.

Both these projects aligned closely with the strategic objectives in the 2013-2017 City Plan under community wellbeing, growing our economy and especially those under the Sustainable Built and Natural Environment. However, since lodging our submissions in January this year we have not received any follow up communication from Council.

Can Cr Lyons please explain the process Council adopted to analyse and prioritise the 207 submissions? The number of successful submissions? What further communications (if any) the nominated contact for unsuccessful submissions will receive and when?

Dean Frost responded that Council received 207 Community Concept submissions from our Community consultation. Those concepts were prioritised by Councillors and then referred to the budget deliberations. The Budget is being presented this evening and will be available for viewing from tomorrow. Once the Budget is formally adopted all community groups will receive notification.

The Budget document will go out on public exhibition until 10 June inviting written submissions from the public.

Evan Hardie asked the following questions in relation to Amendment C299:

Does Council agree that:

- a) The recommendations made nine years ago in the Bellarine Recreation and Leisure Needs Study 2005 to sell this land in order to contribute to the proposed Shell Road Reserve development are still relevant, and especially when that study urged that both annual and five yearly reviews should be conducted to re-assess current needs from community consensus.
- b) The broad survey conducted across the whole of the Bellarine by random telephone calls and other questionnaires still remains accurate and relevant to this specific eastern half of "Old Ocean Grove's" future needs.
- c) That only short term financial capital advantages with a short term budget time frame have been driving this attitude of intention to sell this land.
- d) The above survey conducted "out of reach" of this neighbourhood in question at that time nine years ago was potentially misleading to the Independent Panel Hearing.
- e) That "Old Ocean Grove's" future needs of Informed Open Space, as distinct from the nearby active and structured sporting facilities have been under estimated
- f) That in this regard, the guidelines put forward re open space requirements in the Ocean Grove Sporting infrastructure Plan 2010 – sub heading: Recreation Facility Design Trends, Page 29, were not adequately appreciated by the Independent Panel Report
- g) Alternative funding methods or possible future grants may be found to prevent the loss of this unique and highly suitably placed open space.
- h) In consideration of Council's Strategic Plan of Expenditure in next year's budget, where it proposes to spend \$800,000 on relocating the Ocean Grove Neighbourhood Centre to an existing Council building at the Shell Road complex (a renovator's delight), would Council also consider the same possible good fortune for the Karingal Organisation to renovate an existing home to suit their needs, with a very similar proposed budget of between \$800,000 and \$1,000,000, at a suitable location somewhere on the Bellarine instead of specifically on Council's current open space land (the old netball courts), which is a prime recreational space in Ocean Grove, and which is possibly too expensive a location for Karingal?

The above questions will be responded to in writing.

Justin Teague asked that in view of all the established developments of Ocean Grove (discluding Kingston Estate) having approximately 5% (according to my qualified, approximated estimates) flat, unreserved, passive public open space, does rezoning and sale of the Ocean Grove Netball Courts meet the City of Greater Geelong aspiration to provide 10% of township space to public open space, and, with 8 hectares of the developing Kingston Estate being slated for public open space, what proportion of the overall development does this area provide public open space for community use, and is the amount of public open space in Kingston Estate consistent with that of Ocean Grove 'proper'?

Cr Farrell responded that she does not agree with the 5%, and added she was happy to discuss the matter further with Mr Teague.

Paul Jane added Council is currently reviewing the Public Open Space Strategy.

The question will be responded to in writing.

Anthony Aitken directed his questions to Cr Lyons:

It has recently been reported that Cr Lyons has employed his third Mayoral Secretary since his election in November 2013. Can Cr Lyons confirm that the first Mayoral Secretary who had performed the role successfully for 2-1/2 years went on stress leave while working for Cr Lyons?

Dean Frost responded that Council does not make comments on individual staffing matters.

Mr Frost, Acting CEO, can you publicly advise what programs the City of Greater Geelong has in place to protect Council staff (especially women) from bullying, harassment and intimidation in the workplace?

Dean Frost advised Council has in place an extensive training program that has been rolled out throughout the organisation in relation to Bullying and Harassment.

Council's Contact Officer Network provides employees with information regarding issues relating to discrimination, harassment, sexual harassment and bullying and a range of options to deal with such a situation.

Contact Officers are appointed across a broad range of the Council's workplaces. The names and contact details for each Contact Officer are prominently displayed at each workplace.

Mik Aidt directed his question to the Mayor: It looks like fracking operations could begin in our region from next year, when the state moratorium on fracking runs out. You stated during the mayoral election period that you oppose unconventional gas mining and fracking. At the time, I was happy to hear that, but I wonder why we don't hear anything from you on this topic. So I'd like to ask you: If you still are against unconventional gas mining and fracking in our region, what action you are planning regarding the drilling licences in the region to Lakes Oil under the Exploration Permit 163? If you have changed your mind since the days of your election campaign and no longer are against fracking, then would you kindly provide us with the new data that you have found reassuring with regards to health and safety to date?

The Mayor responded that he hasn't been asked the question, but his original personal view remains unchanged.

Cr Richards added throughout his time he also hasn't been asked the question. Comments regarding fracking were received through the exhibition process of the Environmental Management Strategy, which is due to be presented back to Council June or early July and will consider this matter.

Alan Manson directed his question to Cr Richards:

- 1) What discussion has the City of Greater Geelong had to date in relation to fracking and the possible effects PEP 163 might have within the municipality?
- 2) Would Council consider joining Moyne and other Councils in opposing fracking from being permitted within its municipality? If so, could you please explain how Council might engage in this.

The Mayor left the meeting room at 7.50pm

Cr Richards responded fracking would be addressed within the Environmental Management Strategy due back to Council June or early July.

The Mayor re-entered the meeting room at 7.52pm

Lyn Manson also directed her questions to Cr Richards:

- 1) I would like to know what understanding you have about the environmental dangers that come with this form of mining, and in particular the damage it would have on our community aquifer, the air quality and the drinking water?
- 2) I would like you to explain your reasons why you support or oppose unconventional coal seam gas mining?

Cr Richards reiterated the questions would be addressed in the Environmental Management Strategy document when it comes back to Council in June/July. The report being presented to Council at this time will be available through Council's website on the Friday prior to the meeting, allowing sufficient time to prepare further questions to Councillors.

Cr Richards added he personally opposes fracking.

Janet Danielak addressed Council regarding speed restrictions allocated to roads in the City of Greater Geelong:

- 1) Who decides the speed limit and who decides if speed signs are put up?
- 2) Why are some roads signed and others not?

Gary Van Driel took the question on notice for a written response.

- 3) Why do parking infringement officers target the parking area outside Centrelink?

When waiting in Centrelink it is guess work how long you will have to wait to be seen by an officer. Sometimes the two hour restricted parking is insufficient time and if your interview happens to be in progress when your parking meter expires what are you supposed to do – leave the meeting and feed the meter?

Jenny McMahon responded that parking infringement officers do not particularly target Centrelink or the Gordon. The areas were patrolled to ensure accessibility and turnover. In terms of Centrelink there is longer term parking available on the opposite side of the road.

- 4) Why do electricity providers, ambulance, possibly ticketmaster, ticketec, the Potato Shed, GPAC etc offer concessions to Health Care Card holders yet the CoGG do not offer concessions on rates and/or leisure activities, i.e. gym membership or swim cards?
I am talking about sickness allowance card holders who are no longer able to work due to ill health?

Michael Kelly responded that it was not Council's Policy to offer such concessions for this card holder type.

David King asked the following in relation to Armstrong Creek Town Centre C267:

- 1) Is Council aware that its own consulting traffic engineers originally recommended that the whole intersection of Boundary Road and Connector Road A be constructed as a DCP item? Furthermore, Council's expert traffic engineer for the Armstrong Creek West DCP made the same recommendation to the panel.
- 2) Is Council aware that Mr Terry Montebello a partner at Maddocks Lawyers, representing the City of Greater Geelong made a closing submission to the panel which included the following statement: Mr Johnson – Intersection costs and Woolworth's Main Street: 27 "The matter does not really impact on Council. But it does impact on other land owners given that all costs in this DCP are apportioned to this DCP. Council's concerns are to keeping DCP's fairly consistent in terms of the principles, dealing with like issues in a like way and not favouring one land owner in a part of the ACTC over another land owner in another part: 28 Recommendations on this aspect either way will inevitably have precedential impacts".
- 3) Is Council aware that Mr Peter Bettess in his written response dated 9 May 2014 to our letter to all Councillors dated 6 May 2014 has indicated that Horseshoe Bend Road contains four fully funded DCP intersections on the basis that Horseshoe Bend Road is a future VicRoads arterial road? There is no evidence of this. Our discussions yesterday with Mr William Tieppo VicRoads Manager Program Development South Western Victoria confirmed that VicRoads has not agreed to this occurring. This was confirmed this morning with VicRoads Mr Brendan Grace who is the Senior Statutory Planning Officer for South Western Victoria. He and William Tieppo also indicated during conversation that they would expect some time in the future that Boundary Road could be considered a candidate for arterial road status linking the Surf Coast Highway and the Barwon Heads Road.
- 4) Is Council aware that the two intersections in the Armstrong Creek west precinct referred to in Mr Bettess' letter described above do not provide any connection into an adjoining Armstrong Creek precinct. These simply intersect with the Ring Road.
- 5) Is Council aware that the revised recommendation in today's agenda fails to refer to a petition containing over 300 signatures supporting this intersection being a fully funded DCP item?
- 6) Is Council aware that despite two written reports, two briefings and two letters from Peter Bettess there is not one example of an intersection between two precincts with similar vehicle movements being dealt with in the same manner as this intersection? All of the examples provided to date have been distinguished and do not support Council's submission to the Panel that it wants to keep "DCP's fairly consistent in terms of the principles, dealing with like issues in a like way".
- 7) Is Council aware that the Panel considered Council's position on the precedential value, it also considered many of the examples referred to in Mr Bettess' letter but still recommended on fairness grounds that the intersection should be a fully funded DCP item.

Cr Richards responded Councillors have been well briefed and are well informed regarding the Amendment.

Daniel Cowdell representing the Geelong Sustainability Group addressed Council as follows in regard to Nature Strip Gardens:

I'm sure the Mayor and Councillors are well aware of the East Geelong resident, who was issued with a Notice to Comply, and the following outcry of public support for verge gardens that occurred. Nature Strip Gardens have many benefits to both residents and Council, which I would be more than willing to discuss with Council.

The Geelong Sustainability Group has written to Council twice: Firstly to the Mayor and Councillors, outlining the benefits of verge gardens and welcoming the opportunity to discuss the matter further. Secondly, Geelong Sustainability Group and Geelong Organic Gardeners two of Geelong's biggest community groups have aligned in a joint letter to Dean Frost, Acting CEO of the City of Greater Geelong regarding this issue, requesting both community consultation and details for the review of laws. It disappoints me to say both emails have received no response to date.

Gary Van Driel responded that a letter of response has today been signed and distributed outlining the issues raised in relation to Nature Strip Gardens. The letter advises Council is undertaking a review of its General Local Law 2005 and the Nature Strip Guidelines form part of that Local Law. A community consultation plan forms part of the project. The draft local law will also be subject to exhibition, enabling the public an opportunity to engage in the process.

Geoff Kenyon submitted a series of statements in relation to Armstrong Creek which were taken on notice for a written response within seven days.

Emma Einsiedel (who is representing a number of landowners within the Horseshoe Bend Precinct), addressed Council as follows:

Are Mayor and Councillors aware:

- 1) Of the intersection known as Boundary Road and Connector A on the northern edge of the New Town Centre?
- 2) That this connector A is not proposed to be fully funded by the Armstrong Creek Town Centre DCP as per the recommendation of the independent panel report?
- 3) That if this intersection is not constructed in a reasonable time frame it will have a dramatic effect on the development and traffic flow of the Horseshoe Bend precinct and greater area?
- 4) That this Connector A Road and Boundary Road intersection was designed to cater for in excess of 50,000 vehicle movements per day. That is, according to documents I have attached here – the northern leg is to be designed to 6650 VMPD, the eastern leg to 14000 VMPD, the southern leg to 15950 VMPD and the western leg 13700 VMPD, which is a total of 50300 vehicle movements per day.
- 5) That the state planning policy at clause 56.06 sets out that if a road is to carry more than 7000 vehicle movements per day it is deemed to be an arterial road and as such needs to be designed in accordance with the relevant roads authority requirements, which is VicRoads?
- 6) That discussions with VicRoads have identified Boundary Road as a likely arterial road providing a linkage from Torquay Road to Barwon Heads Road and also Connector A, providing a linkage to the proposed Ringroad extension?
- 7) That there are a number of landowners within the Horseshoe Bend precinct that actively support the inclusion of this intersection in the relevant DCP's, namely the ACTC DCP and the Horseshoe Bend precinct DCP?
- 8) That the current Council recommendation is not to support the funding of this Connector A as part of the Armstrong Creek or Horseshoe Bend precinct DCP?

- 9) That the current Council recommendation is that the entire funding of this connector is to be borne by a single landowner?
- 10) That an estimate of the cost to build this connector is in excess of \$3.8m?
- 11) That this value is in excess of the Development Contribution that would be payable by the single landowner it recommends be responsible for this connector?
- 12) Concerned about the impost it would have on a single landowner if the cost of this Connector Road A is not shared via a DCP amongst all of those that will benefit from the construction of this intersection?

Given the above details, I would like to say that on behalf of the landowners that I represent within the Horseshoe Bend precinct, that these landowners support the inclusion of this intersection in the relevant Armstrong Creek Town Centre and Horseshoe Bend precinct DCP's.

I would like to reinforce the landowners position by saying the landowners are concerned that putting the impost of funding this Connector A on one landowner will have the effect of impeding a timely development of the Horseshoe Bend precinct and that, accordingly these landowners actively support the cost of this intersection being included in the Horseshoe Bend precinct DCP. These landowners believe that the Horseshoe Bend precinct will benefit from this Connector A intersection for many years to come.

Cr Heagney stated Councillors were well briefed on the matter and this will be debated this evening.

PETITIONS:

Cr Heagney presented a petition on behalf of R & C Johnson in support of Amendment C267 Connector Road A and Boundary Road Intersection.

PRESENTATION:

Cr Fisher presented the Mayor with a memento provided by students of Lombok in relation to the Geelong Sister Schools 2014 Program.

THERESE PAPE:

Cr Stretch Kontelj advised the Mayor and Councillors of the recent passing of former Councillor, Therese Pape.

1. BUDGET REFERRALS 2014-2015

Portfolio: Finance - Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
Source: Corporate Services - Administration & Governance
A/General Manager: Michael Kelly
Index Reference: Subject Budget Fin Yr 2014-2015

Purpose

To declare any conflicts of interest that Councillors may have with the 2014-2015 Budget.

Summary

- The proposed 2014-2015 Budget contains items in which a Councillor has indicated they have a conflict of interest.
- The Local Government Act 1989 exempts a Councillor from a conflict of interest when Council has previously approved the matter in which the Councillor has an interest, including funding, and the Councillor has disclosed the conflict of interest at the time the matter was approved by Council.
- Any items proposed for inclusion in the Budget in which a Councillor has indicated a conflict of interest are to be dealt with by separate resolution.
- Once all declarations have been made and the item which is the subject of any declaration is determined by Council, all Councillors are able to vote on Agenda Item 2, being the Proposed 2014-2015 Budget.
- Declarations are made under the General category for the 2014-2015 Budget.

Cr S Kontelj moved, Cr E Kontelj seconded -

That the Councillors who have a Conflict of Interest in items proposed for the inclusion in the 2014-2015 Budget declare the nature of that interest:

*Cr Farrell declared an Indirect Interest in the **Victorian Local Governance Association (VLGA) Membership** in that she works as a contractor for the VLGA.*

Cr Farrell left the meeting room at 8.40pm

Cr Fisher moved, Cr Nelson seconded -

That funding of VLGA Annual Membership be approved for inclusion in the 2014-2015 Council Budget.

Carried.

Background

In developing the 2014-2015 Budget an extensive range of activities and initiatives have been considered for funding. Councillors who may have a conflict of interest in any items to be considered are required to disclose the nature of any conflict of interest.

The Local Government Act 1989 requires a Councillor to declare any conflict of interest in relation to matters to be considered by Council and to leave the meeting for the duration of discussion and vote on that matter.

Discussion

A Councillor has indicated a conflict of interest in an item contained within the proposed budget.

Environmental Implications

There are no environmental implications relative to this report.

Financial Implications

Financial implications are addressed in the 2014-2015 Proposed Budget.

Policy/Legal/Statutory Implications

This report has been prepared to address requirements of the Local Government Act 1989, specifically section 79C(2) which deal with conflicts of interests in the Budget adoption process.

Alignment to City Plan

Aligns to How We do Business in City Plan.

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has an interest relative to the advice provided.

Risk Assessment

The declaration of any interests ensures transparency.

Social Considerations

There are no social considerations relative to this report.

Human Rights Charter

This report has no impact on Human Rights.

Consultation and Communication

Councillors have been consulted in the preparation of this report and the report is available as a public document.

Cr Farrell re-entered the meeting room at 8.43pm.

2. 2014-2015 PROPOSED BUDGET

Portfolio:	Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
Source	Corporate Services – Financial Services
A/General Manager	Michael Kelly
Index Reference	Financial Management / Budget – Fin Yr 2013/2014

Purpose

Adopt the Proposed 2014-2015 Budget to allow for a 28 day public submission period prior to adoption of the final budget.

Summary

- The Proposed 2014-2015 Budget has been prepared in accordance with the requirements of the Local Government Act 1989 (LGA) and the Best Practice Guidelines that were developed by a Local Government industry taskforce.
- The Proposed Budget (Appendix 1) includes:
 - (a) The Budgeted Statements of Comprehensive Income, Cash Flows, Balance Sheet, Capital Works, Changes in Equity and Human Resources.
 - (b) The Strategic Objectives to be undertaken during the financial year and Service Performance Outcome Indicators in relation to each Strategic Objective;
 - (c) The relationship between the activities and initiatives in contributing to achieving the strategic objectives specified in the City Plan, and
 - (d) Details of the activities and initiatives to be funded in the budget.
- As required under the LGA a schedule declaring the differential rates and charges (Appendix 2) has been provided for public scrutiny and comment.
- The Rating Strategy for 2014-2015 contains the Council Policy, Procedure, rate assistance and information on the City's approach to the raising of property rates updated to reflect the outcome of Council's budget deliberations.

Cr S Kontelj moved, Cr E Kontelj seconded -

That Council:

1) Pursuant to Section 127 of the LGA, the Council:

- a. Receive and consider the Proposed 2014-2015 Budget document, (Appendix 1), which includes the Budgeted Statements of Comprehensive Income, Cash Flows, Balance Sheet, Capital Works, Changes in Equity and Human Resources.**
- b. Receive and consider the Four Year Strategic Resource Plan (Appendix 1, Section 3) including Budgeted Statements of Comprehensive Income, Cash Flows, Balance Sheet, Capital Works, Changes in Equity and Human Resources (under Section 126 of the LGA).**
- c. Receive and consider the Rates, Municipal Charge, Waste Collection & Recycling charge and other income (required to meet the appropriate financial requirements as proposed in the 2014-2015 Budget package).**
- d. Receive and consider the proposed declaration of Rates and Charges (Appendix 2), for the purpose of:**

- (i) public scrutiny and comment, and
 - (ii) inclusion within the Rating Strategy 2014-2015 of Rate waivers under section 171 of the LGA as detailed therein.
 - (iii) inclusion within the Rating Strategy 2014-2015 of Rate rebates, under section 169 of the LGA as detailed therein.
- e. Receive and consider Councillor allowances in accordance with the notification published under section 73B of the LGA in the Victorian Government Gazette on 24 December 2013.
- 2) Advertise the Proposed Budget and make it available for inspection at Customer Service Centres and the Council website. The advertisement be placed in the Geelong Advertiser on Wednesday, 14 May, 2014 inviting written submissions from the public by 5pm on Tuesday, 10 June 2014.
- 3) Appoint a Budget Submissions Panel to hear submissions made in relation to the Budget, Differential Rating, and Councillor allowances, such Panel to:
 - (a) consist of councillors each of whom shall have voting rights, with the quorum being three members;
 - (b) meet on Friday, 13 June 2014 to consider any written submissions and to hear any person who wishes to address the Panel in support of a submission; and
 - (c) report to Council in relation to the submissions that have been received and any recommended amendments to the Proposed Budget.
- 4) After considering the report of the Budget Submissions Panel, adopt the budget, declare the rates, and also adopt the Councillor allowance, the Deputy Mayor allowance and also the Mayoral allowance, at a Council Meeting to be held on Tuesday, 24 June 2014.
- 5) Advertise the adoption of the budget, declaration of the rates, and Councillor allowances, following the Council meeting on 24 June 2014.

Carried.

Division Requested:

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

Against: Cr Richards

Background

In accordance with Section 127 of the LGA, Council is required to prepare a budget for each financial year and must ensure that it contains:

- (a) The budgeted statements in the form and containing the matters required by the regulations;
- (b) A description of the activities and initiatives to be funded in the budget;
- (c) A statement as to how the activities and initiatives described under paragraph (b) will contribute to achieving the strategic objectives specified in the Council Plan;

- (d) Separately identified Strategic Objectives to be undertaken during the financial year and service performance outcome indicators in relation to each Strategic Objective;
- (e) Any other details required by the regulations.

In addition, Council must ensure the budget considers the following:

- (a) The information the Council is required to declare under section 158(1);
- (b) If the Council intends to declare a differential rate under section 161, the details listed in section 161(2), and

If the Council intends to declare a differential rate under section 161A, the details listed in section 161(2).

Discussion

The Proposed 2014-2015 Budget for the financial year commencing 1 July 2014, as reviewed during recent Councillor Budget sessions, has been completed.

The Proposed 2014-2015 Budget document (Appendix 1) has been prepared on the basis of the Best Practice Guidelines as developed by a Local Government industry taskforce and issued to all municipalities across Victoria. The Proposed Budget document has been developed under the following sections:

- Overview,
- Budget Analysis,
- Budget Strategies and
- Appendices, including Activities and Initiatives linked with City Plan.

In accordance with the LGA, the Proposed 2014-2015 Budget also includes clear linkages to Council's Proposed "City Plan 2013-2017, (2014-2015 Update)", and its supporting Key Strategies and Actions.

Specific inclusions in the Proposed Budget are a summary by Strategic Directions:

- The activities and initiatives to be funded in the Budget.
- How the activities and initiatives will contribute to achieving the strategic objectives, and,
- The service performance outcome indicators in relation to each strategic objective.

In addition, a component of the Proposed Budget is the setting of Rates and Charges. The Declaration of Rates and Charges for 2014-2015 is attached (Appendix 2). The formal Rating Strategy document will be updated that reflects Council's statements of policy, procedure, general information and historical trends.

Council has declared a special rate in respect of the central business district of Geelong applicable to non-residential, non-exempt properties. The special rate is the Central Activities Area (CAA) Rate and is in addition to other rates and charges. The purpose of the special rate is to promote the CAA as a commercial shopping precinct using events, marketing and media.

Mayor and Councillor Allowances

The LGA regulates the allowance payable to the Mayor and Councillors of Local Governments in Victoria.

By notice in the Government Gazette published on 24 December 2013 the Minister for Local Government implemented an annual adjustment of allowances payable to Mayor, Deputy Mayor and Councillors effective from 24 December 2013. For the City of Greater Geelong the

Mayoral Allowance is \$182,425.65, the Deputy Mayoral Allowance is \$57,111.53 and for Councillors \$30,059. These allowances have been provided for in the 2014-2015 Budget.

Rating Strategy 2014-2015

The Rating Strategy document will be updated to reflect the outcome of Council's Budget deliberations.

Rates and Charges are the major source of Council revenue accounting for 62% of the total Council revenue annually. An increase in rate income is required to meet the objectives of Council aspirations and community expectations for new infrastructure.

The Strategic Resource Plan advocates sustainable rate increases over the next four years, required to fund new initiatives and maintain existing service levels.

Current Year Rate Increases

Changes proposed for 2014-2015 are:

1. Rates and Charges on a residential property will increase overall by 4.51%, including rate in \$ movement 1.7%, Municipal Charge movement 3%, and Waste Collection Service Charge 5.12%. The residential rate has been set at \$0.002710 per \$ of CIV valuation.
2. Vacant Land rate in the dollar will increase to 145% of residential in order to encourage building activity and development.
3. The Waste Collection Service charge is calculated based on a fee for service, including direct, indirect and overhead costs. The charge is impacted by cost estimates of EPA levy \$27.70 per tenement. The Carbon tax has not been costed into the charge. The charge for 2014-2015 will increase from \$234.50 to \$246.50 or 5.12%.
4. The Municipal Charge represents a fee on all rateable assessments as a contribution to the fixed and unavoidable costs of governance. The Municipal Charge is to increase from \$88.90 to \$91.55 or 3%.
5. The Farm rebate will be reduced to 30.7% with average rates increasing by 4.42% (lower than residential) and represents a cost to Council of \$1.181M.
6. The Housing Support Waiver for eligible Charitable Housing will be maintained for 2014-2015 and is available upon application.
7. The transitional rebate introduced in 2010-2011 for nominated charitable housing properties will be reduced to a 25% rebate in 2014-2015.
8. A rates waiver introduced for the New Corio Estate from 2013-2014 recognising this inappropriate subdivision and Planning Scheme Amendment C243 will be maintained.
9. The pensioner concession will increase from \$202.90 in accordance with movement in CPI for Melbourne as advised by the Australian Bureau of Statistics to an estimated \$207.95.

These increases are required in order to fund increases to recurrent expenditure, and the continuing capital works program.

Residential Rates and Charges

The average Capital Improved Value of residential properties within the municipality has increased from \$365,610 to \$375,674. This reflects a 1.9% growth in the number of residential properties together with growth of 2.16% in Residential Capital Improved Value.

The total increase in rates and charges for the average property with a capital improved value of \$375,674 is \$58.50 or 4.51%. This increase is made up of \$43.85 for General Rates, \$2.65 for Municipal Charge and \$12.00 for the Waste Collection Service.

	2013-2014	2014-2015	
	Rates on Average CIV \$	Budget Rates on Average CIV \$	Increase %
Residential Properties			
General Rates CIV x Rate in \$	974.25	1,018.10	4.50%
Municipal Charge	88.90	91.55	2.98%
Waste Collection Service	234.50	246.50	5.12%
Total Rates and Charges	1,297.65	1,356.15	4.51%

Rate Waiver

Council declares a waiver under Section 171 of the LGA for residential land and farm land properties where the valuation of the assessment has increased between the 2012 valuation and the 2014 valuation by 50% or more and that increase is purely attributable to market factors, not attributable, in whole or in part, to improvements made to the assessment by the owner (or occupier). The amount of the waiver be set at:

- between 25% and 49.99% of the general rates payable for the 2014-2015 financial year, increasing pro rata according to the valuation increase, for valuation increases between 50% and 59.99%; and
- 50% of the general rate payable for the 2014-2015 financial year for valuation increases of 60% or more.

The waiver is designed to mitigate the rates shock of a valuation increase and is only claimable once in a two year valuation cycle.

Council declare a Housing Support waiver under section 171 of the LGA of 100% of general rates and municipal charge for the following types of housing. Transitional, Emergency, Crisis Housing, Housing for Legatees or War Widows provided by the Geelong Legacy Club or provided by RSL, and supported Housing for disabled people. This waiver recognises that these properties provide specific needs within the community. Application can be made to Council to have land classified as being eligible for the waiver.

The New Corio Estate is an old and inappropriate subdivision within an established farming zone in Corio. Since the land is zoned as farming land it cannot be developed for residential use with no services available for the area. There is no prospect of these services becoming available in the future. In addition, environment reports in recent years have shown that the land contains significant native vegetation which Council is obligated to protect for future generations. Council has recently adopted Planning Scheme amendment C243 which formally protects the native vegetation and provides some certainty over the future of the land. The native vegetation identified within this Estate is of high conservation significance and the application of the overlay to this area will ensure its ecological value is protected indefinitely. This amendment was approved by the Minister of Environment & Climate Control on 30 April 2013.

From 2013-2014 Council declared a waiver under section 171 of the LGA of 100% of general rates and municipal charge for privately owned properties. This rates assistance waiver recognises the financial burden associated with ownership of the land and the encumbrances that prevents property owners from making any demands on Council services now and into the future.

Council also provides a range of assistance measures to suit individual needs including pension rebates, farm rebates, rates deferral, and payment options such as regular Direct Debit, and Centrepay.

Rate Rebates

Council has declared a Farm rebate to support the continuation of broad acre farming at 30.7% of general rates.

For 2014-2015 Council declare a Transitional rebate under section 169 of the LGA of 25% of general rates and municipal charge. This rebate benefits the community by allowing a smooth transition from “exempt” to “rateable” status for these properties.

Rate Structure

Council has 13 rating or tariff groups with the application of differential rates to each of these groups in accordance with Section 161 of the LGA. The finalised Ministerial Guidelines for Differential Rating were gazetted on 26 April 2013 and came into effect from 1 July 2013.

The intention of the Guidelines is to provide clarity, consistency and transparency. Council needs to consider the objectives, the suitable uses and the types of classes of land when introducing a differential rate. The Guidelines establish three groups of types and classes of land categories for differential rates – those which are considered ‘appropriate’, those which must be ‘carefully considered’ by a council and those which would ‘not be appropriate’.

During the 2014-2015 Budget deliberations the introduction of a derelict, investment and retirement village differential were discussed. None of these differentials were recommended for 2014-2015.

Fire Services Property Levy

The Fire Services Property Levy Act 2012 (FSPL) came into effect from 1 July 2013 and requires Local Government to bill, receipt and collect FSPL on rateable and non-rateable properties. It is estimated that Council will levy \$24M in 2014-2015 (\$23M in 2013-2014) and remit to the State Revenue Office.

The FSPL rates applicable for 2014-2015 will be released in May.

Environmental Implications

The Proposed Budget identifies the sources and allocation of the resources to implement the many environmental initiatives that impact on the community as outlined with Council's 2013-2017 City Plan, (2014-2015 Update).

Financial Implications

The budget has been prepared in accordance with the direction provided by Council. Changes in rates, fees and charges have been structured to meet the financial requirements as proposed for the 2014-2015 financial year.

Expenditure includes the continuation of Council services to the community.

The Budget includes a recurrent operating surplus of \$0.2M.

The gross capital expenditure of \$132.3M includes new funding of \$13.5M on Infrastructure Leisure, \$27.2M on roads, footpaths, kerb & channel and drains and \$44.8M on buildings.

New loans of \$52.6M are proposed for 2014-2015 including \$16.5 deferred loans from 2014-2015. The projected total amount of borrowings as at 30 June 2015 is \$77.7M.

Policy/Legal/Statutory Implications

The timetable is compliant with the provisions of the LGA, which deals with the preparation and adoption of budgets.

The timetable also recognises the need to align the Annual Budget to the direction and allocation of resources identified within the proposed City Plan.

Alignment to City Plan

This report contributes to responsible and sustainable financial management as aligned in Council's City Plan objective on How We Do Business.

Officer Direct or Indirect Interest

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

Risk Assessment

Although not required to adopt the Annual Budget until August there are adverse implications if the process is delayed. These include:

- A lack of internal control to monitor the financial position of the City into the new financial year.
- Delays in commencing (and therefore completion) of projects identified within the Annual Budget.
- Delaying the issuing of the first rate instalment notices (due in early September) and possible breach of the LGA.

Social Considerations

The Proposed Budget identifies the sources and allocation of resources to implement the many social initiatives that impact on the community as outlined with Council's 2013–2017 (2014-2015 Update) City Plan.

Human Rights Charter

There are no known positive or negative effects.

Consultation and Communication

A Public Notice is scheduled to be published in the Geelong Advertiser on Wednesday, 14 May 2014 advising that the Proposed 2014-2015 Budget will be available for public scrutiny and inviting written submissions to be made.

Following the closing date for the written submissions, it is proposed to convene a Budget Submissions Panel on Friday, 13 June 2014 to review any submissions that have been received and put forward to Council a report on any recommended amendments to the Proposed Budget.

Council is scheduled to meet on Tuesday, 24 June 2014 at which time the report from the Budget Submissions Panel will be considered.

Public Notice of the adopted budget and declaration of rates and charges will be advertised following the Council Meeting.

APPENDIX 1

2014-2015 PROPOSED BUDGET

APPENDIX 2

DECLARATION OF RATES & CHARGES

1. Amount Intended to be raised by General Rates, Municipal Charge, and Annual Service Charge for the period 1 July 2014 - 30 June 2015.

An amount of \$179,662,879 be declared as the amount which Council intends to raise by General Rates, Municipal Charge and the Annual Service Charge, which amount is calculated as follows:

General Rates \$144,565,705

Municipal Charge \$10,258,471; and

Annual Service Charge \$24,838,703.

2. General Rates

2.1 A general rate be declared for the period 1 July 2014 to 30 June 2015.

2.2 It be further declared that the general rate be raised by the application of differential rates.

2.3 A differential rate be respectively declared for rateable land having the respective characteristics specified below, which characteristics will form the criteria for each differential rate so declared.

2.3.1. Farm Land – means any land which:

- i. is not less than 2 hectares in area; and
- ii. is used predominantly for the business of grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee-keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities; or
- iii. satisfies the criteria for municipal purpose benefit for large holdings to the extent that it is, for example, land that is predominantly used and maintained for heritage, cultural or environmental purposes, or land that is held as natural bushland under a trust for nature covenant, or land that is held under some other type of similar formal undertaking.

To avoid doubt, 'business' for the purposes of identifying Farm Land has the same meaning as that given to it by section 2(1) of the *Valuation of Land Act* 1960 for the same purpose, being a business that:

- a) has a significant and substantial commercial purpose or character; and
- b) seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
- c) is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

2.3.2 Residential Land - means any land:

- i. that is used exclusively for residential purposes; or
- ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme.

- 2.3.3 **Vacant Land** - means any land:
- i. that does not have the characteristics of Farm Land; and
 - ii. on which no building is erected, save for any uninhabitable shed or shelter, the size of which does not exceed 5% of the total area of the land.
- 2.3.4 **Petroleum Production Land** – means any land that is:
- i. used primarily for the production or conveyance of petroleum and/or petroleum by-products; and
 - ii. is described as such in Schedule A.
- 2.3.5 **Industrial Land** – means any land that:
- i. does not have the characteristics of
 - a) Vacant Land; or
 - b) Commercial Land; or
 - c) Petroleum Production Land; or
 - d) Aluminium Production Land; or
 - e) Automobile Manufacture Land; and
 - ii. is used predominately for industrial purposes, which includes manufacturing, repairing, servicing, processing and reprocessing.
- 2.3.6 **Commercial Land** – means any land that:
- i. does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; or
 - c) Petroleum Production Land; or
 - d) Aluminium Production Land, or
 - e) Automobile Manufacture Land; and
 - ii. is used predominately for the sale of goods or services or other commercial purposes; or
 - iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme.
- 2.3.7 **Aluminium Production Land** - means any land that is:
- i. used primarily for the manufacture or production of aluminium or aluminium products and
 - ii. is described as such in Schedule A.

- 2.3.8 **Automobile Manufacture Land** – means any land that is:
- i. used primarily for the manufacture of automobiles or automobile products;
and
 - ii. is described as such in Schedule A.

- 2.3.9 **Mixed Use Land** – means any land that:
- i. has the characteristics of Residential Land combined with the characteristics of Commercial Land or Industrial Land; and
 - ii. is used partly for residential purposes and partly for commercial and/or industrial purposes.

- 2.3.10 **The Point – Residential Land** - means any land that:
- i. is used exclusively for residential purposes; or
 - ii. on which a habitable building is erected, which building is unoccupied, and which is zoned residential under the Greater Geelong Planning Scheme; and
 - iii. is described as such in Schedule A.

- 2.3.11 **The Point – Vacant Land** - means any land:
- i. that does not have the characteristics of Farm Land; and
 - ii. on which no building is erected save for any small uninhabitable storage shed or shelter, the size of which does not exceed 5% of the total land area; and
 - iii. is described as such in Schedule A.

- 2.3.12 **The Point – Commercial Land** - means any land that:
- i. does not have the characteristics of:
 - a) Farm Land; or
 - b) Industrial Land; and
 - ii. is used predominantly for the sale of goods or services, or other commercial purposes; or
 - iii. on which a habitable building is erected, which building is unoccupied, and which is zoned other than residential under the Greater Geelong Planning Scheme; and
 - iv. is described as such in Schedule A.

- 2.4 A rate pursuant to the Cultural and Recreational Lands Act 1963 be declared for rateable land having the respective characteristics specified below.

- 2.4.1 **Cultural and Recreational Land** -
Any land which -
- (a) has the characteristics of Recreational land as defined by the Cultural and Recreational Lands Act 1963; and
 - (b) is described as such in Schedule A.

- 2.5 Each differential rate and Cultural and Recreation Lands Rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described in paragraph 2.3 and 2.4 by the relevant percentages indicated in the following table:

CATEGORY %

Farm Land .002710 (or .2710 percent of Capital Improved Value).

A rebate of 30.7% of the CIV by rate in dollar in accordance with Council policy for farm rating.

Residential Land .002210 (or .2210 percent of Capital Improved Value)

Vacant Land .003930 (or .3930 percent of Capital Improved Value)

The Point Residential Land .002710 (or .2710 percent of Capital Improved Value)

The Point Vacant Land .003930 (or .3930 percent of Capital Improved Value)

The Point Commercial Land .005654 (or .5654 percent of Capital Improved Value)

Petroleum Production Land .009946 (or .9946 percent of Capital Improved Value)

Industrial Land .007542 (or .7542 percent of Capital Improved Value)

Commercial Land .005654 (or .5654 percent of Capital Improved Value)

Aluminium - Manufacture Land .009946 (or .9946 percent of Capital Improved Value)

Automobile - Production Land .009946 (or .9946 percent of Capital Improved Value)

Mixed Use Land .004146 (or .4146 percent of Capital Improved Value)

Cultural and Recreational .001702 (or .1702 percent of Capital Improved Value).

- 2.6 It be recorded that Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions; and that

2.6.1 the respective objectives of each differential rate be those specified in Schedule B;

2.6.2 the respective types or classes of land which are subject to each differential rate be those defined in Schedule B;

2.6.3 the respective uses and levels of each differential rate in relation to those respective types or classes of land be those described in Schedule B; and

2.6.4 the relevant

(a) uses of; and

(b) geographical locations of; and

(c) planning scheme zonings of; and

(d) types of buildings on the respective types or classes of land be those identified in Schedule B; and

- 2.7 It be confirmed that no amount is fixed as the minimum amount payable by way of general rate in respect of each rateable land within the municipal district.

3. Rebates

3.1 Farm Rebate

For 2014-2015 Council declare a rebate under section 169 of the LGA of 30.7% for all land classified and rated as farm land. Properties defined as farms will be entitled to a rebate recognising that there is a benefit to the community in encouraging the retention of large lot primary producing holdings. An application can be made to Council to have land classified as Farm land.

3.2 Transitional Rebate

For 2014-2015 Council declare a rebate under section 169 of the LGA of 25% of general rates and municipal charge for the following listed properties. This rebate benefits the community by allowing a smooth transition from “exempt” to “rateable” status for these properties.

Properties having the benefit of the Transitional Rebate for 2014-2015:

Owners	Location
Housing Associations	
Winteringham Housing Association / Alexander Miller Homes	7 Culbin Avenue, Belmont
	4-10 Malvern Grove, Manifold Heights
	22A Park Street, Geelong
Housing Choices Australia (previously known as Melbourne Affordable Housing Association)	22 Saffron Street, Newtown
	22-31 Noble St, Newtown
	4-6 Wendover Avenue, Norlane
Royal Freemasons	159-165 Wilsons Road, Whittington
Retirement Villages	
St Laurence Community Services Inc.	30-38 Isabella St, Geelong West
	1-5 McKenzie Street, Belmont
	215-221 Yarra Street, Geelong
	8-14 Mundy Street, Geelong
	13-25 Carr Street, Geelong
	90 Station Lake Road, Lara
Uniting Care	87 Francis Street, Belmont
	7 Spring Street, Belmont
	48 Settlement Road, Belmont
Multicultural Aged Care Services Geelong Inc.	16 De Stefano Drive, North Geelong
St Peter Court / Melbourne Anglican Trust Corporation	110 West Fyans St, Newtown
Noble St Uniting Church	31A Noble St, Newtown

4. Waivers

4.1 Rates Assistance Waivers

Council declares a waiver of general rates under Section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are categorised as Residential Land or Farm Land where the valuation of the assessment has increased, between the 2012 valuation and the 2014 valuation, by 50% or more and that increase is purely attributable to market factors, not attributable, in whole or in part, to improvements made to the assessment by the owner (or occupier). The amount of the waiver is set at:

- 4.1.1 between 25% and 49.99% of the general rates payable for the 2014-2015 financial year, increasing pro rata according to the valuation increase, for valuation increases between 50% and 59.99%; and

50% of the general rates payable for the 2014-2015 financial year for valuation increases of 60% or more.

The waiver is designed to mitigate the rates shock of a valuation increase and can only be claimed in respect of an assessment once in a two year valuation cycle.

- 4.2 Council declares a Housing Support waiver of 100% of general rates and municipal charge under section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which contain the following types of housing:

- 4.2.1 transitional, emergency or crisis housing;
- 4.2.2 housing for Legatees or War Widows, provided by the Geelong Legacy Club or provided by RSL; and
- 4.2.3 supported housing for disabled people.

This waiver recognises that these properties provide for specific needs within the community. Application can be made to Council to have land classified as being eligible for the waiver.

- 4.3 New Corio Estate (Inappropriate Subdivision)

For 2014-2015 financial year, Council declares a waiver of 100% of general rates and municipal charge under Section 171 of the LGA for the class of persons comprised of ratepayers in respect of assessments which are in private ownership within the inappropriate subdivision known as New Corio Estate. This rates assistance waiver recognises the financial burden associated with ownership of this land. Land within the New Corio Estate is zoned as farming land and the area has been determined to be an inappropriate subdivision due to the difficulty of providing utilities and drainage and due to its distance from other residential areas. The Minister for Environment & Climate Change has approved a native vegetation plan for this land in support of natural temperate grassland of the Victorian Volcanic Plains. The waiver recognises the ongoing encumbrances on the land that prevent owners from making any demands on Council services now and into the future.

5. Municipal Charge

- 5.1 An annual municipal charge be declared for the period commencing 1 July 2014 to 30 June 2015.
- 5.2 The purpose of the municipal charge is to recover some of the administrative costs of the Council.
- 5.3 The charge be the sum of \$91.55 for each rateable property in the municipality.
- 5.4 Applications for exemption for farm land in accordance with section 159 of the LGA, is to be made within two months from the date of issue of annual rate notice.

6. Annual Service Charge

- 6.1 An Annual Service Charge be declared for the period commencing 1 July 2014 to 30 June 2015.
- 6.2 The Annual Service Charge be declared for the collection and disposal of refuse.
- 6.3 The Annual Service Charge be \$246.50 for each rateable land and non-rateable land (or part) in respect of which the Annual Service Charge may be levied.
- 6.4 The criteria specified below, be the criteria, which form the basis of the Annual Service Charge, so declared:

Geographic existence within those areas of the municipal district in which Council provides a domestic refuse collection and disposal service. The charge will be raised irrespective of whether the service is used or not.

7. Central Activities Area Rate

Council has declared a special rate in respect of the central business district of Geelong applicable to non-residential, non-exempt properties. The special rate is the Central Activities Area (CAA) Rate and is in addition to other rates and charges. The purpose of the special rate is to promote the CAA as a commercial shopping precinct using events, marketing and media.

For 2014-2015 the rate will raise \$804,400 (\$736,000 in 2013-2014). The rate in dollar for 2014-2015 is set at \$0.0006310 and \$0.0001899 for Cultural & Recreation (Cultural and Recreation properties are charged a reduced CAA rate, in accordance with the ratio of the recreation rate to the commercial rate).

8. Incentives

No incentives be declared as the incentives to be given by Council for the payment of General Rates, Municipal Charge and the Annual Service Charge (described earlier in this document) before the dates fixed for their payment under Section 167 of the LGA.

9. Consequential

- 8.1 Notwithstanding anything said in any earlier Resolution of Council, the Geelong Advertiser and the Geelong Independent be chosen, as the newspapers in which the public notice will appear.
- 8.2 The Responsible Officer of Council be authorised to levy and recover the General Rates, Municipal Charge and the Annual Service Charge described earlier in accordance with the LGA.

10. Interest

Interest on unpaid rates and charges will be charged in accordance with Section 172 of the LGA. Interest will be charged at the penalty interest rate. In proven cases of hardship where Council allows rates to be deferred, interest will be charged at 6.19% for 2014-2015.

SCHEDULE A

1. **Petroleum Production Land**

All that land generally bounded more or less by Princes Highway, Shell Parade, Corio Bay Foreshore, Wharf Road, Station Road and neighbouring land.

2. **Aluminium Production Land**

All that land generally bounded more or less by Point Henry Road, Corio Bay Foreshore and Stoddart Lane.

3. **Automobile Manufacture Land**

(a) All that land generally bounded more or less by Cowies Creek, Melbourne Road, North Shore Road and Geelong – Melbourne Railway, excluding the land known as 60-80 North Shore Road being the Ford Research and Development Facility.

(b) All that land generally bounded more or less by Sea Beach Parade, St Georges Road, Geelong-Melbourne Railway and neighbouring southern land.

4. **The Point Residential Land**

All the residential land formerly described in Certificate of Title Volume 11423 Folio 073 and 074 and also described in Lot C PS 638301 and Lot Y PS 638300.

5. **The Point Vacant Land**

All the vacant land formerly described in Certificate of Title Volume 11423 Folio 073 and 074 and also described in Lot C PS 638301 and Lot Y PS 638300.

6. **The Point Commercial Land**

All the commercial land formerly described in Certificate of Title Volume 11423 Folio 073 and 074 and also described in Lot C PS 638301 and Lot Y PS 638300.

7. **Cultural and Recreational Land**

Any land reserved under the Cultural and Recreational Lands Act 1963 including the following:

Ratepayer Name	Property Address
Bareena Bowling Club Incorporated	89 Noble Street, Newtown VIC 3220
Drumcondra Bowling Club	9 Glenleith Court, Geelong VIC 3220
Geelong Race Course Trustees	99 Breakwater Road, Breakwater VIC 3219
Geelong Agricultural & Pastoral Society	79 Breakwater Road, Breakwater VIC 3219
Royal Geelong Yacht Club	25 Eastern Beach Road, Geelong VIC 3220
Eastern Park Bowling Club Inc	51-55 Garden Street, East Geelong VIC 3219
Geelong Football Club Incorporated	360-380 Moorabool Street, South Geelong VIC
East Geelong Golf Club	Eastern Park Circuit, East Geelong VIC 3219
Highton Bowling Club Inc	204 Roslyn Road, Highton VIC 3216
Barwon Heads Golf Club Incorporated	Golf Links Road, Barwon Heads VIC 3227
Belmont Bowling Club Incorporated	16-36 Reynolds Road, Belmont VIC 3216
Geelong Lawn Tennis Club Incorporated	12-20 Sommers Street, Belmont VIC 3216
Geelong Bowls Club Incorporated	4-10 Sommers Street, Belmont VIC 3216
Beckley Park Committee of Management Inc	40 Broderick Road, Corio VIC 3214
Bell Park Sport & Rec Club Inc	68 Calvert Street, Hamlyn Heights VIC 3215
St Leonards Golf Club Inc	79-175 Harvey Road, St Leonards VIC 3223
Clifton Springs Golf Club Incorporated	86-88 Clear Water Drive, Clifton Springs VIC 3222

Ratepayer Name	Property Address
Clifton Springs Bowling Club	Clifton Street, Clifton Springs VIC 3222
Drysdale Bowling & Croquet Club inc	19-29 Collins Street, Drysdale VIC 3222
Lonsdale Golf Club	31-69 Fellows Road, Point Lonsdale VIC 3225
Portarlington Bowls Club Incorporated	Harding Street, Portarlington VIC 3223
Portarlington Golf Club	92-160 Hood Road, Portarlington VIC 3223
Leopold Sportsmans Club Inc	131-139 Kensington Road, Leopold VIC 3224
Ocean Grove Bowling Club	16-24 The Terrace, Ocean Grove VIC 3226
St Leonards Bowling Club	1274 Murradoc Road, St Leonards VIC 3223
Curlewis Golf Club Incorporated	1201-1419 Portarlington Road, Curlewis VIC 3222
Australian Croatian Sporting Centre	15 Gibbons Road, Lara VIC 3212
Bell Park Sports Club Inc	515 Ballarat Road, Batesford VIC 3221
Geelong West Bowling Club Incorporated	12 Bowlers Avenue, Geelong West VIC 3218
Barwon Rowing Club Inc	2 Barwon Terrace, South Geelong VIC 3220
Geelong Grammar School Rowing	6 Barwon Terrace, South Geelong VIC 3220
Geelong Rowing Association	8 Barwon Terrace, South Geelong VIC 3220
Corio Bay Rowing Club	10 Barwon Terrace, South Geelong VIC 3220
East Geelong Uniting Church Tennis Club Inc	39 Denman Street, East Geelong VIC 3219
East Geelong Recreation Reserve Committee	137-139 McKillop Street, Geelong VIC 3220
Portarlington Sailing Club	219 Point Richards Road, Portarlington VIC 3223
Indented Head Boat Club	The Esplanade, Indented Head VIC 3223
Indented Head Yacht Club	The Esplanade, Indented Head VIC 3223
St Leonards Yacht Club & Motor Squadron	Lower Bluff Road, St Leonards VIC 3223
Geelong Watersports Club Incorporated	493-499 Wilsons Road, St Albans Park VIC 3219
Geelong College Rowing Club	4 Barwon Terrace, South Geelong VIC 3220
Geelong Pistol Club	70-80 Williams Road, Mount Duneed VIC 3216
Geelong Table Tennis Association	84-88 Church Street, North Geelong VIC 3215
Western Beach Boat Club Incorporated	74-90 Western Foreshore Road, Geelong VIC 3220
Lagoon Boat Club Inc	Foreshore Road, Corio VIC 3214
Lara Sporting Club Incorporated	4 Walkers Road, Lara VIC 3212
Western District Car Club	55 Beach Road, Avalon VIC 3212
Corio Bay Sailing Club	Foreshore Road, Corio VIC 3214
North Shore Sports & Community Club Inc	39 Rose Avenue, Norlane VIC 3214
Herne Hill Bowls Club Inc	180 McCurdy Road, Fyansford VIC 3221
Norlane Bowling Club Incorporated	26-36 St Georges Road, Corio VIC 3214
Lara Bowling Club Inc	10 Alkara Avenue, Lara VIC 3212
Barwon Heads Bowling Club	18 Geelong Road East, Barwon Heads VIC 3227
Geelong & Dist Angling Club & Fish Protect Society	9 Yuille Street, Geelong West VIC 3218
Seabrae Boat Owners Club Inc	302 Clifton Avenue, Leopold VIC 3224
Geelong Speedway Drivers Club Inc	1/4 Wood Street, South Geelong VIC 3220
Wood Street Public Recreation Reserve COM Inc.	2-3/4 Wood Street, South Geelong VIC 3220
Geelong Transport Drivers Social Club Inc	4/4 Wood Street, South Geelong VIC 3220

Properties granted Cultural & Recreational Rate status include any other not-for-profit clubs or associations having similar characteristics and objectives to Cultural & Recreational land as defined which is extended to include indoor sporting, recreational and cultural activities. To be considered, each property should have limited venue hire, restricted liquor licensing provisions and have little impact on neighbouring amenity.

Ratepayer Name	Property Address
Geelong Bridge Club	148-152 Portarlington Road, Newcomb Vic 3219
Austrian Club Geelong Incorporated	258 Plantation Road, Lovely Banks Vic 3221
Serbian Parish Youth Club	256 Plantation Road, Lovely Banks, Vic 3221
Polish Community Association in Geelong	35 Ryrie Street, Geelong Vic 3220

SCHEDULE B

1. Farm Land

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
 - c) provision of general support services.
- ii. To encourage and support the business of primary production and, where appropriate, expand the business of primary production.

These objectives will be met by setting the Farm Land differential at 100% of the Residential Land differential and by the provision of a farm rebate under Section 169 of the LGA.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate less the applicable rebate is the level, which Council considers it necessary to achieve the objectives specified above.

Geographic Location

Wherever located within the municipal district.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

2. Residential Land

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

Geographic Location

Wherever located within the municipal district.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

3. Vacant Land

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services; and
 - c) provision of general support services.
- ii. To encourage the prompt development of vacant land to attract new residents and businesses to the City of Greater Geelong.
- iii. To discourage untimely and unnecessary divisions of land.

These objectives will be met by setting the Vacant Land differential at 145% of the Residential Land differential.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

Wherever located within the municipal district.

Use of Land

Any use permitted under the Geelong Regional Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Geelong Regional Planning Scheme.

Types of Buildings

No building must be located on the land or constructed prior to 30 June 2014 save for any uninhabitable shed or shelter that does not exceed more than 5% of the total area of the land.

4. Petroleum Production Land

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Petroleum Production Land differential is set at 367% of the Residential Land differential with the long term intention that the Petroleum Production Land differential will move closer to the Industrial Land differential over time.

Types and Classes

Rateable land having the relevant characteristics described previously 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

5. Industrial Land

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

Wherever located within the municipal district.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

6. Commercial Land

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

Wherever located within the municipal district.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

7. Aluminium Production Land

Rating Objective: To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Aluminium Production Land differential is set at 367% of the Residential Land differential with the long term intention that the Aluminium Production Land differential will move closer to the Industrial Land differential over time.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

8. Automobile Manufacture Land

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

The Automobile Manufacture Land differential is set at 367% of the Residential Land differential with the long term intention that it will move closer to the Industrial Land differential over time.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

9. Mixed Use Land

Rating Objective:

To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:

- a) construction and maintenance of public infrastructure;
- b) development and provision of health and community services; and
- c) provision of general support services.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

Wherever located within the municipal district.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

10. The Point – Residential Land

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council generally, including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to Council of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of Council's management responsibilities will be made by the ratepayers in respect of that land.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

11. The Point – Vacant Land

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to the cost of carrying out the functions of Council, generally including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to Council of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, an equitable and efficient financial contribution to the cost of Council's management responsibilities will be made by the ratepayers in respect of that land.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

12. The Point – Commercial Land

Rating Objectives:

- i. To ensure that all rateable land makes an equitable and efficient financial contribution to cost of carrying out the functions of Council, generally including the:
 - a) construction and maintenance of public infrastructure;
 - b) development and provision of health and community services;
 - c) provision of general support services; and
 - d) management of environmentally sensitive land.
- ii. To ensure that, following the development of the Point Land, and transfer to Council of the management of environmentally sensitive land, including the provision of a range of services around an existing waterway, constructed lake and canal system, to ensure that an equitable and efficient financial contribution to the cost of Council's management responsibilities will be made by the ratepayers in respect of that land.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.3.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

13. Cultural and Recreational Land

Has the characteristics of Recreational land as defined by the Cultural and Recreational Lands Act 1963.

Types and Classes

Rateable land having the relevant characteristics described previously in 2.4.

Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the Budget adopted by Council.

Geographic Location

As described in Schedule A.

Use of Land

Any use permitted under the Greater Geelong Planning Scheme.

Planning Scheme Zoning

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the Greater Geelong Planning Scheme.

Types of Buildings

All buildings which are now constructed on the land or which are constructed prior to 30 June 2015.

Cr Stretch Kontelj declared an Indirect Interest in City Plan 2013-2017 (2014-2015 Update) in that his wife is a member of the Board of GPAC and left the meeting room at 9.22pm prior to discussion.

Cr Heagney declared an Indirect Interest in City Plan 2013-2017 (2014-2015 Update) in that she is an independent member of the Board of GPAC and left the meeting room at 9.22pm prior to discussion.

Cr Eddy Kontelj declared an Indirect Interest in City Plan 2013-2017 (2014-2015 Update) in that his sister-in-law is a member of the Board of GPAC and left the meeting room at 9.22pm prior to discussion.

3. PROPOSED CITY PLAN 2013-2017 (2014-2015 UPDATE)

Portfolio:	Governance - Cr Lyons (Mayor)
Source	Corporate Services - Corporate Strategy
A/General Manager:	Michael Kelly
Index Reference	Subject: Corporate Strategy

Purpose

City Plan 2013-2017 has been reviewed as per section 125(7) of the Local Government Act 1989. This report is to advise Council of the proposed amendments/update.

Summary

- Following the October 2012 Council Election, Council was required to prepare a new Council Plan and have it submitted to the Minister for Local Government by 30 June 2013 as per the Local Government Act 1989. Section 125(7) also provides that at least once in each financial year, a Council must consider whether the current Council Plan requires any adjustment in respect of the remaining period of the Council Plan.
- City Plan 2013-2017 (2014-2015 Update) contains the following amendments:
 - As in previous years, City Plan has been updated to include the 2014-2015 City Plan Actions under each priority within each strategic direction.
 - The Strategic Resource Plan has also been updated to include the proposed 2014-2015 Annual Budget as the base year.
 - A revised Mayor's message has also been included explaining that City Plan 2013-2017 has been reviewed.
 - The Council Funding Priorities have also been updated where required.
- The remainder (and majority) of City Plan 2013-2017 remains unchanged.
- A draft 'City Plan 2013-2017 (2014-2015 Update)' has been developed and will be available at Customer Service Centres and on Council's website.
- Pursuant to section 125(10) of the Local Government Act 1989, the Minister will be notified of these adjustments and receive a copy of the updated City Plan.

Cr Nelson moved, Cr Richards seconded -

That Council note that:

- 1) In accordance with section 125(7) of the Local Government Act 1989, City Plan 2013-2017 has been reviewed and as a result:**
 - a) 2014-2015 City Plan Actions have been added under each Strategic Direction/Priority;**
 - b) Strategic Resource Plan has been updated using the draft 2014-2015 Annual Budget as the base year; and**
 - c) Revised message from the Mayor.**
- 2) Council adopt the adjustments to City Plan 2013-2017 (2014-2015 Update) (as per Appendix 1) and take the necessary steps to advise the Minister of these adjustments pursuant to section 125(10) of the Local Government Act 1989.**
- 3) Add to the Revitalising Central Geelong priority, under benefits, support for the implementation of the Central Geelong Cultural Precinct Master Plan, which includes expansion and refurbishment of the Geelong Performing Arts Centre, subject to State Government funding.**

Cr Macdonald left the meeting room at 9.23pm

Cr Macdonald re-entered the meeting room at 9.24pm

Carried.

Background

The Local Government Act 1989 requires that a Council must prepare and approve a Council Plan within the period of 6 months after each general election or by the next 30 June, whichever is later.

Section 125 of the Local Government Act also prescribes that a Council Plan must include:

- The strategic objectives of the Council,
- Strategies for achieving the objectives for at least the next four years,
- Strategic indicators for monitoring the achievement of these objectives,
- A Strategic Resource Plan, and
- Any other matter prescribed by the regulations.

In subsequent years, councils are required to, at least once in each financial year; consider whether the current Council Plan requires any adjustment in respect of the remaining period of the Council Plan.

The Council's performance and results in achieving the strategic indicators of the City Plan are required to be reported in the Council's Annual Report.

City Plan 2013-2017 was developed to reflect the results of the extensive community engagement which was undertaken, Council's current priorities and the supporting resource allocation.

The framework for the City Plan 2013-2017 incorporates the planning framework based on the on the Quadruple Bottom Line framework and features four strategic directions (Community Wellbeing, Growing our Economy, Sustainable Built and Natural Environment and How We Do Business), supporting internal objectives and the Council's Vision, Mission, Values and Behaviours section.

City Plan identifies the key priorities, strategies and progress indicators that are currently planned over the said four-year period, as well as detailed actions associated with implementing this four-year City Plan.

The priorities under each of the four strategic directions are as follows:

Community Wellbeing

- Healthy lifestyles
- Healthy environments
- Connected, creative and strong communities

Growing our Economy

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

Sustainable Built and Natural Environment

- Enhance and protect natural areas and ecosystem health
- Support our community to live sustainably
- Advocate for and promote sustainable design and development
- Minimise our environmental footprint

How We Do Business

- Lead by advocating and collaborating on issues important to the Greater Geelong community
- Efficient and customer focused organisation
- Responsible and sustainable financial management
- Informed and engaged community
- Motivated and skilled staff in a safe work environment

All the actions within City Plan have been developed collaboratively across the organisation and support the long-term social, environmental and economic benefits for the community articulated through the Vision, Mission and Objectives established by the Council.

Discussion

City Plan 2013-2017 (2014-2015 Update) has been reviewed pursuant to section 125(10) of the Local Government Act 1989.

Amendments to City Plan 2013-2017 (2014-2015 Update) include:

- 2014-15 City Plan Actions included (refer to Strategic Directions and Annual Action Plan section);

- Updated Strategic Resource Plan as legislatively required, taking into account the proposed 2014-2015 Annual Budget as the base year and contains the financial and non-financial (human resources) information for the next four years;
- Update on the Council Funding Priorities; and
- Updated Mayor's message.

A draft 'City Plan 2013-2017 (2014-2015 Update)' has been developed and will be available at Customer Service Centres and on Council's website.

Pursuant to section 125(10) of the Local Government Act 1989, the Minister will be notified of these adjustments and receive a copy of the updated City Plan.

Environmental Implications

City Plan 2013-2017 (2014-2015 Update) outlines the objectives and strategies to deliver the environmental benefits to the community. Details of these can be found within the Sustainable Built and Natural Environment Strategic Direction

Financial Implications

City Plan 2013-2017 (2014-2015 Update) includes Council's four-year financial strategy and plan. The proposed 2014-2015 Annual Budget is the base year in the Strategic Resource Plan in this revised City Plan.

Policy/Legal/Statutory Implications

The Local Government Act 1989 requires that a Council must prepare and approve a Council Plan within the period of 6 months after each general election or by the next 30 June, whichever is later.

Section 125(2) of the Local Government Act also prescribes that a Council Plan must include:

- The strategic objectives of the Council,
- Strategies for achieving the objectives for at least the next four years,
- Strategic indicators for monitoring the achievement of these objectives,
- A Strategic Resource Plan, and
- Any other matter prescribed by the regulations.

If a Council makes an adjustment to the Council Plan, the Council must within 30 days of making the adjustment advise the Minister of the details of the adjustment to the Council Plan.

The draft City Plan 2013-2017 (2014-2015 Update) complies with the Local Government Act, 1989.

Alignment to City Plan

Not applicable.

Officer Direct or Indirect Interest

There is no direct or indirect officer interest to which this report relates.

Risk Assessment

Failing to notify the Minister of any adjustments would result in non-compliance.

Social Considerations

City Plan 2013-2017 (2014-2015 Update) outlines the objectives and strategies to deliver the social benefits to the community.

Human Rights Charter

City Plan 2013-2017 (2014-2015 Update) will be made available on Council's website and on request at Council's Customer Service Centres. There are no known positive or negative effects.

Consultation and Communication

City Plan 2013-2017 (2014-2015 Update) will be available for inspection at Council's Customer Service Centres and on Council's Internet site www.geelongaustralia.com.au

Public submissions on the revised City Plan are not required as per the Local Government Act 1989, these are only required when the new Council Plan is prepared post a general Council election.

The Minister will be notified of any amendments to City Plan following review each subsequent year.

CITY PLAN

2013-2017

2014-2015 Update

Welcome to the 2014-2015 update of City Plan 2013-2017

Vision

Greater Geelong: building our community through enterprise, opportunity and innovation in a quality environment

As part of the development of City Plan 2013-2017, Councillors and officers reviewed the existing vision and developed a new statement that reflects our aspirations for Greater Geelong.

Our new vision reflects the following elements:

- “Greater Geelong” acknowledges that our municipality is an area encompassing a wider region beyond Geelong itself.
- The importance of continuing to build our community.
- Council's focus on supporting business (enterprise), creating opportunity, continuing to be innovative and our great lifestyle in a quality natural environment.

The City of Greater Geelong acknowledges the traditional owners and custodians of the lands in our region – the Wathaurong people – and pays respect to their Elders both past and present.

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A word from our Mayor

Since I was elected in late 2013 I have worked hard to make sure this Council did what you asked.

You made it very clear to me what you wanted. You also told my fellow councillors as part of Your City, Your Say, in the lead-up to developing Council's 2013-2017 City Plan.

We have made a good start on reinvigorating Central Geelong, releasing an Action Plan that commits us to making a difference. You have seen flowers planted to bring colour to the city, free parking on weekends and the launch of a business acceleration program to help start-up businesses. We have also started working on new Christmas decorations with the centrepiece of a giant Christmas tree in Corio Bay.

We have had another look at our funding priorities for Council's term, initiatives to bring excitement and jobs to Geelong. A new Yarra Street Pier is my passion because it will enable more cruise ships to berth in Geelong which means more tourists and more business for our tourism operators and wine and food purveyors across Geelong and the Bellarine. A new conference centre, big enough to attract large conferences and exhibitions is another project that would be a game-changer for our region.

Ocean Grove Integrated Children's Centre opened and there are a number of new or upgraded playgrounds across the city. Building the Geelong Library and Heritage Centre started in earnest and there have been some fantastic events, including those secured by Future Proofing Geelong as part of the Sustainable Living Festival.

In continuing to deliver City Plan 2013-2017, we knew it was really important to focus on:

- Jobs, jobs and jobs – doing everything we can to transition Geelong to a 21st Century smart city.
- Making Central Geelong vibrant, exciting, can-do.
- Continuing to invest in providing you with great community facilities.
- Maintaining your community assets so the city does not fall apart.
- Being financially sustainable.

There are the challenges – Alcoa closing; Ford on the way out; the impacts on other businesses in their supply chains; the tightening of both State and Federal Governments' financial belts and what that means for the funding of some of our projects and programs. Yet there are opportunities as well: the NDIA and the WorkCover Authority establishing in Geelong; spin-offs from Deakin University's research into carbon fibre and other modern materials; Accensi's chemical production facility setting up out at the Geelong Ring Road Employment Precinct; new technology start-ups and innovative rethinks of current businesses, as well as the potential for our tourism businesses. We are also making a strong pitch for Geelong to be the home of the Land 400 defence project.

By my thinking, these are exciting times and I am committed 100 per cent to doing all I can to make sure we take full advantage.

Amongst the highlights are:

- Building family and community hubs at Barwon Heads, Grovedale, Armstrong Creek, Jetty Road, Leopold and Windsor Park.
- Developing or upgrading recreation facilities and reserves across the city.
- Developing land in the Geelong Ring Road Employment Precinct for sale.
- Funding Enterprise Geelong's activities to create jobs, including the Skilled Migration Program.
- Funding a number of projects in the Central Geelong Action Plan to enliven our city centre, including lighting and decorating Geelong.
- Funding the Geelong Art Gallery.

- Supporting tourism businesses including marketing Geelong as a conference destination.

It is all about taking Geelong to the World; and, most of all, bringing the World to Geelong.

I promise you I will not stop until Geelong has made the transition to a 21st Century Smart City.

Cr Darryn Lyons

Mayor, City of Greater Geelong

Geelong: An Overview

With a population of over 225,000 people, the City of Greater Geelong is Victoria's largest regional centre.

Located some 75 kilometres from the Melbourne CBD, the municipality covers 1,247km², comprising country, coastal and suburban areas. Greater Geelong is bounded by the Moorabool Shire in the north, Wyndham City and the Borough of Queenscliffe in the east, Surf Coast Shire and Golden Plains Shire in the west and Bass Strait in the south.

The region is characterised by the multi-award winning Waterfront overlooking Corio Bay, the picturesque Bellarine Peninsula, the Barwon River, You Yangs Regional Park, wetlands, beautiful parklands and wildlife sanctuaries. Geelong is also the gateway to the world renowned coastline of south-west Victoria via the Great Ocean Road.

Geelong offers quality living, extensive job and business opportunities and a wide range of recreational and cultural events and activities to take part in or just simply sit back and enjoy. With a proud history, a passionate community, a vibrant economy and a great lifestyle, Geelong truly is a great place to live, work and play.

Fast Facts

- **Area:** 1,247km²
- **Population:** 225,245*
- **Population growth rate 2013-2014*:** 1.7%
- **Population born overseas*:** 15.9%
- **Population age structure*:**
 - 0-17yrs: 22.3%
 - 18-59 yrs: 54.9%
 - 60+ yrs: 22.8%
- **Average household size*:** 2.4 persons
- **Rateable properties:** 112,057
- **Number of businesses in municipality**:** 16,227
- **Labour force, municipality**:** 101,040
- **Trade through Geelong Port**:** 15.7M tonnes
- **Coastline and rivers:**
 - 45km of coastline
 - 120km of streamside frontages
- **Wetland reserves:**
 - 114 individual wetlands totalling 11,639 hectares
- **Trees:**
 - 120,000 maintained annually
- **Roads:** 2,095km
- **Off road paths (bike and walking trails):** 200km
- **Open space for sports and recreation:**
 - 900 pieces of open space comprising 17,000 hectares. This includes 84 formal recreation reserves, 46 netball courts, 163 tennis courts, 11 shared courts and 12 skate parks.
- **Council buildings maintained:** 750
- **Public toilets maintained:** 140
- **Libraries:** 13 plus one mobile library
- **Neighbourhood House programs:** 14
- **Public Playgrounds:** 281
- **Overnight and day-trip tourists to Geelong and The Bellarine:** 3.9 million

* *id Population forecast, June 2014*

** *CoGG Economic Indicators Bulletin 2013*

About City Plan

About City Plan

City Plan 2013-2017 is the key document that will guide the City of Greater Geelong's activities during the term of our current Council. It translates our communities' needs and expectations into action. The plan sets out our city's vision and identifies the strategic directions, priorities, and strategies we will pursue to ensure the Geelong region remains the best place to live, not only today, but into the future.

City Plan 2013-2017 provides the framework for us to prioritise our work commitments each financial year. This includes an ambitious program of actions that work towards realising our strategic directions and priorities, and Council's key funding projects. An annual City Plan action plan is produced in conjunction with our Annual Budget and this document has been updated to contain the 2014-2015 actions.

We undertake a quarterly review of our progress to monitor the delivery of our annual action plan. These reports are presented to Council and are available to the public through the Council minutes on our website.

At the end of each financial year we prepare a thorough Annual Report on the highlights, achievements and progress towards achieving City Plan 2013-2017, and address any setbacks experienced through the year. This report is available from 30 September on our website, and at all Customer Service Centres.

City Plan 2013-2017 is the Council Plan for the City of Greater Geelong as per the *Local Government Act 1989, Section 125*.

Our Planning Process



Community Input into City Plan

The City of Greater Geelong community played a major role in developing the vision and priorities for City Plan 2013-2017. 'Your City Your Say' was an extensive engagement process undertaken from October 2012 to February 2013, which presented a significant opportunity for community members and stakeholders to actively contribute to shaping our municipality for the future.

There were a range of opportunities for people to participate at a level appropriate to their interests: from digesting online material to understand the project and the process, through to active participation in workshops to provide direct input into the development of City Plan's strategic directions and priorities .

City Plan engagement included:

- A review of current and relevant strategies including: the Bellarine Peninsula Strategic Plan 2006-2016; Corio Norlane Structure Plan; G21 Regional Growth Plan; Geeyoung Project; Grovedale Oberon 3216 Community Plan; Multicultural Action Plan; Vision 2; and the Whittington Action Plan. Results from the Springdale Neighbourhood Summit were also considered.
- Workshops with the newly elected Council.
- Six community workshops at Belmont, Drysdale, Central Geelong, Hamlyn Heights, Lara and Norlane.
- Tailored workshops with Indigenous, disabled and culturally and linguistically diverse communities.
- A dedicated website including online forum.
- A hardcopy and online survey.
- Workshops involving City of Greater Geelong managers and coordinators.

In total 561 people were involved in the engagement, and nearly 10,000 individual comments were received. A number of consistent issues and themes were identified, and this feedback has been used extensively in the development of the key priorities of City Plan 2013-2017.

We appreciate the time people have taken to have their say on the future of our municipality, and thank them for their input.

Planning Framework

As the closest level of government to the community, local government is best placed to respond to community needs, concerns and aspirations. Following the extensive 'Your City Your Say' engagement process with community members, councillors and the management team, City Plan 2013-2017 has been developed using a planning framework of four strategic directions, which will allow us to address the major concerns and issues raised in the engagement.

The four strategic directions are: Community Wellbeing, Growing Our Economy, Sustainable Built and Natural Environment and How We Do Business.

Strategic directions are aligned to the Quadruple Bottom Line framework. They will ensure our planning and priorities take a balanced approach and address our communities' wellbeing, our economy and our environment, as well as ensuring Council operations meet customer expectations.

Our annual City Plan actions and Annual Budget will be developed within this framework and will work towards achieving the following objectives and priorities:

Community Wellbeing

Objective: *Healthy Together Geelong: to enhance health, wellbeing and quality of life of Greater Geelong communities.*

Priorities:

- Healthy lifestyles
- Healthy environments
- Connected, creative and strong communities

Growing our Economy

Objective: *Securing Geelong's economic future*

Priorities

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

Sustainable Built and Natural Environment

Objective: *Partnering with our community to protect and enhance our natural ecosystems and to encourage sustainable design and reduced resource consumption.*

Priorities:

- Enhance and protect natural areas and ecosystem health
- Support our community to live sustainably
- Advocate for and promote sustainable design and development
- Minimise our environmental footprint

How We Do Business

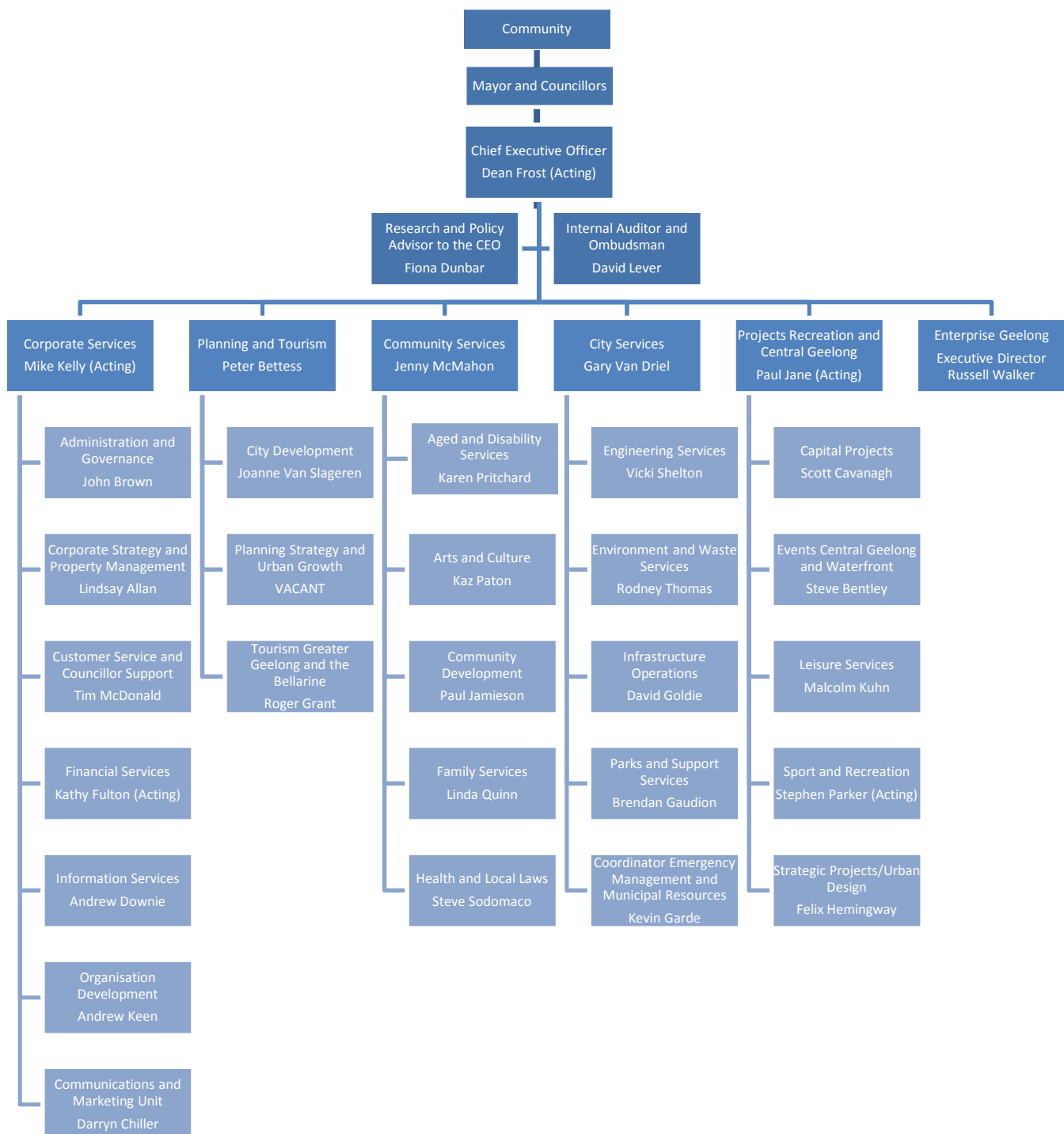
Objective: *We will focus on developing and maintaining effective working relationships to deliver Council's strategic directions and cost effective services that meet the changing needs of the community.*

Priorities:

- Lead by advocating and collaborating on issues important to the Greater Geelong community
- Efficient and customer focused organisation
- Responsible and sustainable financial management
- Informed and engaged community
- Motivated and skilled staff in a safe work environment

Organisation Structure

The City's current management structure is comprised of an executive management group and a senior management group. Executive management consists of the Chief Executive Officer and five general managers who oversee policy, strategic direction and overall management of the organisation. There are 24 departments, each of which is overseen by a senior manager responsible for the organisation's day to day operations and strategic management.



Our Mission

“We will focus on developing and maintaining effective working relationships to deliver Council’s strategic directions and high quality services that meet the changing needs of our community.”

Our Values and Behaviours

Council prides itself on delivering outcomes that serve residents’ needs through committed, motivated, enthusiastic, well trained and well resourced staff.

We aim to foster a culture that embraces a consistent set of behaviours that reflect what we all truly value and believe in to deliver effective and efficient outcomes for our community.

- **Integrity**

We will:

- act on our commitments
- be open, transparent, ethical and honest in our actions
- share information.

- **Responsibility**

We will:

- be accountable for our decisions and everything we do
- take pride in the job we are doing
- be loyal and support our work colleagues and organisation
- take responsibility for problem solving.

- **Innovation**

We will:

- look for and implement better ways of doing things
- be open to learning
- be responsive to the changing needs of the community.

- **Respect**

We will:

- listen and seek to understand the views of others
- be considerate and courteous
- recognise everyone’s contribution and value a job well done
- build positive relationships.

Council Information

Our Council

Council operates under the *Local Government Act 1989* and is elected to provide leadership and good governance for the municipality and the local community. The City of Greater Geelong is made up of 12 wards with one councillor elected to represent each ward.

Council Election

Victorian local government elections are held every four years.

The Victorian Local Government elections were last held in October 2012, with five new Councillors and eight returning Councillors elected to represent the City over the next four years. This was also the first time that residents of the City of Greater Geelong were able to directly elect their Mayor. Geelong is only the second city in Victoria to be given this opportunity.

Keith Fagg was successful in being elected into the position of Mayor following the October 2012 election. Cr Fagg resigned in August 2013, and a subsequent Mayoral Election was held with Cr Darryn Lyons elected as the new Mayor.

The Mayor has several roles including chairing Council meetings, ensuring that Council decisions are carried out and representing the City at government, civic and ceremonial functions.

Councillors are elected by the community to represent the overall public interest of the region and their respective ward. They take part in formulating, adopting and reviewing City Plan, the Annual Budget, operational plans and also make informed decisions on policies and funding requirements.

The *Local Government Act 1989* provides for the Council to elect their Deputy Mayor.

The Role of Council

Council has a number of roles including:

- Taking into account the diverse needs of the local community in decision making.
- Providing leadership by establishing strategic objectives and monitoring achievements.
- Ensuring that resources are managed in a responsible and accountable manner.
- Advocating the interests of the local community to other communities and governments.
- Fostering community cohesion and encouraging active participation in civic life.

Council Meetings

Council meets on the second and fourth Tuesday of each month with a variation over the Christmas – New Year period. Meetings are open to the public. Question time is held at the start of ordinary meetings to provide the opportunity for residents to ask questions of the Council.

Meetings are mainly held in the Council Chamber at City Hall at 7.00pm, with some also held at venues around the municipality. This encourages greater access to the Councillors and the operations of Council.

Our Councillors

Mayor

Cr Darryn Lyons

Elected to Council:

November 2013

Portfolios:

G21 Geelong Region Alliance, Governance, Regional Cities, Finance

Telephone: 5272 4891

Email: mayor@geelongcity.vic.gov.au

Austin Ward

Cr John Irvine

Elected to Council:

October 2012

Portfolio:

Sport and Recreation

Telephone: 0427 826 303

Email: jirvine@geelongcity.vic.gov.au

Austin ward includes the suburbs of Breakwater, Moolap, Newcomb, St Albans Park, Thomson, Whittington and parts of East Geelong.

Beangala Ward

Cr Jan Farrell

Elected to Council:

November 2004

Portfolios:

Community Safety

Youth

Women in Community Life

Telephone: 0437 103 035

Email: jfarrell@geelongcity.vic.gov.au

Beangala Ward includes the townships of Ocean Grove and parts of Point Lonsdale, as well as the rural area of Mannerim and parts of Marcus Hill.

Brownbill Ward

Cr Michelle Heagney

Elected to Council:

October 2012

Portfolios:

Central Geelong

Planning

Telephone: 0427 686 384

Email: mheagney@geelongcity.vic.gov.au

Brownbill ward includes the Central Geelong Business District, the suburbs of Geelong West and South Geelong and parts of East Geelong, Drumcondra, Rippleside and North Geelong.

Buckley Ward

Cr Andy Richards

Elected to Council:

November 2008

Portfolios:

Arts and Culture

Environment and Sustainability

Transport

Telephone: 0408 321 344

Email: arichards@geelongcity.vic.gov.au

Buckley ward includes Barwon Heads, Breamlea, Connewarre, Armstrong Creek, Charlemont, and parts of Marshall, Mount Duneed, Waurin Ponds and Grovedale.

Cheetham Ward Cr Rod Macdonald Elected to Council: November 2004 Portfolios: Knowledge Economy & Education Major Projects Telephone: 0458 509 994 Email: rmadconald@geelongcity.vic.gov.au <i>Cheetham ward includes the suburb of Leopold, the townships of Curlewis, Wallington, Drysdale and parts of Clifton Springs, Mannerim and Marcus Hill.</i>	Corio Ward Cr Kylie Fisher Elected to Council: November 2008 Portfolio: Aboriginal Affairs Community Development Telephone: 0439 011 003 Email: kfisher@geelongcity.vic.gov.au <i>Corio ward includes the suburbs of Norlane, North Shore and parts of Lovely Banks and Corio.</i>
Coryule Ward Cr Lindsay Ellis Elected to Council: October 2012 Portfolios: Coastal Communities Infrastructure, Parks and Gardens Telephone: 0427 842 693 Email: lellis@geelongcity.vic.gov.au <i>Coryule ward includes the townships of Drysdale, Indented Head, Portarlington, St Leonards, Northern Rural Bellarine and Clifton Springs.</i>	Cowie Ward Cr Eddy Kontelj Elected to Council: March 2010 Portfolios: Aboriginal Affairs Multicultural Affairs Finance Telephone: 0488 211 148 Email: ekontelj@geelongcity.vic.gov.au <i>Cowie ward includes the suburbs of North Geelong, Bell Park, Bell Post Hill, Hamlyn Heights, and parts of Rippleside and Batesford.</i>
Deakin Ward Cr Ron Nelson Elected to Council: March 2011 Portfolios: Major Events Tourism Telephone: 0429 531 875 Email: rnelson@geelongcity.vic.gov.au <i>Deakin ward includes the suburbs of Highton, Wandana Heights, the township of Ceres and parts of Waurn Ponds and Mount Duneed.</i>	Kardinia Ward Cr Bruce Harwood Deputy Mayor Elected to Council: February 2003 Portfolio: Enterprise Geelong (Primary Industries) Telephone: 0409 512 544 Email: bharwood@geelongcity.vic.gov.au <i>Kardinia ward includes the suburb of Belmont and parts of Grovedale and Marshall.</i>

Kildare Ward Cr Dr Srechko 'Stretch' Kontelj OAM KSJ Elected to Council: March 1998 Portfolio: Finance Telephone: 0419 327 303 Email: stretch@geelongcity.vic.gov.au <i>Kildare ward includes the suburbs of Newtown, Manifold Heights and Herne Hill, the township of Fyansford, and parts of Batesford.</i>	Windermere Ward Cr Tony Ansett Elected to Council: October 2012 (Previously 2001-2008) Portfolios: Heritage Rural Communities Telephone: 0427 629 090 Email: tansett@geelongcity.vic.gov.au <i>Windermere ward includes the townships of Anakie, Avalon, Lara, Little River, Lovely Banks, Staughton Vale, Balliang, Moorabool, Point Wilson and parts of Corio.</i>
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Strategic Directions and Annual Action Plan

As the closest level of government to the community, local government is best placed to respond to community needs, concerns and aspirations.

Following the extensive 'Your City Your Say' engagement process with community members, councillors and the management team, City Plan 2013-2017 has been developed using a planning framework of four strategic directions, which will allow us to address the major concerns and issues raised in the engagement.

These strategic directions are Community Wellbeing, Growing Our Economy, Sustainable Built and Natural Environment and How We Do Business. Within each of these strategic directions, priority areas that we will focus on in the next four years have been identified.

Strategic directions are aligned to the Quadruple Bottom Line framework. They will ensure our planning and priorities take a balanced approach and address our communities' wellbeing, our economy and our environment, as well as ensuring Council operations meet customer expectations.

The aspirations we hold for our community cannot be achieved by Council alone. It will require collaboration from a number of stakeholders, including all levels of government, agencies and local community groups.

Realising our aspirations will be a challenge, so it is important that we continue to build relationships and work closely with stakeholders to ensure the best result for our community.

Our annual City Plan actions and Annual Budget are developed within this framework and will work towards achieving the objectives and priorities under each strategic direction. A number of measures have been identified under each priority which will allow us to monitor our progress. These measures are categorised as follows:

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

Community Wellbeing

Healthy Together Geelong: to enhance health, wellbeing and quality of life of Greater Geelong communities.

Geelong's population is changing, not just in size, but the demographic profile continues to shift and diversify also. At one end of the spectrum we are an ageing population with people aged over 65 years of age predicted to increase by 43.7 per cent by 2021. At the other end of the spectrum, Geelong birth rates have increased significantly over the past 10 years and subsequently the population of young children is expected to continue to grow. Culturally and linguistically diverse communities also continue to grow.

Our contribution to health and wellbeing ranges from traditional services such as home care and delivered meals for elderly residents to family and youth services, cultural programs and activities, capacity building within communities, open space and sporting facilities to keep people active, and the provision of facilities and programs to support life long learning.

Over the life of this current City Plan (2013-2017) we will focus on what you said is important for Greater Geelong: to achieve improved health and wellbeing outcomes. Following state health trends, chronic health issues facing the Geelong community include the prevalence of diabetes, growing rates of obesity, insufficient fruit and vegetable consumption and insufficient physical activity.

Our goal is to improve in these areas by providing healthy environments for physical activity, promoting healthy eating and lifestyle options, assisting and improving under resourced areas and providing opportunities for socialisation for people of all ages within our communities.

The next four years will see ongoing services, new initiatives and system changes to address the following three important priorities:

- Healthy lifestyles
- Healthy environments
- Connected, creative and strong communities

Strategies and master plans

Below is a selection of the key strategies, master plans and initiatives that will assist in delivering Community Wellbeing priorities:

- Geelong Public Health and Wellbeing Plan
- Municipal Early Years Plan – Creating Communities for Children
- Healthy Together Geelong
- G21 Health and Wellbeing Plan
- G21 Regional Physical Activity Strategy
- Greater Geelong Cycle Strategy
- Multicultural Action Plan
- Municipal Strategic Statement
- Connecting People, Place and Environment - A Public Art Strategy
- Disability Action Plan
- Geelong Play Strategy
- Geelong Community Youth Strategy - GEEYOUNG
- Municipal Emergency Management Plan
- Community Fire Management Plan
- Barwon Regional Drug Action Plan
- Domestic Animal (Dogs and Cats) Management Plan
- Bellarine Peninsula Strategic Plan
- Location-specific Future Provision of Community Infrastructure Plans
- Whittington Works! Strategic Action Plan
- Corio Norlane Structure Plan
- Gaming Policy
- Asset Management Plans

- Recreation reserve master plans that guide the management and future development of reserves

Key partnerships include

- Federal and State Government departments including:
 - Department of Transport, Planning and Local Infrastructure
 - Department of Health
 - Department of Education and Early Childhood Development
 - Department of Human Services
- The community including local community and sporting groups and organisations
- Barwon Health
- Bellarine Community Health
- Barwon Medicare Local
- G21 (Geelong Region Alliance)
- Volunteering Geelong
- Diversitat
- Wathaurong Aboriginal Cooperative
- Watharung Aboriginal Cooperative
- Local media

Challenges

Every day we are faced with challenges, both global and regional. These challenges impact on our decision making in the immediate and long term. It is important we remain flexible so we can respond to the changing needs of our community as well as making the most of the opportunities that arise.

Some of the challenges facing us in the pursuit of a healthy, connected and strong community include:

- The impact of population growth on existing infrastructure and service levels.
- An increase in the demand for council services due to the shift in demographics; namely the ageing population and the increasing birth rate.
- Increased demand on existing health care systems (facilities, equipment and health care professionals).
- Growing need for education and program provision to combat chronic health issues facing the community.
- The emergence of food security issues.
- Increasing risk of social isolation as social bonds are weakened and people become more disconnected from others.
- Making programs accessible to the community - affordable, relevant, timely and reachable.
- Meeting the needs of increased cultural diversity within the community.
- Taking advantage of the opportunities that will arise out of the marginal nature of the major political seats in the region.
- Seeking funding for infrastructure and environmental improvements in under resourced areas within the community so as to maintain equality throughout the municipality.
- Continuing to meet the implementation requirements associated with the Federal Government's early childhood reform, including the National Quality Framework. This will require increased staffing levels and additional kindergarten programs in Council's long day care centres.

Priority: Healthy lifestyles

We will encourage healthy lifestyle choices by:

- Facilitating and promoting physical activity.
- Facilitating and promoting healthy eating.
- Investing in prevention and improved health across all communities in Greater Geelong.
- Working collaboratively with agencies to promote and bring about system level changes aimed at improving wellbeing and lifestyle choices.

Progress indicators:

Type of indicator	Indicator	Target
D	Growth in visitor numbers to Council owned leisure centres (casual and membership visits)	3% per annum
D	Number of long day care centres at Recognition Point One in the Victorian Prevention and Health Promotion Achievement Program	40% of long day care centres within the municipality
D	Number of kindergartens at Recognition Point One in the Victorian Prevention and Health Promotion Achievement Program	40% of kindergartens within the municipality
D	Number of primary schools at Recognition Point One in the Victorian Prevention and Health Promotion Achievement Program	30% of primary schools within the municipality
D	Number of large (200 or more staff) businesses at Recognition Point One in the Victorian Prevention and Health Promotion Achievement Program	30% of large business in the municipality
D	Number of participants in the Geelong Seniors Festival	Equal to or greater than the previous year
I	Percentage of children who attend 3.5 year old Maternal Child Health consultation	Meet or exceed Victorian average
I	Visit to green space more than once a week (Vic Health Survey)	Meet or exceed Victorian average
I	Sedentary behaviour (sitting for seven or more hours a day) (Vic Health Survey)	Meet or exceed Victorian average
M	Percentage of infants breast fed at six months of age	Meet or exceed Victorian average
M	Percentage of infants breast fed at 12 months of age	Meet or exceed Victorian average

Annual City Plan Actions 2014-2015:	2014-2015 Gross Expenditure \$
Learn to Swim program	1,717,266
School swim program	228,698
Stronger Families / Family Coaching program	104,281
Corio-Norlane Best Start project	105,203
Healthy Together Geelong - Early Years	616,135
Healthy Together Geelong - Workplaces	561,531
Coordination of the City of Greater Geelong Municipal Public Health and Wellbeing Plan implementation	Funded as part of the recurrent budget
Development of a Food Policy to secure long term food production options	Funded as part of the recurrent budget
Implementation of the Physical Activity Strategy	Funded as part of the recurrent budget
Promote breastfeeding through additional consultations and referrals to other agencies	Funded as part of the recurrent budget
Promote kindergarten enrolments through public media releases	Funded as part of the

	recurrent budget
Provide Maternal Child Health nurses with professional development opportunities on lactation	Funded as part of the recurrent budget

Priority: Healthy environments

We will provide safe and vibrant physical environments and infrastructure to support healthy living and connected communities. This includes:

- Well maintained public spaces and related infrastructure
- Cycling and walking paths
- Safe, hazard and nuisance free environments
- Maintaining preparedness and responsiveness to emergencies
- Facilities to meet a range of community programs and activities.

Progress indicators:

Type of indicator	Indicator	Target
D	Community satisfaction rating for overall performance in the enforcement of local laws (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating for overall performance with local footpaths (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating for overall performance with recreational facilities (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating with the appearance of public areas (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Kilometres of off-road paths (bicycle and walking) established by CoGG	Increase
D	Food safety compliance; assessment compliance rates	100%
I	Number of bicycle riders counted on 'Super Sunday' (held annually in November)	Increase
I	Perceptions of safety – walking alone during the day (Vic Health survey)	Meet or exceed Victorian average
I	Perceptions of safety – walking alone during the night (Vic Health survey)	Meet or exceed Victorian average
I	Resolution rates for neighbourhood amenity and Local Law requests	100%
I	Dog attack rates per 100,000 population	Decrease

Annual City Plan Actions 2014-2015		2014-2015 Gross Expenditure \$
Priority: Healthy environments		
Recreation reserves upgrades		6,091,922
Austin Park, Lara redevelopment		
Barwon Heads Village Park soccer pitch upgrade		
Capital renewal of civil assets in parks across the municipality		
Evan Reserve asbestos remediation		
Shell Road Reserve Master Plan implementation		

St Albans Football and Netball Club scoreboard relocation	
West Oval stadium lighting	
Annual City Plan Actions 2014-2015 (continued)	
	2014-2015 Gross Expenditure \$
Footpaths Construction of footpath in Montpelliar Drive (East side) between Culzean Crescent and Lambhill Crescent, Highton Construction of footpath in Roslyn Road (south side) between Thornhill Road and Remony Ave, Highton. Footpath renewal program	3,565,000
Bike paths and facilities Bellarine Rail Trail chicane/vehicle access point remedial works Bellarine Rail Trail pedestrian lights (Jetty Road) Bicycle infrastructure program Geelong Criterium Circuit - Regional cycling pavilion construction Greater Geelong Cycle Strategy implementation	1,885,000
Swim Sport and Leisure Centre Upgrades Bellarine Aquatic and Sports Centre filter upgrade Concrete core replacement program Geelong Arena cyclical and programmed maintenance Kardinia Pool underground infrastructure upgrade and leak prevention Leisurelink Aquatic and Recreation Centre - aquatic area air handling Leisurelink Aquatic and Recreation Centre gymnasium extension construction Leisurelink Aquatic and Recreation Centre main pool headwall replacement Splashdown aquatic play park plan and construction Splashdown main pool tiling Waterworld gymnasium roof replacement Waterworld outdoor pools boiler replacement	1,728,000
Recreation Facility Upgrades Belmont Bowls Club solar panel contribution Corio Cricket Club disbursement Elcho Golf Course Fairway Replacement Program - Year 1 Geelong Amateurs Football Netball Club and Newtown Chilwell Cricket Club change room renovation Geelong Soccer Club facilities upgrade - concept planning Landy Field storage facility Leopold Football and Netball Club clubroom upgrade Mt Duneed Pony Club - enclosed riding arena construction Regional Paddle Sports Pavilion Redevelopment Stead Park beginner level BMX track development Thomson Reserve tennis court sports lighting Waurin Ponds Skate Park ramp replacement	1,245,000
Playgrounds Barwon Heads Village Park playground upgrade Playground development program	775,000
Parks and reserves maintenance	7,644,181
Renewal work on Council owned buildings	1,000,000
Toilet block renewal and replacement program	250,000

Clifton Springs fishing pier construction	150,000
Dog control signage upgrades	40,000
Annual City Plan Actions 2014-2015 (continued)	
	2014-2015 Gross Expenditure \$
School Crossing Supervisor - LED light batterns	40,000
Jetty Road community precinct concept plan development	20,000
Conduct community dog/cat micro-chipping and registration/pet ownership road shows and forums	Funded through recurrent budget
Continue to conduct investigations of barking dogs and nuisance animals	Funded through recurrent budget
Implement Municipal Emergency Management Plan	Funded through recurrent budget
Implement Municipal Fire Prevention Plan	Funded through recurrent budget
Implement year two actions of the Domestic Animal Management Plan	Funded through recurrent budget
Monitor, assess and register all food premises based on compliance	Funded through recurrent budget
Respond, resolve or refer for resolution all neighbourhood amenity and local law requests	Funded through recurrent budget
Safer Greener Geelong – planting up of three roundabouts	Funded through recurrent budget

Priority: Connected, creative and strong communities

We will facilitate programs and events that encourage increased participation in community life by:

- Encouraging and promoting diversity and equity of access for all sectors of the community.
- Supporting an inclusive local community culture, where people interact and provide mutual support.
- Investing in community regeneration and rebuilding in under resourced communities.
- Promoting and providing opportunities for education and lifelong learning.
- Building upon existing capacities in local communities.
- Bringing the community together through sports, recreation, arts, culture and heritage.

Progress indicators:

Type of indicator	Indicator	Target
D	Percentage of residents who participated in citizen engagement in the last year (Vic Health survey)	Meet or exceed Victorian average
D	Community satisfaction rating with overall performance of family support services (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
I	Percentage of children enrolled in kindergarten	Greater than 95% of children enrolled in an Early Childhood Education program in the year before full time schooling
I	Number of annual library visits (physical) per capita	Meet or exceed Victorian average
I	Proportion of resident library memberships	3% increase per annum
I	Greater access to library e-collections	5% increase per annum
I	Community acceptance of diverse cultures (Vic Health survey)	Meet or exceed Victorian average
I	Percentage of residents involved in volunteering (Vic Health survey)	Meet or exceed Victorian average
I	Community satisfaction rating with overall performance of elderly support services (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Community Hubs Barwon Heads Early Learning Centre construction Bellevue Highton Family Hub concept development Grovedale Children's and Community Centre construction Jetty Road –Regional Community and Learning Hub construction Jetty Road– Children's and Community Hub planning and design Leopold Community Hub stage 1 construction Leopold Community Hub stage 2 concept design Windsor Park Early Learning Centre construction	12,567,000
Geelong Library and Heritage Centre Geelong Library and Heritage Centre collection stock purchase Geelong Regional Library contribution	8,944,265

Annual City Plan Actions 2014-2015 (continued)	2014-2015 Gross Expenditure \$
Armstrong Creek Armstrong Creek East - Neighbourhood Activity Centre pavilion construction Armstrong Creek Health and Wellbeing Centre construction Armstrong Creek West - Neighbourhood Activity Centre design	7,350,000
Neighbourhood Houses Grovedale Neighbourhood House upgrade Neighbourhood Houses support Ocean Grove Neighbourhood House upgrade	1,309,193
Youth activities, programs and events including Skaart Festival, Lara Youth Festival, skate program, Spud Fest, National Youth Week, Courthouse Youth Arts, SSAGQ youth suicide prevention initiative, Geelong Adolescent Sexuality Project (GASP), L2P Learner Driver program, Engage it up, Youth activity services and centres, Youth action teams, Switch quarterly magazine, multicultural youth development, YAMS, Youthcan Van	1,217,490
Children's Services Upgrades Acquisition and replacement of resources and equipment at City Learning and Care Centres Children services facilities upgrades Fyans Park Kindergarten extension	885,000
Community Facility Upgrades Ceres Temperance Hall remedial and renewal works Community halls upgrade program Disability access program Portarlington Senior Citizens Centre upgrade	784,000
Whittington Community Building and renewal Bellarine Living and Learning Centre expansion Linking The Link pedestrian and active transport improvements Whittington community building and engagement Whittington Flamefest 2014	425,500
Arts, Culture and Heritage Barwon Heads Community Arts Hub feasibility study Community arts sponsorship Festival and Community Arts program Geelong After Dark - city centre night festival Lara Performing Arts Centre stage 2 development M~M 24 Hour Extreme Arts Walk	345,000
School Holiday Program	489,186
Councillor Community Grants Program	240,000
Linking Learning Program - Eastern Suburbs	160,000
Rosewall/Connections Park land acquisition	150,000
Supported playgroups and parent groups initiative	112,633
Indigenous kindergarten assistance	39,068
Implementation of Women in Community Life project	33,863
Children's Week activity program	30,026
Implementation of Aboriginal Action Plan	30,000
Geelong Seniors Festival	24,000
Implementation of the Multicultural Action Plan 2014-2015 priorities	Funded through recurrent budget

Ongoing Community Wellbeing services and activities for the community:

- Child care at seven City Learning and Care centres, management of the family day care service and the operation of stand alone council-run kindergartens at Rosewall and Whittington.
- School holiday programs at five locations across the municipality.
- The Regional Parenting Service, which provides parenting information and support.
- Provision of maternal and child health services through 22 centres with additional specialist support services provided into the home as required.
- Immunisation provided from six venues across the municipality.
- Programs, services, events, facilities and activities that support, engage and promote young people in our community.
- Aged and disability services including respite, personal and general care programs, both in-home and within the community.
- Provision of senior citizens activities and services including meals on wheels (through the Regional Kitchen Project) and home maintenance.
- Promotion of an age friendly and inclusive community for older adults.
- Community development and community building and renewal activities.
- Volunteer management.
- Coordination and sponsorship of community events and festivals.
- Support of local sporting and community groups.
- Provision of sport, recreation and leisure facilities to promote physical health and wellbeing.
- Management of indoor and outdoor aquatic and leisure centres including Waterworld, Splashdown, Leisurelink, Bellarine Aquatic and Sports Centre, Kardinia Aquatic Centre and Lara Pool.
- Management of sports centres and stadiums including Geelong Arena, Simonds Stadium/Sports House, Barwon Valley Activity Centre, Geelong Baseball Centre and Leisuretime Centre.
- Management and operation of golf courses – Balyang Par 3, Elcho Park and Queens Park.
- Provision and maintenance of parks and playgrounds including Geelong Botanical Gardens.
- Provision and maintenance of sporting grounds and public reserves. This includes turf management, management and allocation of government sporting grants, managing water restrictions, and upgrade of facilities such as clubrooms and lighting.
- Support, guidance and assistance to local sporting and social clubs and associations.
- Construction and maintenance of safe walking and bicycle paths.
- Support to the Geelong Regional Library Corporation, including the maintenance and redevelopment of the 11 library buildings in the municipality.
- Provision of 11 community halls and 11 community buses located across the municipality for community group use at a subsidised rate.
- Maintaining a safe community including the operation of Central Geelong safety cameras, street lighting, promoting and participating in activities to improve Central Geelong safety and initiatives relating to prevention of violence against women.
- The administration of the General Local Law aimed at promoting a safe and hazard free environment and to prevent and suppress nuisances which affect the quality of life. This is done through a combination of approaches including education, advisory, regulation and enforcement.
- Enhance environmental health outcomes for the community by delivering a range of services including food and health premises assessments, environmental nuisance prevention (including noise), mosquito and pest control, infectious disease investigations, tobacco control and waste water management.
- Pet and animal management including registrations, nuisance, stray or wandering animals, incident investigations and impounded animals.
- Ensure child safety by providing supervision at nominated school crossings.
- Coordination of emergency responses during major emergencies, such as bush fires or flooding.

How you can contribute to achieving our Community Wellbeing priorities:

- Get active – take advantage of one of our 900 areas of open space, or one of our 281 playgrounds.
- Eat five serves of vegetables and two serves of fruit daily.
- Try and complete 30 minutes of moderate physical activity on most days.
- Have a health check and take action if required.
- Leave the car at home and walk or ride to work.
- If you want to quit smoking call the Quitline.
- Broaden your knowledge and skills by taking part in a local education or training course.
- Get involved in a community project.
- Become a volunteer.
- Visit your local Maternal Child Health Centre.
- Make the most of our dedicated walking and bike trails.
- Visit your local aquatic, leisure and sports centre.
- Become an active neighbourhood watch participant.
- Join a local sporting club or community group.
- Visit your local library.
- Be an active member of your community and have your say.
- Involve your children in playgroup or kindergarten activities.
- Walk your children to school, or start a 'walking school bus'.

Growing our Economy

Securing Geelong's economic future

The City of Greater Geelong has a labour force of just over 101,000 with 72.5 per cent employed in the following sectors: health care and social assistance, retail trade, manufacturing, education and training, accommodation and food services, construction and public administration, and safety. Non-domestic building activity continues to increase spurred by significant investment in public buildings, health, industrial and residential projects. Trade through Geelong Port increased by just over 11 per cent in 2011-2012. Tourism is a strong economic driver with the region continuing to attract an increasing number of visitors.

We are emerging as a leader in several dynamic industries such as knowledge, innovation and research, advanced manufacturing, health, tourism, events, food and horticulture. It is important that we continue to take advantage and attract businesses in these growth sectors.

A strong and developing community in Geelong needs to be underpinned by a strong, diverse and growing economy. Council's commitment to this for the next four years will see the establishment of Enterprise Geelong - a fresh, innovative and focused approach to our region's economic development.

Enterprise Geelong will become the centrepiece of our efforts to drive a much harder, more targeted and commercially orientated approach to achieve sustainable employment and economic growth. It will show that Geelong is a 'can do city' and that we are a 'can do council', building confidence that Geelong is a great place to do business – both for those already here and those we seek to attract.

Enterprise Geelong will recognise the value of partnerships in promoting investment opportunities and in securing state and federal funding for major regional projects. It will also build on existing alliances in the interests of the region.

The next four years will see ongoing services, new initiatives and system changes to address the following five important priorities:

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

Strategies and master plans

Below is a selection of the key strategies, master plans and initiatives that will assist in delivering Growing Our Economy priorities:

- G21 Economic Development Strategy
- Enterprise Geelong Strategy (under development)
- Municipal Strategic Statement
- Armstrong Creek Urban Growth Plan
- Future Proofing Geelong / Low Carbon Growth Plan
- Geelong Ring Road Employment Precinct Framework Plan
- Geelong Cultural Precinct Master Plan
- BioGeelong Growth Strategy
- Geelong Port Structure Plan
- Central Geelong Waterfront Master Plan
- Central Geelong Structure Plan
- Geelong Major Events Strategy
- Tourism Greater Geelong and The Bellarine Strategic Plan
- City of Greater Geelong Events Strategy

Key partnerships include

- The community
- Federal and State Government departments
- Tourism Victoria
- Arts Victoria
- Regional Development Australia / Regional Development Victoria
- Urban Development Institute of Australia
- Department of Business and Industry
- Committee for Geelong
- Chamber of Commerce
- Victorian Employers' Chamber of Commerce and Industry (VECCI)
- Geelong Manufacturing Council
- Central Geelong Marketing
- Mainstreet Australia
- Geelong Port Authority
- G21 – Geelong Region Alliance
- Vic Roads
- Victorian Major Events Company
- BioGeelong
- Information Communications Technology Geelong
- Food Co-products Cluster
- Barwon Health
- Barwon Water
- The Gordon
- Deakin University
- Tourism associations
- Traders associations
- Event owners and operators
- Victorian Tourism Industry Council
- Victorian Events Industry Council

Challenges

Every day we are faced with challenges, both global and regional. These challenges impact on our decision making in the immediate and long term. It is important we remain flexible so we can respond to the changing needs of our community as well as making the most of the opportunities that arise.

Some of the challenges facing us in the pursuit of growing our economy include:

- Ford and Alcoa's impending closures.
- Gaining government funding for key infrastructure projects.
- Addressing skills shortages.
- Taking advantage of the opportunities that the biotechnology industry will provide our region into the future.
- Diversification of our economy recognising the significant contribution made by our changing manufacturing sector.
- Taking advantage of the opportunities that will arise out of the marginal nature of the major state and federal seats in the region.
- Seeking investment opportunities that will be provided by the Armstrong Creek and Geelong Ring Road Employment Precinct developments.
- Identifying ideas and opportunities that will provide the momentum for the next 15 years of growth in Central Geelong.
- Impact of carbon pricing on local industry, communities and individuals is still unknown. Local businesses may need support to ensure they remain competitive.
- New economic opportunities through transition to low carbon economy through development of new clean technologies, research and development, manufacturing and new product and service offerings.
- Decline in workforce participation as the workforce ages.
- The increasing impact and cost of meeting regulation and compliance may be inhibiting to innovation.

Priority: Support existing businesses and encourage new and emerging growth sectors

We recognise that traditional industries will continue to be key economic and employment drivers in our city. At the same time, it is critical to focus on new and emerging growth sectors that will underpin our city's prosperity. We will:

- Support existing businesses and explore strategic opportunities.
- Facilitate strategies and activities to attract new business investment and generate employment growth.
- Support and encourage new and emerging low carbon industries and sectors.
- Promote Geelong as a great place for business and investment, nationally and internationally.
- Promote the advantages of Geelong's business and lifestyle environment that will encourage the retention and attraction of highly skilled people and businesses.
- Link local businesses with growth opportunities and government funding.

Progress indicators:

Type of indicator	Indicators	Target
D	Business and investment enquiries (including industrial land enquiries, relocation and business development and expansion assistance)	Minimum 80 enquires
D	Business events/workshops/seminars facilitated and supported	Minimum 100 enquires
D	Attendees at City of Greater Geelong facilitated business events	Minimum 1,500 across all events
M	Regional unemployment rate	Below the Victorian average

* The Progress Indicator 'Number of business visits' has been removed from the 2014-2015 update of City Plan as this program is no longer being undertaken.

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Enterprise Geelong Strategy development	100,000
Economic Development Industrial Investment Support	25,000
Online Communications Platform Development - Enterprise Geelong	25,000
Avalon Airshow - Enterprise Geelong business connections opportunity	20,000
Six Ways roundabout redevelopment - Lara	15,000
Marketing skill capability and lifestyle attributes of the Geelong Region	Funded through recurrent budget

Priority: Facilitate major infrastructure and investment to enable economic growth

We will facilitate the provision of appropriate infrastructure to enable economic growth and capitalise on competitive advantages by:

- Advocating on local, state and federal government infrastructure priorities and funding submissions.
- Facilitating the strategic planning and activation of key precincts to maximise their potential for economic success.
- Promoting the economic potential and development opportunity of the region's significant transport infrastructure; Avalon Airport, Port of Geelong, Geelong Ring Road, rail for freight and land for development.
- Working together to remove barriers to investment and project delivery.
- Streamlining regulatory processes wherever possible.
- Proactively targeting and attracting new investment to Geelong and promoting our regions benefits.

Progress indicators:

Type of indicator	Indicators	Target
D	Years supply of zoned residential land available in the Geelong region	10+ years available
M	Value of non domestic building activity	Increase

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Geelong Ring Road Employment Precinct (GREP) Development of 25 McManus Rd, Corio Elcho infrastructure services construction - industrial estate at 162 McManus Road Geelong Ring Road Employment Precinct (GREP) design and implementation	4,000,000
Armstrong Creek Armstrong Creek West - Baanip Boulevard / North South connector intersection Implementation of Armstrong Creek Urban Growth Plan.	1,200,000
Western Beach boat yard environment reclamation	300,000
Portarlinton Safe Harbour Strategic Plan	150,000
Lara Town Centre expansion project	100,000
Managing future growth - Lovely Banks and Batesford South growth investigation	100,000
Municipal Strategic Statement review 2014	80,000
Bellarine Structure Plans review - St Leonards Structure Plan review finalisation, Portarlinton and Ocean Grove Structure Plan reviews to commence	60,000

Priority: A prosperous and innovative Geelong

Geelong will be recognised as a prosperous and innovative city with an economy that is strong, diverse and resilient. Our competitive advantages will deliver technological initiatives, high employment and prosperity. We will be a leader in technology and use resources effectively to generate a competitive position in key export markets. We will:

- Encourage the regions labour force to continually upskill ensuring that we have the necessary capabilities to support our economic growth
- Grow and promote business sectors that offer high-skilled employment
- Advocate for and support innovative and new technological initiatives
- Foster investment in diversification of skills and industries
- Advocate for Geelong to be the centre of excellence for research projects, new technologies and emerging industry sectors

Progress indicators:

Type of indicator	Indicators	Target
D	Employers assisted with Skilled Migration Support Services	Minimum 25
M	Number of student enrolments at Deakin University (Waurin Ponds and Waterfront campuses)	Monitor
M	Number of student enrolments at The Gordon (TAFE)	Monitor

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Implementation of the Whittington Works project	135,000
Skilled migration program	132,390
BioGeelong cluster development	100,000
Geelong Centre for Emerging Infectious Disease (GCEID) –City of Greater Geelong Contribution	100,000
Knowledge economy facilitation project	50,000

Priority: A successful and vibrant city centre

The vision for Central Geelong is for greater mixed use where traditional retail is supplemented by arts, culture, residential, entertainment, education, medical and business to create an active and vibrant city centre. We will:

- Develop an overall master plan for Central Geelong which will include the ideas from Vision 2.
- Promote inner-city living and encourage developers to invest in Central Geelong and generate innovative solutions for sustainable city living.
- Develop and foster a vibrant 24-hour cultural city that is welcoming, friendly and safe, and that attracts and generates a robust cultural life for all ages.
- Support existing Central Geelong businesses and attract new businesses to the precinct.
- Support Deakin University in promoting Geelong as a 'university city'.
- Support the continued implementation of the Geelong Cultural Precinct Master Plan.
- Investigate transport network improvements enabling a cleaner, more user-friendly environment where active transport options are encouraged.

Progress indicators:

Type of indicator	Indicators	Target
D	Central Geelong presentation – cleanliness index	Equal or greater than previous result
D	Number of organised programs, activities and events in public spaces in Central Geelong	700 or greater by 2017
I	Overall visitor satisfaction with Central Geelong	Equal or greater than previous year
I	Number of residents living in Central Geelong	2,200 or greater by 2017
I	Number of visitors to Central Geelong	23 million per annum or greater by 2017
I	Perceptions of safety in Central Geelong (Day and night)	75% satisfactory or better - day 70% satisfactory or better -night
M	Number of people employed in Central Geelong businesses	23,000 or greater by 2017
M	Number of businesses in Central Geelong	1,600 or greater by 2017

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Central Geelong Action Plan (CGAP) CGAP - Investment, facilitation and attraction CGAP - Monitoring Data Central Geelong Advancement Fund - matching fund Central Geelong building advisory service Central Geelong Design Assessment Panel Central Geelong lighting strategy implementation Central Geelong Major Heritage Fund Central Geelong Task Force Team City heart investigation City loop bus - park and ride service City loop bus feasibility and expansion of park and ride service Detailed plantings in Central Geelong Improve pedestrian connections to Deakin University and The Gordon	6,668,000

Annual City Plan Actions 2014-2015 (continued)	2014-2015 Gross Expenditure \$
Central Geelong Action Plan (continued) Myers Street unifying streetscape works Postcode 3220 Strategy Public Realm Strategy Transport Network Operating Plan Visible Voices installation Weight restriction for heavy vehicles in Central Geelong	
Geelong Library and Heritage Centre Geelong Library and Heritage Centre construction Geelong Library and Heritage Centre car park construction	20,110,000
Geelong Central City Management programs and activities	805,900
Central Geelong Park and Ride shuttle service	190,057
Central Geelong Night Bus Service	111,200

Priority: Greater Geelong is a leading city for tourism, arts, culture and events

We will build on our past success and continue the tradition of attracting major events and supporting local festivals with diverse art and cultural activities. Whether for business or leisure, our region is a preferred destination for local, national and international visitors.

We will:

- Promote the unique strengths our region has to offer such as our natural assets, world class sporting facilities and a great lifestyle.
- Build on the opportunities that being Victoria's second largest city offers and our proximity to Victoria's capital.
- Support creative endeavour and investigate the potential for unique arts and cultural opportunities.
- Support local festivals and events and provide opportunities for participation in the arts for all ages.
- Advocate on behalf of the community for major event, tourism and cultural opportunities.

Progress indicators:

Type of indicator	Indicators	Target
D	Geelong Major Events – economic benefit to the municipality	Return on investment = 30:1
D	Community satisfaction rating with overall performance of arts centres and libraries (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating with overall performance of community and cultural activities (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating with overall performance of business, community development and tourism (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	I Cultural facility visitation (National Wool Museum, Potato Shed, Geelong Gallery, Courthouse Arts, Central Library and Heritage Centre)	National Wool Museum - 3% per annum Potato Shed - maintain (at capacity) Geelong Gallery - 3% per annum Courthouse Arts - 15% per annum increase in attraction and retention of young people as participants and audience Geelong Library and Heritage Centre - annual targets due to construction of new facility
I	Number of domestic overnight visitors (National Visitor Survey)	Exceed the average annual growth for overnight visitors to Regional Victoria
I	Number of international overnight visitors (International Visitor Survey)	Exceed the average annual growth for overnight visitors to Regional Victoria

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Light and decorate Geelong	2,000,000
Geelong Art Gallery contribution	1,070,000
Geelong Major Events Funding	930,000
Australian International Airshow 2014-2015	460,000
Conference Marketing & Delegate Boosting programs	385,793
Provide for tourist information and administrative support centres within the Geelong region	369,770
Walter Conservatory repairs - Geelong Botanic Gardens	260,000
Community and Visitor Information Centre - Portarlington Rotunda	35,000
Geelong Botanic Gardens interpretive signage and plant labelling	35,000

Ongoing Growing Our Economy services and activities for the community:

- Industry and business support including promoting and supporting increased economic activity, employment opportunities and investment.
- Attracting, supporting, funding and hosting of major and community events.
- Promotion and management of Central Geelong and Waterfront, and operation of the Carousel.
- Promoting the Geelong region as a business and leisure tourism destination including operation of the Visitor Information Centres.
- Urban revitalisation of Central Geelong and townships.
- Management of venues such as Simonds Stadium and Geelong Arena which host national and international sporting and entertainment events.
- Planning scheme amendments to rezone land, and facilitate sustainable development of retail centres and industrial land developments.
- The management and coordination of major planning developments such as Armstrong Creek, to ensure continued sustainable economic growth in the region.
- Attracting and supporting the investment of innovation, knowledge and research industries within the region.
- Maintenance and data updates of the City of Greater Geelong Community Profile and Forecast website, which can be accessed by community groups, investors, business, students and the general public.
- Support to arts and cultural services, programs, festivals and events, including the disbursement of the Community Arts and Community Festival grants.
- Production of the Arts Directory, Arts Bulletin and the Central Geelong Arts and Culture Walking Trail booklet.
- Operation of arts and cultural facilities such as the National Wool Museum, Geelong Heritage Centre and the Potato Shed.

How you can contribute to achieving Growing Our Economy priorities:

- Boost our economy by shopping locally.
- Support your city traders and service providers.
- Support small business operators.
- Use local service providers.
- Be welcoming to visitors and tourists.
- Take your visiting friends and relatives to all the great local attractions, events and businesses.
- Take on an apprentice and help build Geelong's future skills base.
- Hold your business conferences and events within the municipality.
- Broaden your skill base and knowledge by undertaking further education and training opportunities.

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.

The City of Greater Geelong is fortunate to have a natural environment rich in diversity, including rare and unique flora and fauna, major waterways, large coastal areas and complex freshwater and marine wetlands.

One of Geelong's greatest challenges is for Council, business and the community to ensure that the quality of our environment is protected and enhanced for future generations. The protection of our environment in its widest application is central to our ongoing habitation and that of other species. Sound environmental management for both the natural and built form must remain at the heart of our decision making and actions.

Council will ensure that all decisions we make, big or small, take the sustainability of our environment into account. We will do this by minimising our impacts, being efficient in our use of resources and advocating for and being a leader in environmental management within the community.

It is up to all of us to create an environment in which we not only want to live, but also want to leave to our future generations.

The next four years will see ongoing services and new initiatives address the following four important priorities:

- Enhance and protect natural areas and ecosystem health.
- Support our community to live sustainably.
- Advocate for and promote sustainable design and development.
- Minimise our environmental footprint.

Strategies and master plans

Below is a selection of the key strategies, master plans and initiatives that will assist in delivering Sustainable Built and Natural Environment priorities:

- Climate Change Adaptation Strategy
- Future Proofing Geelong / Low Carbon Growth Plan
- Environment Management Strategy
- Greenhouse Reduction Strategy and Local Action Plan
- Biodiversity Management Strategy
- Sustainable Water Use Plan
- Water Futures Strategy
- Domestic Waste Water Strategy
- Barwon Region Waste Management Plan
- Municipal Strategic Statement
- G21 Regional Growth Plan
- G21 Public Transport Strategy
- Housing Diversity Strategy
- Township Structure Plans
- Armstrong Creek Urban Growth Plan
- Storm Water Quality Management Plan (including Healthy Waterways)
- Rural Land Use Strategy
- Greater Geelong Cycling Strategy
- Road Management Plan
- Geelong Wetlands Strategy
- Eastern Park and Geelong Botanic Gardens Strategic Plan
- Various conservation and environment reserve management plans
- Geelong Saleyards Conservation Management Plan
- Street Tree Policy
- Municipal Emergency Management Plan
- Sustainable Communities – Infrastructure Development Guidelines
- Various drainage and flood management strategies and plans

Key partnerships include

- The community
- Environmental interest groups
- Transport companies
- Suppliers
- Developers
- Federal and State Government departments
- Industry groups
- Barwon Region Waste Management Group
- G21 – Geelong Region Alliance

Challenges

Everyday we are faced with challenges, both global and regional. These challenges impact on our decision making in the immediate and long term. It is important we remain flexible so we can respond to the changing needs of our community as well as making the most of the opportunities that arise.

Some of the challenges facing us in the pursuit of a sustainable built and natural environment include:

- The need to implement plans to protect biodiversity, arrest erosion and halt the intrusion of animal and plant pests, coastal erosion, inundation and intrusion of saltwater into estuarine areas.
- The perception that addressing environmental issues is less important than growing the economy - which may result in a push for cheaper developments and decreasing building and environmental standards.
- Being prepared to respond to government funding programs that benefit our environment.
- Major industries lobbying to get the most out of existing infrastructure rather than seeking to become greener.
- Climate change impacts on services and infrastructure projects.
- Continued reduction in our carbon footprint. Carbon pricing will hopefully encourage more efficient energy use, resulting in a positive effect on the natural environment.
- With the increase in the EPA levy, the City will need to promote alternative means of disposing of unwanted items, such as recycling and other waste initiatives. Increased dumping of waste in areas such as parklands and waterways could also result from the rise in the EPA levy.
- Extreme weather conditions and the impact on council facilities and the community.
- Implementing affordable and sustainable building practices resulting in reduced demand on natural resources and a decrease in greenhouse gas emissions.
- Competing needs for land within Geelong due to population change.
- Competition for water resources between the environment and domestic, agricultural and industrial users.
- Competing demands for land use (infrastructure vs. productive agricultural land).
- Absence of adequate public transport networks and services resulting in higher car dependency, and associated traffic and parking implications.

Priority: Enhance and protect natural areas and ecosystem health

We have a natural environment rich in diversity. Protecting our native plants and animal habitats, limiting pollution, greening the city and using our natural resources wisely is important and demonstrates our commitment to sound environmental management.

We will continue to enhance our natural areas by:

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

Progress Indicators:

Type of indicator	Indicators	Target
D	Number of state and nationally significant reserves actively managed through a strategic management plan	3 Strategic Management Plans developed per annum
D	Percentage of council owned conservation reserves permanently protected by fencing, planning controls and/or conservation agreement	Increase
D	Kilometres and area of noxious weeds controlled on Council reserves and roadsides	300 kilometres of roadside and 500 hectares of reserves per annum
D	Net gain in vegetation - grasses, shrubs and trees planted by Council	Minimum 20,000 plantings per annum
D	Net increase in street trees	Increase of 400 per annum
M	Number of wetlands assessed for ecosystem health including blue green algae	20 wetlands per annum

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
<i>Water programs</i>	461,000
Geelong Healthy Waterways program	
Stormwater Quality Management Plan implementation	
Water Quality programs	
Council environmental reserves maintenance and improvement works	882,293
Geelong / Queenscliffe coastal adaptation planning program	560,000
Tree planting, establishment and aftercare	400,000
Barwon River infrastructure project implementation (Mt Brandon Landscape Plan)	206,000
Coastal and conservation reserves and infrastructure maintenance	178,000
Clifton Springs Dell	114,366
Barwon River trail realignment at Queens Park	109,000
Clifton Springs coastal erosion mitigation works	100,000
The Dell Access Path, Stage 2	60,000
Friends of Buckley Falls contribution	30,000
Ramblers Road Foreshore Management Plan review	25,000

Priority: Support our community to live sustainably

We will provide leadership and guidance to maximise environmental sustainability outcomes, reduce greenhouse gas emissions and support progress towards a carbon-neutral city. We will:

- Continue to implement the Climate Change Adaptation Strategy.
- Investigate and facilitate renewable energy opportunities.
- Lead the way in waste management practices and continue to reduce the amount of waste to landfill.
- Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.
- Work in partnership with residents and communities to educate them on lifestyle choices and practices.
- Encourage buy local and sustainable purchasing behaviours.

Progress indicators:

Type of indicator	Indicators	Target
D	Community satisfaction rating for overall performance in waste management (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating for overall performance in environmental sustainability (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Participation rates in council sponsored sustainable living programs and activities	Participation rates are 75% of capacity
I	Waste minimisation kg/household	Recycling – 350kg
		Green Waste – 340kg
		Garbage – 400kg
I	Number of bicycle riders counted on 'Super Tuesday' (held annually in March)	Increase

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Waste initiatives	350,000
Hard waste initiatives	
Hard waste pick up service for eligible Home and Community Care (HACC) clients	
Waste Hardship Support	
Victorian Adaptation Sustainability grants	583,750
Future Proofing Geelong	300,000
Peninsula Park & Ride service	12,000

Priority: Advocate for and promote sustainable design and development

We will ensure we meet environmentally sustainable development standards in an effort to reduce the region's carbon footprint and encourage the same throughout the community by:

- Ensuring strategies, planning processes and urban design reflects community desires to be living in sustainable places.
- Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.
- Maximising investment and opportunities for green corridors, green belts and parks.

Progress indicators:

Type of indicator	Indicators	Target
D	The existence of programs and activities that promote residential and commercial buildings achieving above mandatory standards	Maintain 2 programs and minimum 2 activities
I	Percentage of new residential and commercial buildings achieving above mandatory standards	Increase

Annual City Plan Actions 2014-2015		2014-2015 Gross Expenditure \$
Implement and promote actions within Councils Sustainable Buildings Policy		Funded through recurrent budget
Promotion and assistance with National Sustainable House Day		Funded through recurrent budget

Priority: Minimise our environmental footprint

We want to make sure that all decisions made by staff and Council have a positive impact on our natural environment. We will:

- Continue to seek methods of reducing energy, water and waste consumption.
- Consider environmental impacts when designing and delivering capital projects and providing services.
- Demonstrate leadership and share and embed our skills and knowledge within the community and surrounding local organisations.

Progress indicators:

Type of indicator	Indicators	Target
D	Council greenhouse gas emissions by sector (waste, fleet, buildings)	Decrease
D	Average fuel use per vehicle in Council's fleet	Decrease
D	Council's potable water consumption	25% reduction in potable water consumption by 2015 and a 30% reduction by 2020
D	Council waste (solid and green) diverted from landfill (kg and percentage)	63% 60,000 tonnes
D	Usage rate for transfer stations/resource recovery centres (transactions per annum)	Drysdale - 31,000 North Geelong - 62,000
D	Landfill pollutant levels for odour, dust, complaints, groundwater and gas leaks	Meets compliance requirements
D	Average electricity usage of top 10 emitting buildings	10% reduction on 2012-2013 usage
D	Percentage of new council buildings that meet our Sustainable Building Policy	90%
D	Number of environmental incidents as defined by council policies and standards	Nil
I	Contamination rates with kerbside collection	7% or lower

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Landfill works	14,597,000
Closed landfills monitoring project - 2014-2015	
Corio landfill rehabilitation	
Drysdale landfill - construction of cell 6	
Drysdale Landfill - Desilting and improvements to eastern dam	
Drysdale Landfill - Leachate management	
Drysdale Landfill Cell 4A - separation bund construction	
Drysdale Quarry - quarry to landfill feasibility	
Geelong Botanic Gardens irrigation upgrade	447,000
Civic Car Park green roof and vertical garden installation	80,000
Leopold Reserve Oval 1 - irrigation system upgrade	60,000
Development of an integrated water cycle management plan	Funded through recurrent budget

Ongoing sustainable built and natural environment services and activities for the community:

- Environmental protection and management programs including:
 - Flora and fauna
 - Biodiversity conservation
 - Weed and vermin control
 - Bush land regeneration
 - Coastal, wetland and conservation reserve protection and management
 - Education and awareness publications and activities
 - Land use plans to provide direction on permissible uses and management of crown and council owned land.
- Commercial and residential garbage, recycling and green waste collection.
- Planning and processing of planning scheme amendments to facilitate sustainable land use and development and ensure sustainable urban design of our natural and built environment.
- Assessment and processing of planning and building applications and permits.
- Management and regeneration of public parks and reserves.
- Design, construction, maintenance and repairs of local roads, footpaths, and storm water drains.
- Provision and maintenance of on and off-road bicycle and walking tracks.
- Advocating for public transport improvements and supporting and promoting its use.
- Park and Ride service and Summer Circuit Bus in Central Geelong.
- Maintaining a healthy built and natural environment through pest control and cleaning of street/public facilities.
- Conservation of historic assets, through heritage studies to identify and document buildings and areas of historical and cultural significance, including management of heritage overlays.
- Free Heritage Advisory Service to assist owners of properties (with a heritage overlay) in making informed decisions about restoration, maintenance, alterations and additions to their buildings.

How you can contribute to achieving our Sustainable Built and Natural Environment priorities:

- 'Go Green' – there are many ways to reduce your carbon footprint and save our region's precious resources.
- Plant indigenous plant species.
- Install water saving devices around your home.
- Recycle – reduce the amount of new materials you use or purchase.
- Reduce unnecessary heating and cooling.
- Buy appliances with the highest energy efficiency.
- Ride your bike to work or car pool with others in your local area.
- Walk your children to school, or start a 'walking school bus'.
- Use public transport, or take advantage of the Park and Ride services.
- Vote with your 'switch' and take part in the annual Earth Hour event in March by switching off non-essential lights and electrical appliances for one hour to raise awareness for the need to take action on climate change.
- Plant a tree.
- Choose low toxic and biodegradable cleaning products.
- Consider environmental standards when building or renovating.
- Take part in annual 'Clean Up Australia Day' activities.

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.

Like many organisations we face daily challenges. An ongoing challenge is continuing to provide services to meet the requirements of a growing population with diverse needs.

In meeting this we must ensure our governance and financial management is responsible, accountable and transparent. We must ensure a working environment that is safe and healthy and encourages learning and development opportunities for our staff.

Engaging our community on a regular basis is important as it not only serves as a way for us to inform, but for the community to provide valuable feedback, ultimately creating strong relationships.

In order to achieve our City Plan priorities it is paramount that we build strong partnerships across all levels of government, as well as with business and community groups. We will take a lead role in advocating to influence government policy and resource allocation, and to ensure the best outcomes for our region in areas such as education and employment opportunities, environment, health services, and public transport.

Over the life of this current City Plan (2013-2017) we will deliver ongoing services and new initiatives across the following five important priorities:

- Lead by advocating and collaborating on issues important to the Greater Geelong community.
- Efficient and customer focused organisation.
- Responsible and sustainable financial management.
- Informed and engaged community.
- Motivated and skilled staff in a safe work environment.

Strategies and master plans

- Asset Management Strategy and associated plans
- Corporate Document Management Strategy
- Human Resource Management Strategy
- Information Management Strategy
- Marketing Management Strategy
- Occupational Health and Safety Management Strategy
- Rating Strategy
- Risk Management Strategy
- Customer Service Strategy
- Community Engagement Action Plan
- Communication strategies

Key partnerships include

- G21 – Geelong Region Alliance
- State and Federal Governments
- Community agencies
- Council employees
- The community
- Business and industry groups
- Special interest groups

Challenges

- Ageing workforce and skills shortages in various services delivered by the City.
- Staff retention and succession planning.
- Prioritising new initiatives with budget constraints.
- Funding the defined benefit superannuation shortfall.
- Maintaining a growing list of ageing infrastructure.
- Keeping abreast of changing occupational health and safety legislation and procedures.
- Rapid developments in Information Technology and Management.
- Communicating to an increasingly diverse community.
- Current political environment and marginal seats in our region.
- Balancing community views and desires with factors such as budget constraints, economic environment, social and environmental impacts.

Priority: Lead by advocating and collaborating on issues important to the Greater Geelong community

The City of Greater Geelong recognises that collaboration with all levels of government is required in order to meet all of our communities needs. By working in partnerships with other levels of government, we are able to access greater resources and coordinate strategic responses to issues as they arise. We will:

- Advocate on the community's interests to State and Federal governments.
- Develop and foster partnerships that offer wellbeing, economic and environmental opportunities for our municipality.
- Work with other governments and organisations for the benefit of the local community, city and region.

Progress indicators:

Type of indicator	Indicator	Target
D	Community satisfaction with Council's advocacy and community representation on key local issues (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
G21 contribution	436,000
Electoral Representation Review	40,000
Continue advocacy to State and Federal Government and private enterprise to progress Council's Funding Priorities	Funded through recurrent budget

Priority: Efficient and customer focused organisation

Our goal is to be a customer-focused organisation that considers the customer's perspective and delivers efficient and effective services to meet the growing needs of our community. This is underpinned by our Customer Service Commitments and Customer Service Strategy. We are committed to:

- A 'can do' culture
- Delivering our services with integrity and simplicity in a convenient way
- Being responsible and timely in responding to the community
- Using technology effectively to improve business functions and deliver benefits to the community
- Providing efficient and value for money services and programs
- Ensuring programs and services meet the current and future needs of the community.

Progress indicators:

Type of indicator	Indicators	Target
D	Percentage of correspondence responded to within 10 working days	80%
D	Average total connect time (seconds)	Equal to or less than previous year
D	Percentage enquiry resolution (resolved at point of contact)	80%
D	Customer Service Index – getting through (60 per cent time to live operator, 40 per cent greeting skills)	Equal to or greater than the previous year
D	Customer Service Index – service delivery (50 per cent manner, 50 per cent enquiry resolution)	Equal to or greater than the previous year
D	Community satisfaction with customer contact (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Percentage of Requests for Service (RFS) completed on time	Greater than 85%
D	Overall community satisfaction with Council performance (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Percentage of building applications processed within timeframe	Greater than 80%
D	Percentage of planning applications (DA) completed within 60 statutory days	Greater than 80%
D	Community satisfaction rating for overall performance in town planning policy and approvals (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating for overall performance with planning and building permits (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Roads - construction and design including local roads, Federal Roads Program and Vic Funded works	11,810,000
Drainage design and construction program	5,654,000
Special rates and charges to carry out roads, footpaths, kerb and channel and drainage works	2,525,000
Kerb and channel renewal program	1,868,000
Parking machine upgrades to comply with EFTPOS/credit card security requirements	1,000,000
Bridge upgrades including major renewal works and Lee's Road bridge replacement	915,000
Traffic management - investigation, design and construction	733,000
PABX / Telephone System replacement	705,000
New parking machine installations	220,000
Mayor and Councillor accommodation improvements	150,000
DataWorks (data management system) upgrade 4.03	70,000
Maternal Child Health IT system update	50,000
Project Server upgrade	50,000
Develop the new Information Services Strategy	Funded through recurrent budget
Implement change control and business transformations around new integration communications system	Funded through recurrent budget

Priority: Responsible and sustainable financial management

We will provide a sound financial basis that supports our strategic priorities and enables us to deliver and maintain infrastructure and services to ensure the sustainability of our region into the future. We will:

- Responsibly manage ratepayers' funds in the delivery of services and programs.
- Maintain a strong financial position and a sustainable debt level.
- Be consistent with our asset management strategies and policies.
- Strive to maintain the condition of our community assets.

Progress Indicators:

Type of indicator	Indicator	Target
D	Liquidity - working capital ratio	Current assets to current liabilities ratio between 1 and 1.5
D	Loan Borrowing relative to self funded revenue	Loan borrowing is less than 60% of self funded revenue
D	Underlying result- Operating surplus as a percentage of total operating revenue	Operating surplus is 1% of total operating revenue
D	Investment gap- percentage of Capital expenditure funded by depreciation	80%

Annual City Plan Actions 2014-2015	2014-2015 Gross Expenditure \$
Completion of the Buildings Asset Management Plan inclusive of community service levels	Funded through recurrent budget
Financial Sustainability Review project actions implementation	Funded through recurrent budget

Priority: Informed and engaged community

Engagement activities will be offered widely and openly to ensure the community has the opportunity to participate in decision making processes and is informed about matters that impact on their lives.

We will do this by:

- Communicating through a variety of mediums to reach our community.
- Engaging with our customers and the broader community to better understand their needs and concerns and provide them with feedback about their input and decisions made.
- Being open and transparent.

Progress Indicators:

Type of indicator	Indicator	Target
D	Community satisfaction with overall performance in community engagement (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Community satisfaction rating for overall performance in informing the community (Annual DPCD Community Satisfaction Survey)	Meet or exceed Victorian Council average
D	Percentage of consultations where feedback is required provided to participants	90%

Annual City Plan Actions 2013-2014	2013-2014 Gross Expenditure \$
General Local Law Review	100,000
Community engagement training to staff who conduct these activities, based on the International Association for Public Participation (IAP2) principles.	Funded through recurrent budget
Corporate banner and billboard program	Funded through recurrent budget
Distribution of Community Update via electronic media six times per year	Funded through recurrent budget
Expand the use and increase the promotion of the MyGeelong personal web space to residents and ratepayers	Funded through recurrent budget
Publication and distribution of annual calendar	Funded through recurrent budget
Publication of City News advertising weekly	Funded through recurrent budget
Social media development of channels and content	Funded through recurrent budget
Undertake internal Plain English campaign	Funded through recurrent budget

Priority: Motivated and skilled staff in a safe work environment

We will encourage our staff to be motivated, well-trained and well-resourced to enable them to make informed decisions and to deliver efficient and effective services that benefit our community. A safe work environment will be provided by maintaining occupational health and safety (OHS) processes which meet and exceed current legislative standards and by regularly providing OHS and broad based training to all our staff. We will:

- Have a highly skilled, effective and adaptable workforce.
- Provide consistent communication to staff and engage them in decision making processes.
- Provide training and development opportunities for continuous improvement and OHS processes.
- Strive to be an employer of choice with staff who possess a can-do attitude.
- Provide effective risk management procedures and maintain a safe work place.
- Promote health and wellbeing programs
- Promote work-life balance opportunities.

Progress indicators:

Type of indicator	Indicator	Target
D	Percentage of operating budget allocated to training and development	Equal to or greater than the previous year
D	Staff absenteeism (percentage of hours paid - excludes Family Leave)	2% or lower
D	Turnover of permanent staff	Equal to or less than the industry average (annual result)
D	Overall staff satisfaction rating	Greater than 3.8 (result out of 5)
D	Lost time injury frequency rate (number of lost time injuries per million hours worked)	17.42 or lower
D	Lost time incident duration	Equal to or less than the industry average (annual result)
D	Employer Claim Cost Rating	Equal to or less than the industry average (annual result)

Annual City Plan Actions 2013-2014	2013-2014 Gross Expenditure \$
Actively seek feedback to continuously improve training and development opportunities for staff within Council	Funded through recurrent budget
Develop best practice and innovative HR functional delivery through Centres of Excellence	Funded through recurrent budget
Improve HR access and service to all employees through HR Service Desk	Funded through recurrent budget
Improve strategic HR support to the organisation through HR Business Partners	Funded through recurrent budget
Ongoing review and communication of CitySafe procedures	Funded through recurrent budget
Provide training and development opportunities to enhance and support potential leaders throughout the organisation	Funded through recurrent budget

Ongoing services and activities that contribute to How We Do business:

- Eight customer service centres provide easy access for all residents, as well as deliver services from numerous locations around the region.
- Human resources including remuneration, training and occupational health and safety.
- Council meetings.
- Council elections.
- Citizenship ceremonies and civic functions.
- Geelong Australia website and its content.
- Provision of online payment services including rates, pet registrations, parking infringements and other council invoices.
- Review of objections to infringement notices.
- Programmed and emergency maintenance and upgrades of the 760 council owned buildings, including sporting facilities, community centres, halls, neighbourhood houses and senior citizens centres.
- Consultations with the community on a broad range projects, services, events and issues.
- Representation on and support for the G21 Geelong Region Alliance to ensure the long term strategic and sustainable development of the region.
- Representation on various committees of management.
- The provision of communications material including City News, media releases, annual calendar, speeches, social media, newsletters, advertising and Community Update.
- Traffic management – safety and access of traffic including roundabouts, traffic islands, speed humps and signage.
- Upgrade and maintenance of street furniture, bus stops, road signs, line-marking, street lighting and trees.
- Parking in all areas within the municipality, including local laws patrols, permits and commercial car park management.

Council Funding Priorities

The City of Greater Geelong is one of the largest and most diverse municipalities in Victoria. It is important we plan and prepare for a Geelong of the future that caters to more residents, more visitors and more diverse commercial activity. To this end the Council has identified a series of priority projects for the municipality. These projects provide essential public infrastructure as well as serving as catalysts for further investment.

The Council Funding Priorities have been identified because of their strategic value to the wider community – they will provide jobs, they will service population growth, and they will deliver important community services. These projects are consistent with what G21 have identified as their priority projects for the region.

The following provides an overview and the key benefits of these projects.

Yarra Street Pier – a Cruise Ship Destination

The Ask: \$30M for the pier reconstruction

Overview

The Yarra Street Pier was a landmark on the Geelong Waterfront for more than 100 years until it was destroyed by fire in 1988. This project proposes to reconstruct the Yarra Street Pier on its original alignment and develop infrastructure for yachting and motor cruisers.

The new Yarra Street Pier will have the capacity to cater for a large increase in cruise ships visiting Geelong. It will improve access to the water, support major events and enhance other recreation, economic and tourism opportunities.

Additional works include refining Fisherman's Basin and expanding the Royal Geelong Yacht Club marina. These works would be delivered as part of the second stage, subject to securing the full \$36.9 million funding.

Benefits

- Greater economic returns for the Geelong region (\$61.9 million) and the State (\$80.1 million) over the first ten years of operation.
- Approximately 522 EFT jobs over the first ten years of operation, and 218 during construction.
- A larger segment of the cruise ship market with up to four cruise ship visits per season from 2015, growing to 25 by 2025.
- A more diverse and vibrant waterfront experience that would lead to increased activity in Central Geelong.
- Potential for up to four naval vessels docking in Geelong per year.
- More significant major events would be attracted to Geelong, building on Geelong's growing reputation as a host city for events.

Geelong Convention and Exhibition Centre

The Ask: \$2.5M for a full feasibility study/business case

Overview

Geelong is an award-winning convention destination but a lack of suitable convention space limits our ability to capitalise on the growing national conference market, currently generating \$17 billion annually.

The proposed Geelong Convention and Exhibition Centre would include a conference venue with the capacity for up to 1,000 plenary delegates. It would provide 3,000m² of exhibition space, banqueting facilities, meeting rooms, a business centre and retail outlets. A four to five-star hotel would complement the Convention Centre and accommodate delegates.

Benefits

- An injection of \$106.6 million annually into the regional economy after construction.
- Creation of 650 direct and indirect jobs during construction and 434 direct and indirect ongoing EFT positions.
- Large flexible space for community use.
- Opportunity for an architectural landmark for Central Geelong and the waterfront.

Revitalising Central Geelong

The Ask: \$10M to kick start key short-term projects within the Action Plan

Overview

Central Geelong is the region's primary centre of retail and commerce, arts, culture and entertainment, education, health and institutional activity.

Like many cities of its size, Central Geelong is experiencing challenges as it transitions from a traditional CBD function to a more diverse economic, social, residential and cultural centre. The revitalisation of Central Geelong as a multi-faceted, dynamic, innovative, adaptable and thriving mixed-use centre is important for Geelong, the region and for the future growth of Victoria.

In 2013 the City of Greater Geelong appointed the Central Geelong Task Force Special Committee to produce an action plan to oversee the development of business incentives and programs, and to identify events and activities that will bring more vitality to Central Geelong.

Benefits

Implementing the Central Geelong Action Plan will:

- Encourage further investment in existing building refurbishment and new enterprises in Central Geelong.
- Increase job numbers and employment opportunities.
- Provide a lifestyle that encourages people to visit and live in Central Geelong.
- Support further investment in food, events, arts and culture and provide a strong business case for key projects such as the Yarra Street Pier and Geelong Convention and Exhibition Centre with broader regional benefits.
- Enable more efficient use of existing infrastructure and support expanded services including public transport.

LAND 400 Land Combat Vehicle System

The Ask: \$5M for a Defence Procurement Business Office in Geelong

Overview

Working in collaboration with a number of organisations from the region and beyond, Enterprise Geelong seeks to secure Geelong as a national Centre of Excellence for the Land 400 Capture project.

Benefits

- A \$10 billion plus program of procurement by the Australian Defence Force staying in Australia.
- Estimated to bring 3,740 direct and indirect jobs to the State of Victoria with 2,450 in Geelong.
- State output estimated to increase by \$1.9 billion in direct and flow-on effects, with a \$1.5 billion increase in Geelong.

- Gross State Product estimated to increase by \$490 million annually, with Gross Regional Product in Geelong increasing by 3.8 per cent.
- Emerging opportunity to use advanced materials such as carbon fibre, a major focus for research and development at Deakin University.

Bellarine Link

The Ask: \$5M for a corridor planning study by VicRoads

Overview

Extending the Geelong Ring Road to the Bellarine Peninsula is vital for suitable long-term residential and commercial development, and is a priority for our region. This link, including a river crossing, is yet to receive commitment from the Federal and State Governments. It is a component of the land use planning currently being undertaken for the Armstrong Creek urban growth area, and ongoing investigation work by VicRoads.

Benefits

- Reduced east-west traffic congestion through Central Geelong.
- Reduced traffic through residential suburbs and townships.
- Increased tourism opportunities for the Bellarine.
- Improved access to the Geelong Ring Road, particularly for the Armstrong Creek and Moolap industrial precincts and residents of the Bellarine Peninsula.

Geelong Ring Road Employment Precinct

The Ask: \$14M to reconstruct Heales Road and to contribute to Elcho drainage system

Overview

The Geelong Ring Road Employment Precinct (GREP) consists of 500 hectares of high value industrial zoned land to the north of Geelong, with frontage to the Geelong Ring Road. Approximately two thirds of this land is currently undeveloped.

This site is ideally situated to cater for the markets of Geelong, Western Victoria and Metropolitan Melbourne, and has direct access to the Port of Geelong, Avalon Airport, major rail lines, Princes Freeway and the Geelong Ring Road.

The project will be delivered in three stages. Stage one, which is now complete, included the construction of O'Briens Road and associated drainage at the southern end of the precinct.

Stage two of the development will open up large size lots in the north of the precinct through the provision of major drainage facilities and reconstruction of Heales Road.

Stage three will consolidate an old residential estate ready for industrial development with major drainage infrastructure provided. The three stages are expected to cost \$32 million and will require Federal and State Government funding.

This project will see the estate developed as a state-of-the-art industrial precinct. The servicing of a 327 hectare area with roads and reticulated services will provide sites for a wide range of industries, maximising the area's very large economic potential.

Benefits

- Increased investment and employment opportunities with the precinct having the potential to deliver new jobs.

- Deliver infrastructure that enables the release and development of significant public land holdings.
- Enhance the entry into Geelong.
- Provides suitable land to attract industry to the area.

Growing Geelong – An ongoing investment

The Ask: \$40-60M for the Northern ARC Health and Wellbeing Hub (Waterworld/ Corio Library/ Centenary Hall Precinct) redevelopment

Overview

In both new and established suburbs within the municipality there is a need to meet future community infrastructure needs and to upgrade and renew ageing community facilities.

Of late there has been an emphasis on developing community hubs for economies of scale and further partnerships and government funding are anticipated for the planning and development of significant facilities across the municipality.

One of the highest priorities is the redevelopment of the current Waterworld/Corio Library/Centenary Hall precinct in the city's north, in line with the Northern ARC (Arts, Recreation and Community) Master Plan.

In under-resourced areas, the City has been involved in a number of 'whole of government' responses to improve social, business, educational and physical spaces. Investing in regeneration programs builds on work already underway to address priority needs in areas such as Geelong's northern suburbs, Whittington and coastal towns throughout the region.

The City is working in partnership with local people, businesses and government to stimulate jobs, build community pride and increase housing affordability.

Geelong is growing with planned corridors at Armstrong Creek, Lara West, Ocean Grove, Jetty Road (Clifton Springs), and other smaller developments.

Armstrong Creek is one of the largest growth areas in Victoria, consisting of 2,500 hectares of developable land and provides for more than 23,000 dwellings, a potential population of between 60,000 to 65,000 people and 22,000 jobs.

An Integrated Infrastructure Delivery Plan guides the planning for infrastructure such as roads and sewer assets, as well as community and social infrastructure to foster social interaction, health and wellbeing and an environmentally sustainable way of living.

Other projects requiring short term State and/or Federal Government funding include:

- \$100M Barwon Heads road duplication
- \$50-\$60M State education facilities for Armstrong Creek – primary, secondary and special needs schools
- \$42M Drysdale Sub-Regional Sporting Precinct
- \$30M Regional Indoor Sports Facility
- \$30M Waurin Ponds Railway Station - stage two
- \$30M Armstrong Creek Town Centre Emergency Service Hub
- \$10M Marshall Railway Station – upgrade of facilities and car park
- \$9M Leopold Community Hub stage two – shelf ready
- \$3.6M Hendy Street Early Learning Centre
- \$1.5M Geelong West Neighbourhood House.
- \$0.5M Ocean Grove Community Hub
- \$0.5M Community transport initiatives.
- \$0.3M Family violence initiatives (prevention and response)

Benefits

- Managing growth in a sustainable way and providing diversity in employment and social infrastructure.
- Creating jobs, including additional construction jobs during the development stages of new growth areas and in building new and upgraded facilities.
- Providing greater equity in the accessibility of services across the municipality.
- Enabling economies of scale by grouping together services and working with other agencies.

Portarlington Safe Harbour

The Ask: \$26M to implement Stage One

Overview

Portarlington Safe Harbour will enhance the existing marine infrastructure at Portarlington, currently comprising the pier, breakwater and berths. It will be an economic driver for the Bellarine Peninsula, creating employment for the growing mussel industry and generating further opportunities for leisure and tourism.

Portarlington Pier is in poor condition, relying on unsustainable short term measures to strengthen and protect the structure. It is vitally important that long-term measures be taken to ensure pier operations can continue, and impact on the mussel industry is minimised.

Portarlington Safe Harbour will be a high quality precinct incorporating commercial aquaculture and recreational fishing, boating, passive and active recreation and tourism activities for the local community, Bellarine Peninsula region and beyond.

Benefits

- Positioning Portarlington as the home of sustainable aquaculture and fine produce (Victoria's home of mussel farming) and a premier recreation and commercial boating hub.
- Enabling sustainable commercial fishing activity and local employment and investment opportunities.
- Creating a vibrant hub that is integrated with the town centre.
- Increasing recreational facilities and improving space and safety for public events such as the community market and mussel festival.
- Responding to climate change impacts, including latest sea level rise predictions.
- Able to accommodate a ferry service and tall ships.

Budget 2014-2015

2014-2015 Budget at a Glance

The 2014-2015 City of Greater Geelong Operating Budget provides for a recurrent surplus of \$0.2 million.

After accounting for non recurrent items including capital income and asset recognition, the 2014-2015 Budget records a Net Operating Surplus of \$73.6 million.

	Budget 2013-2014 \$M	Projection 2013-2014 \$M	Budget 2014-2015 \$M	Variance to Prior Budget Fav/(Unfav) \$M
Recurrent				
Income	275.7	266.1	292.1	16.4
Expenditure	274.7	283.7	291.9	(17.2)
Recurrent Surplus / (Deficit)	1.0	(17.6)	0.2	(0.8)
Non-Recurrent				
Income	49.3	56.8	77.1	27.8
Expenditure	3.7	4.1	3.7	-
Non-Recurrent Surplus / (Deficit)	45.6	52.7	73.4	27.8
Net Surplus / (Deficit)	46.6	35.1	73.6	27.0
Capital Expenditure	83.8	90.9	132.3	48.5

Council Income

The following summarises the main sources of Council's income.

2014-2015 Council Income - \$292.1 million (Prior year \$275.7 million)

	Prior Year \$M	2014-2015 \$M
Rates and Charges	170.7	180.2
Government Grants	42.3	44.5
Fees and Charges	61.0	65.8
Interest on Investments	1.7	1.6

Rate revenue is 62 per cent of total revenue and reflects an overall 4.51 per cent rate increase for average residential ratepayers and a lift in the Garbage charge from \$234.50 to \$246.50 per tenement. Municipal charge increases from \$88.90 to \$91.55 per property.

Council Services

The following provides an overview of Council's 2014-2015 expenditure on the diversity of services provided to residents.

Gross Expenditure on Council Services - \$291.9 million (Prior year \$274.7 million)

	Prior Year \$M	2014-2015 \$M
Corporate Services and Chief Executive	43.2	44.7
City Services	108.1	114.4
Community Services	70.3	76.1
Projects, Recreation and Central Geelong	39.0	42.1
Planning and Tourism	12.7	12.4
Enterprise Geelong	1.4	2.2

Infrastructure Maintenance

The 2014-2015 Budget continues the trend of increasing expenditure for infrastructure maintenance in recognition of the need to address Council's ageing infrastructure.

	2009-2010 Budget \$M	2010-2011 Budget \$M	2011-2012 Budget \$M	2012-2013 Budget \$M	2013-2014 Budget \$M	2014-2015 Budget \$M
Parks and road maintenance	27.5	29.7	32.3	34.9	37.2	38.6
Road and footpath renewal	13.5	13.9	14.8	16.9	17.2	18.3
Building maintenance	3.1	3.1	3.6	4.3	3.9	4.6
Recreation infrastructure	2.1	2.1	2.3	2.7	2.6	2.6
Community development	0.2	0.3	0.4	0.3	0.3	0.3
Total	46.4	49.1	53.4	59.1	61.2	64.4

Liquidity

The 2014-2015 Budget has provision for new borrowings of \$36.0 million plus deferred borrowings of \$16.5 million from 2013-14.

New Loans will be used to fund the Leopold Community Hub, Grovedale Integrated Children's Centre, Drysdale landfill cells, Central Geelong revitalisation projects, the Geelong Library and Heritage Centre, Barwon Heads Early Learning Centre, Corio landfill rehabilitation, Windsor Park Family Hub and Shell Road Reserve Master Plan implementation.

	2009-2010 Actual \$M	2010-2011 Actual \$M	2011-2012 Actual \$M	2012-2013 Actual \$M	2013-2014 Projection \$M	2014-2015 Budget \$M
Net Cash – Surplus (Deficit)	22.6	34.8	47.5	38.9	9.2	(18.8)
Loans Balance	36.0	31.5	26.7	32.5	36.8	77.7
Cash/Investments	58.6	66.3	74.2	71.4	46.0	58.9

Strengthening Our Community Assets

The total budgeted 2014-2015 gross expenditure for capital projects is \$132.3 million with capital income of \$33.6 million, making Council's commitment a net expenditure of \$98.7 million.

A capital project is defined as works that result in the creation or improvement of an asset controlled by the City of Greater Geelong. Replacement of less than 100 per cent of an asset or replacement that does not extend the life of an asset is not considered capital.

The Capital Projects Program is divided into three categories:

- **Asset Renewal:** This is a grouping of projects which replace 100 per cent of an existing asset. Examples of projects in this grouping include footpath, road and drainage replacement and the playground renewal program. Council's Asset Renewal program budget for 2014-2015 is \$26.96 million (income \$1.0M). The capital projects that constitute expenditure on renewals, are the Federal Roads Program (\$1.35M), Road Surfacing program (\$5.21M), Light Fleet replacement (\$2.96M), Heavy and Dedicated Plant replacement (\$2.05M), Footpath renewal (\$2.78M), Road Rehabilitation (\$2.86M), Building renewal (\$1.00M), Kerb and Channel renewal (\$1.52M) and IT Asset replacement (\$0.76M).
- **New Assets:** Projects which result in the creation of totally new assets. Council's New Assets program budget for 2014-2015 is \$85.15 million (income \$26.4M). The Capital projects that are defined as creating new or growth assets include: Geelong Library and Heritage Centre (\$19.31M), Armstrong Creek Health and Wellbeing Centre (\$6.80M), Corio Landfill Rehabilitation (\$6.38M), Drysdale Landfill Cell 6 (\$5.35M), Leopold Community Hub (\$4.79M), Central Geelong revitalisation (\$3.87M), Geelong Ring Road Employment Precinct projects (\$3.80M), Drainage construction (\$2.50M), Grovedale Integrated Children's Centre (\$2.58M), Shell Rd Reserve Master Plan (\$3.00M), Street Construction Special Rates and Charges (\$1.84M), Windsor Park Early Learning Centre (\$2.95M), Christmas decorations (\$2.00M) and Barwon Heads Early Learning Centre (\$1.85M).
- **Asset Upgrades:** Projects which result in the upgrade of an existing asset. These projects involve renewing existing assets to a better standard than the original asset. Also included in this category is provision of new asset components as an integral part of the upgraded asset. The estimated total expenditure on asset upgrades for the 2014-2015 financial year will be \$12.17 million (income \$5.4M). The Capital projects that constitute expenditure on assets upgrades, are various park upgrades (\$3.18M), sports ground upgrades (\$1.21M), playgrounds (\$0.78M), Geelong revitalisation projects (\$1.08M), parking machines upgrade (\$1.00M) and various building upgrades (\$3.37M).

Capital Program 2014-2015

Buildings (\$44.8 million)

For the 2014-2015 year, \$44.80 million will be expended on building projects - Upgrades \$3.37 million, Renewal \$1.21 million and New \$40.22 million.

- Upgrade projects include: Ocean Grove Neighbourhood House upgrade (\$1.00M); Fyans Park Kindergarten upgrade (\$0.40M); Disability Access program (\$0.32M); Children's Services Facilities upgrade (\$0.40M); Community halls (\$0.21M) and Toilet block upgrades (\$0.25M).
- New projects include Geelong Library and Heritage Centre (\$19.31M), Armstrong Creek Health and Wellbeing Centre (\$6.80M), Windsor Park Early Learning Centre (\$2.95M), Grovedale Integrated Children's Centre (\$2.58M), Leopold Community Hub (\$4.79M) and Barwon Heads Early Learning Centre (\$1.85M).

Roads (\$18.22 million)

The more significant projects include Road Surfacing program (\$5.21M), federally funded Roads to Recovery projects (\$1.35M), Local Roads construction (\$0.80M), Road Rehabilitation (\$2.86M), VicRoads Funded Works (\$0.50M), Roads Other (bridges, culverts, etc.) (\$3.53M) and Geelong Ring Road Employment Precinct projects (\$3.80M). An increased amount has been allocated in 2014-2015 to renewal program Road Surfacing (\$0.60M).

Infrastructure Leisure (\$13.52 million)

A total of \$13.52M is proposed for Infrastructure Leisure projects which cover parks, sportsgrounds, foreshore, aquatic facilities and playgrounds. The more significant projects include:

- Parks (\$3.90M) - Austin Park redevelopment, Walter Conservatory repairs, Geelong Botanic Gardens, Open Space program;
- Sports grounds (\$6.21M) - Shell Road Reserve Master Plan, Home for Cycling regional pavilion, Melaluka Road club room upgrade, Regional Paddle sports pavilion, Barwon Heads Village Park soccer pitch upgrade and Landy Field storage facility;
- Aquatics (\$1.86M) - Gymnasium equipment replacement, Leisurelink Gymnasium extension, Splashdown pool tiling, Kardinia Pool underground infrastructure upgrade;
- Playgrounds (\$0.78M) - Playground development program, Barwon Heads Village Park playground upgrade.

Waste Collection and Landfill (\$14.88 million)

Further provision for Corio Landfill Rehabilitation of (\$6.38M) has been made in 2014-2015. Other expenditure will be (\$5.35M) for new Landfill Cell 6 at Drysdale, (\$2.10M) additional cost for Landfill Cell 4A, (\$0.50M) Leachate Management at Drysdale Landfill, plus the ongoing program for new property waste bins (\$0.56M).

Central Geelong Action Plan (\$7.05 million)

For the 2014-2015 year, \$7.05 million will be expended on projects identified in the Central Geelong Action Plan including; Geelong Advancement Fund (\$3.00M), Light and Decorate Central Geelong (\$2.00M), Myers Street unifying streetscape works (\$1.00M) and Myers and Bellarine Streets parking, cycling and safety improvements (\$0.41M).

Drainage (\$4.33 million)

Drainage Construction is an ongoing program including upgrading main drainage infrastructure (\$2.50M), Drainage Renewal program (\$0.80M), Phalaris Estate basin upsizing (\$0.43M) and implementation of the Stormwater Management Plan (\$0.21M).

Footpaths (\$3.14 million)

The ongoing footpath replacement program proposes (\$2.78M) in 2014-2015. Other expenditure includes Cycle Strategy implementation (\$0.10M) and Bellarine Rail Trail remedial works (\$0.12M).

Miscellaneous (\$3.98 million)

For the 2014-2015 year, \$3.98 million will be budgeted on a range of projects including Project Management salaries, furniture replacement and minor plant and equipment, including parking machines upgrade (\$1.0M)

Fleet (\$5.16 million)

The gross purchase cost \$5.16 million on replacement of Light Fleet, Heavy Plant and Dedicated Plant has increased by \$2.94 million relative to 2013-2014 due to reinstatement of deferred expenditure in 2013-2014. Trade and sale values for replaced units are estimated at \$1.65 million, leaving a net changeover expenditure of \$3.51 million.

Special Rates and Charges (\$4.24 million)

For the 2014-2015 year, \$4.24M will be expended on Special Rates and Charges projects, including Street Construction (\$1.84M), Central Road Drainage (\$1.72M) and Footpath Construction (\$0.47M).

Computer Equipment (\$2.12 million)

Expenditure on computer equipment renewal is proposed at \$2.12 million. The more significant projects include IT Asset Replacement Program (\$0.76M), PABX/Telephony System replacement (\$0.71M), Minor Acquisitions program (\$0.21M) and Maintenance Management System (\$0.32M).

Kerb and Channel (\$1.52 million)

The ongoing kerb and channel renewal program proposes \$1.52 million for replacement of kerb and channel in full block sections, an increase over 2013-2014 of (\$0.25M).

Land (\$0.34 million)

For the 2014-2015 year, \$0.15 million will be expended on Rosewall/Connections Park land acquisition, \$0.13 million on Jetty Rd NS Collector Road land acquisition and \$0.06 million on purchase of land at New Corio and Station Estates.

Carried Forward Works (\$30.0 million)

At the end of each financial year there are projects that are either incomplete or not commenced due to planning issues, weather delays, extended consultation etc. For the 2013-2014 year, project managers estimate that \$30 million of capital works will be incomplete and carried forward into the 2014-2015 year. The more significant projects include the Geelong Library and Heritage Centre, Corio landfill rehabilitation, Leopold Community Hub, Grovedale Integrated Children's Centre, Barwon Heads Early Learning Centre, Windsor Park Family and Children's Hub and Rosewall Kindergarten rebuild.

Strategic Resource Plan

The Strategic Resource Plan (SRP) is a four-year plan of the financial and human resources Council requires to implement the actions and deliver the goals and objectives set out in City Plan. The following information provides the link between the objectives of City Plan 2013-2017, (2014-2015 Update) and the principles and assumptions in the Budget 2014-2015. The Budget 2014-2015 has more details on the following information and should be read in conjunction with the SRP.

Human Resources

Staff at the City of Greater Geelong are the key to delivering on the goals and objectives in City Plan. The Council's ability to deliver is determined by the ability of the people.

The following chart shows the equivalent full time (EFT) staff Council employs to deliver services by division as at March 2014. The EFT changes to increase service levels in 2014-2015 are shown as is the associated costs for these staff and a plan of costs for the next four years.

Equivalent Full Time (EFT) Employment by Division and associated costs (excluding Capital)							
	EFT as at March 2014	(Increase) in EFT from Prior Year Budget	Projection of costs 2013-2014 \$000	Budget 2014-2015 \$000	Plan 2015-2016 \$000	Plan 2016-2017 \$000	Plan 2017-2018 \$000
Corporate Services	164.62	2.65	14,984	15,833	16,571	17,342	18,267
City Services	360.34	(4.54)	28,796	31,003	32,447	33,958	35,770
Community Services	566.87	(21.8)	43,176	47,716	49,939	52,264	55,053
Projects, Recreation and Central Geelong	245.01	(5.15)	18,435	19,033	19,920	20,847	21,960
Planning and Tourism	95.64	6.82	8,790	9,734	10,188	10,662	11,231
Enterprise Geelong	11.84	(2.11)	1,067	1,224	1,281	1,341	1,412
Chief Executive Office	3.9	0.01	1,058	1,386	1,451	1,519	1,600
Sub Total	1448.22	(24.12)	116,306	125,929	131,797	137,933	145,293

Financial Resources

The Strategic Resource Plan achieves a sustainable financial position for the Council.

The plan generates a recurrent surplus, which shows that council can meet its day to day expenditure from recurrent income.

The Plan includes the following assumptions:

Operating Statement

- CPI of 2.5 per cent in 2014-2015.
- Rates income increases following budget year are 4.5 per cent in 2015-2016, 2016-2017 and 4per cent in 2017-2018 with growth of 1.5 per cent each year.
- Municipal charge increases at 3 per cent in line with CPI in the years following the budget year and garbage charge increases at 4.0 per cent dependent on environmental assurance and new processing contracts.
- Government Grants to increase by CPI after the budget year.
- User Fees and Charges have been adjusted for one off items. Remaining user fees and charges are to increase by 2.5 per cent in the years following the budget year.
- Other Fees and Charges including statutory charges to increase by CPI in the years following the budget.
- Salaries estimate include EBA increases, banding increases, growth positions and service changes linked to external funding sources.
- Materials and Plant and Vehicles expenditure has increased by CPI and General Works by CPI per year after the budget year in addition to lump sum increments to incorporate growth.
- Interest Expense has increased reflecting the borrowing strategy. Council will borrow in line with expenditure on nominated major projects as listed below.
- Depreciation has increased 4.25 per cent per annum to cover new assets constructed and vested in Council.
- Asset Sales include sales reasonably expected to eventuate.
- Recognition of Infrastructure from Developers is projected at \$30 million p.a. for 2015-2016 through to 2017-2018.

Balance Sheet

- Debtors have increased \$0.5 million per year in line with increased rates collectables after 2014-2015.
- Creditors have increased in line with increased cost of goods after 2014-2015.
- Employee Benefit Provisions have increased \$1.5 million per year.

Capital Expenditure

	2014-2015	2015-2016	2016-2017	2017-2018
Major Initiatives	\$'000	\$'000	\$'000	\$'000
Projects	51,473	50,618	49,230	49,834
Geelong Library and Heritage Centre	20,110	7,000	0	0
Armstrong Creek/Projects General	8,225	7,390	4,955	7,185
Drysdale landfill cells	7,450	0	3,600	3,000
Corio landfill rehabilitation	6,377	0	0	0
Leopold Community Hub	5,037	4,125	4,125	0
Central Geelong Action Plan	4,690	5,070	0	0
Geelong Ring Road Employment Precinct	3,800	4,417	4,417	0
Ocean Grove Infrastructure Plan	3,000	3,000	0	0
Windsor Park Family and Children's Hub	2,950	0	0	0
Grovedale Integrated Children's Centre	2,580	0	0	0
Lara Town Centre expansion	2,400	0	0	0
Barwon Heads Early Learning Centre	1,850	0	0	0
Geelong Criterium Circuit Pavilion	1,400	0	0	0
Ocean Grove Neighbourhood House	1,000	0	0	0
Leisurelink expansion	500	2,900	0	0
Fyans Park Preschool	400	900	0	0
Bellevue Avenue Highton Family Hub	100	400	2,500	2,500
Hendy St Corio Family Hub	0	3,600	0	0
Yarra St Pier	0	500	1,500	8,550
Rosewall Neighbourhood House	0	500	1,000	2,000
Clifton Springs/Jetty Rd Hub	0	250	0	3,000
Cloverdale Neighbourhood House	0	200	0	2,000
Drysdale Family Services Hub	0	100	500	3,000
Drysdale landfill rehabilitation	0	0	500	2,500
Waterworld facility upgrade	0	0	250	2,500
Splashdown facility upgrade	0	0	250	2,000
Central Lara Family Hub	0	0	0	500
Bell Park / Bell Post Hill Community Hub	0	0	0	250
Plus carry over from previous year	30,000	21,000	18,000	18,000
Less carry over to next year	(21,000)	(18,000)	(18,000)	(18,000)
Capital Expenditure	132,342	93,970	72,827	88,819

Loans

	2014-2015	2015-2016	2016-2017	2017-2018
	\$'000	\$'000	\$'000	\$'000
Community Facilities	11,667	4,575	7,825	9,100
Geelong Library and Heritage Centre	8,210	0	0	0
Central Geelong Action Plan	4,190	3,570	0	0
Drysdale landfill cells	5,350	0	3,600	3,000
Yarra Street Pier	0	0	750	1,975
Leisurelink expansion	0	1,400	0	0
Armstrong Creek	0	3,290	3,655	6,885
Corio landfill rehabilitation	5,377	0	0	0
Geelong Ring Road Employment Precinct	0	1,050	1,050	0
Ocean Grove Infrastructure Plan	1,250	1,250	0	0
Deferred loans from 2013-2014	16,530	0	0	0
Total Loans	52,574	15,135	16,880	20,960

Rate Increase

Rate revenue is 62 per cent of total revenue and reflects a 4.50 per cent rate increase for residential, commercial and industrial ratepayers and a lift in the Domestic Waste Collection Service Charge from \$234.50 to \$246.50 per tenement. Municipal Charge increases from \$88.90 to \$91.55 per property.

Overall, the effective increase in residential rates including movements in the Municipal Charge and the waste Collection Service Charge is 4.51 per cent.

The Rating Strategy for 2014-2015 contains Council policy, procedure, rate assistance and information on the City's approach to raising of property rates and will be updated to reflect Council's budget deliberations.

Service Increases

Infrastructure Maintenance and Renewal

The 2014-2015 Budget continues the trend of increasing expenditure for infrastructure maintenance in recognition of the need to address Council's ageing infrastructure. The increase of \$3.2 million includes an additional \$2.5 million for parks and roads maintenance and an increase of \$0.7 million on building maintenance.

Recycling and Waste Service Charge

The Recycling and Waste Service Charge funds the residential recycling and waste collection service. This includes the costs of waste disposal and recycling and green waste processing, litter bin clearances, street cleaning and the net operating costs of the waste transfer stations (Drysedale and North Geelong). This charge has increased to reflect CPI increments to collection contract, the increased EPA levy and the increased cost of landfill disposal. The Waste Collection Charge will increase from \$234.50 in 2013-2014 to \$246.50 in 2014-2015.

Capital Projects

Total 2014-2015 budgeted expenditure for capital projects is \$132.3 million offset by \$33.6 million income, making Council's commitment a net expenditure of \$98.7 million. This includes an estimate of net carryover from 2013-2014 projects \$30.0 million (which will be subject to review at year-end) and an estimate of deferred works into 2015-2016 of \$21.0 million.

The significant capital projects to be undertaken in 2014-2015 in gross dollar value include upgrades to Leisure infrastructure \$13.52 million, Special Rates and Charges program \$4.24 million, drainage construction \$4.33 million, Federal Roads program \$1.35 million, road surfacing program \$5.21 million, footpath replacement program \$2.78 million, buildings \$44.8 million including Geelong Library and Heritage Centre, Armstrong Creek Health and Wellbeing Centre, Windsor Park Early Learning Centre, Grovedale Integrated Children's Centre, Leopold Community Hub and Barwon Heads Early Learning Centre (\$1.85M).

Borrowing Strategy

A loan of \$10.85 million was taken out in May 2013 to fund Community Facilities and commence funding of the new Geelong Library and Heritage Centre. A new loan of \$11.8 million was taken out in October 2013 to fund Unfunded Superannuation payment and Lara Town Centre expansion project. Further 2013-2014 budgeted loans of \$16.53 million have been deferred until 2014-2015.

New Loans of \$36.04 million are included in the 2014-2015 Budget to fund Leopold Community Hub, Grovedale ICC, Drysdale Landfill Cells, Central Geelong Action Plan, the Geelong Library and Heritage Centre, Barwon Heads ICC, Corio Landfill Rehabilitation, Windsor Park Family Hub and Shell Road Reserve Master Plan.

The projected Loan Balance as at 30 June 2014 is \$36.8 million.

Budgeted Comprehensive Income Statement

4 Year Plan

	Budget 2013-2014 \$000's	Forecast Actual 2013-2014 \$000's	Budget 2014-2015 \$000's	Plan 2015-2016 \$000's	Plan 2016-2017 \$000's	Plan 2017-2018 \$000's
Income						
Rates and Charges	170,707	170,707	180,203	191,516	202,634	213,592
Statutory Fees and Fines	10,635	10,362	10,544	10,808	11,078	11,355
User Fees	45,673	43,605	49,776	51,020	52,296	53,603
Interest Income	1,701	2,373	1,601	1,900	2,100	2,100
Contributions - Cash	1,950	2,800	3,450	2,500	2,500	2,500
Contributions - Non-monetary Assets	33,500	33,500	34,500	30,000	30,000	30,000
Grants - Operating (Recurrent)	42,343	33,863	44,488	44,118	45,221	46,351
Grants - Operating (Non-recurrent)	0	0	0	0	0	0
Grants - Capital (Recurrent)	0	0	0	0	0	0
Grants - Capital (Non-recurrent)	14,046	17,312	33,619	25,155	8,676	16,808
Net gain on disposal of property, infrastructure, plant and equipment	(3,674)	(1,004)	2,200	1,758	(1,147)	(381)
Other income	4,661	5,883	5,539	5,677	5,819	5,965
Fair value adjustments for investment property	0	0	0	0	0	0
Share of net profits/(losses) of associated and joint ventures accounted for by the equity method	0	0	0	0	0	0
Total income	321,542	319,401	365,920	364,452	359,177	381,893
Expenses						
Employee costs	118,727	116,306	125,929	131,797	137,933	145,293
Materials and services	102,361	115,862	110,989	114,564	119,597	124,086
Bad and doubtful debts	851	851	520	533	546	560
Depreciation and amortisation	49,583	48,606	51,279	52,610	54,500	56,816
Finance costs	3,333	2,226	3,611	4,262	4,465	4,642
Other expenses	0	396	0	0	0	0
Total expenses	274,855	284,247	292,328	303,766	317,041	331,397
Surplus (deficit) for the year	46,687	35,154	73,592	60,686	42,136	50,496
Other comprehensive income						
Items that will not be reclassified to surplus or deficit:						
Impairment of fire impacted infrastructure	0	0	0	0	0	0
Net asset revaluation increment /(decrement)						
Share of other comprehensive income of associates and joint ventures accounted for by the equity method	0	0	0	0	0	0
Comprehensive result	46,687	35,154	73,592	60,686	42,136	50,496

Budgeted Balance Sheet

4 Year Plan

	Budget 2013-2014	Projection 2013-2014	Budget 2014-2015	Plan 2015-2016	Plan 2016-2017	Plan 2017-2018
*Year End 30 June Balances	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
Current Assets						
Cash and Investments	51,234	45,983	58,864	60,246	63,999	65,514
Receivables	9,500	9,500	10,000	10,500	11,000	11,300
Prepayments	200	200	200	200	200	200
Inventories	690	690	739	778	797	818
Total Current Assets	61,624	56,373	69,803	71,724	75,996	77,832
Current Liabilities						
Payables	16,288	16,669	17,241	17,790	18,530	19,204
Interest Bearing Liabilities	12,441	11,701	12,386	13,881	15,702	15,797
Refundable Deposits	2,000	3,000	3,000	3,000	3,000	3,000
Provisions	23,654	25,074	26,648	27,945	29,305	30,809
Total Current Liabilities	54,383	56,444	59,275	62,616	66,537	68,810
Net Current Assets	7,241	(71)	10,528	9,108	9,459	9,022
Non-Current Assets						
Property, Plant & Equipment	1,926,046	1,926,765	2,019,877	2,077,874	2,121,020	2,177,464
Investments	8,694	8,967	8,694	8,694	8,694	8,694
Receivables	944	944	954	963	973	983
Total Non-Current Assets	1,935,684	1,936,676	2,029,525	2,087,531	2,130,687	2,187,141
Non-Current Liabilities						
Creditors and Provisions	7,808	4,104	5,212	5,399	5,592	5,950
Loans	41,994	25,131	65,317	66,571	67,749	72,912
Landfill Provision	6,803	16,979	5,541	0	0	0
Total Non-Current Liabilities	56,605	46,214	76,070	71,970	73,341	78,862
NET ASSETS	1,886,320	1,890,391	1,963,983	2,024,669	2,066,805	2,117,301
Ratepayers Equity						
Accumulated Surplus	1,058,001	1,047,247	1,128,439	1,192,125	1,234,261	1,284,757
Asset Revaluation Reserve	806,641	807,736	807,736	807,736	807,736	807,736
Reserves	21,678	35,408	27,808	24,808	24,808	24,808
TOTAL EQUITY	1,886,320	1,890,391	1,963,983	2,024,669	2,066,805	2,117,301

Budgeted Statement of Changes in Equity

4 Year Plan

	Total \$000's	Accumulated Surplus \$000's	Revaluation Reserve \$000's	Other Reserves \$000's
2015				
Balance at beginning of the financial year	1,890,391	1,047,247	807,736	35,408
Adjustment on change in accounting policy	-	-	-	-
Comprehensive result	73,592	73,592	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Impairment losses on revalued assets	-	-	-	-
Reversal of impairment losses on revalued assets	-	-	-	-
Transfer to reserves	-	(24,450)	-	24,450
Transfer from reserves	-	32,050	-	(32,050)
Balance at end of the financial year	1,963,983	1,128,439	807,736	27,808
2016				
Balance at beginning of the financial year	1,963,983	1,128,439	807,736	27,808
Adjustment on change in accounting policy	-	-	-	-
Comprehensive result	60,686	60,686	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Impairment losses on revalued assets	-	-	-	-
Reversal of impairment losses on revalued assets	-	-	-	-
Transfer to reserves	-	(20,700)	-	20,700
Transfer from reserves	-	23,700	-	(23,700)
Balance at end of the financial year	2,024,669	1,192,125	807,736	24,808
2017				
Balance at beginning of the financial year	2,024,669	1,192,125	807,736	24,808
Adjustment on change in accounting policy	-	-	-	-
Comprehensive result	42,136	42,136	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Impairment losses on revalued assets	-	-	-	-
Reversal of impairment losses on revalued assets	-	-	-	-
Transfer to reserves	-	(19,200)	-	19,200
Transfer from reserves	-	19,200	-	(19,200)
Balance at end of the financial year	2,066,805	1,234,261	807,736	24,808
2018				
Balance at beginning of the financial year	2,066,805	1,234,261	807,736	24,808
Adjustment on change in accounting policy	-	-	-	-
Comprehensive result	50,496	50,496	-	-
Net asset revaluation increment(decrement)	-	-	-	-
Impairment losses on revalued assets	-	-	-	-
Reversal of impairment losses on revalued assets	-	-	-	-
Transfer to reserves	-	(19,200)	-	19,200
Transfer from reserves	-	19,200	-	(19,200)
Balance at end of the financial year	2,117,301	1,284,757	807,736	24,808

Budgeted Statement of Cash Flows

4 Year Plan

	Budget 2013-2014 \$000's	Projection 2013-2014 \$000's	Budget 2014- 2015 \$000's	Plan 2015- 2016 \$000's	Plan 2016- 2017 \$000's	Plan 2017- 2018 \$000's
Cash Flows from Operating Activities						
Receipts						
General Rates	169,246	169,246	181,495	191,429	202,542	213,503
Fees and Charges	65,014	67,812	67,056	70,091	71,803	73,731
GST Recoveries on Operating Transactions	5,627	5,627	5,627	5,627	5,627	5,627
Investment Income	1,701	2,373	1,601	1,900	2,100	2,100
Government Grants	44,098	35,618	46,243	45,873	46,976	48,106
	285,686	280,676	302,022	314,920	329,048	343,067
Payments						
Employee Costs	(117,360)	(114,155)	(123,246)	(130,311)	(136,381)	(143,432)
General Works / Utilities / Disbursements	(100,888)	(112,618)	(107,495)	(111,061)	(115,590)	(119,829)
Administration / Professional Services	(13,263)	(15,358)	(13,600)	(13,917)	(14,241)	(14,574)
Interest Expense	(3,333)	(2,226)	(3,611)	(4,262)	(4,465)	(4,642)
	(234,844)	(244,357)	(247,952)	(259,551)	(270,677)	(282,477)
Net Cash Inflow from Operating Activities	50,842	36,319	54,070	55,369	58,371	60,590
Cash Flows from Investing Activities						
Capital Expenditure	(73,767)	(88,420)	(119,772)	(88,097)	(72,827)	(88,819)
Landfill Rehabilitation	(11,000)	(2,462)	(12,570)	(5,873)	0	0
Proceeds from Sale of Land and Buildings	1,250	3,490	11,560	8,084	2,350	3,485
Proceeds from Sale of Plant and Equipment	706	1,236	1,653	1,495	1,684	1,693
Developer Cash Contributions	1,950	2,800	3,450	2,500	2,500	2,500
Income for Capital Expenditure	14,046	17,312	33,619	25,155	8,676	16,808
Net Cash Outflow from Investing Activities	(66,815)	(66,044)	(82,060)	(56,736)	(57,617)	(64,333)
Cash Flows from Financing Activities						
Repayment of Borrowings	(9,686)	(7,489)	(11,701)	(12,386)	(13,881)	(15,702)
Proceeds from New Loans	32,128	11,800	52,572	15,135	16,880	20,960
Net Cash Inflow/(Outflow) from Financial Activities	22,442	4,311	40,871	2,749	2,999	5,258
Net Increase / (Decrease) in Cash Held	6,469	(25,414)	12,881	1,382	3,753	1,515
Cash at the Beginning of the Financial Year	44,765	71,397	45,983	58,864	60,246	63,999
Cash at the end of the Financial Year	51,234	45,983	58,864	60,246	63,999	65,514
Loan Balance	54,435	36,833	77,703	80,452	83,451	88,709
Net Cash (Deficit) / Surplus	(3,201)	9,150	(18,839)	(20,206)	(19,452)	(23,195)

Standard Capital Work Statement

4 Year Plan

	2014-2015 Budget			2015-2016 Plan			2016-2017 Plan			2017-2018 Plan		
Project Category	Gross Expenditure \$'000	Income \$'000	Net Cost \$'000	Gross Expenditure \$'000	Income \$'000	Net Cost \$'000	Gross Expenditure \$'000	Income \$'000	Net Cost \$'000	Gross Expenditure \$'000	Income \$'000	Net Cost \$'000
Infrastructure Leisure	13,517	6,337	7,180									
Roads	18,216	2,085	16,131									
Fleet	5,164	1,653	3,511									
Buildings	44,801	20,728	24,073									
Drainage	4,327	100	4,227									
Computer Equipment	2,118	0	2,118									
Footpaths	3,135	59	3,076									
Miscellaneous	2,715	0	2,715									
Kerb & Channel	1,518	0	1,518									
Central Geelong Action Plan	7,048	500	6,548									
Land	336	0	336									
Waste Collection and Landfill	14,882	1,000	13,882									
Plant & Equipment	1,261	0	1,261									
Special Rates and Charges Program	4,241	2,746	1,495									
TOTAL	123,279	35,208	88,071	90,970	26,650	64,320	72,827	10,360	62,467	88,819	18,501	70,318
Reconciliation												
Design	8	8	0									
Construction	55	55	0									
Plant Replacement Program		(1,653)	1,653		(1,495)	1,495		(1,684)	1,684		(1,693)	1,693
Carry over from Previous Year	30,000	0	30,000	21,000	0	21,000	18,000	0	18,000	18,000	0	18,000
Carry over to Next Year	(21,000)	0	(21,000)	(18,000)	0	(18,000)	(18,000)	0	(18,000)	(18,000)	0	(18,000)
TOTAL	9,063	(1,590)	10,653	3,000	(1,495)	4,495	0	(1,684)	1,684	0	(1,693)	1,693
OPERATING STATEMENT TOTAL	132,342	33,618	98,724	93,970	25,155	68,815	72,827	8,676	64,151	88,819	16,808	72,011

Contact Us

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Waurnd Ponds

Library, 230 Pioneer Road

Crs Heagney, E Kontelj and S Kontelj re-entered the meeting room at 9.31pm

4. GEELONG FRIENDS OF VIQUEQUE – UPDATE REPORT

Portfolio:	Community Development – Cr Fisher
Source	Community Services / Community Development
General Manager:	Jenny McMahon
Index Reference:	Geelong – East Timor Friendship Committee

Purpose

The purpose of this report is to update Council on the level of community involvement and successes of the Council supported Geelong Friends of Viqueque (in East Timor).

Summary

- The City of Greater Geelong formally established the Geelong Friends of Viqueque (GFoVQQ) in 2003.
- Council's role is to provide a secretariat to the GFoVQQ, which in turn facilitates:
 - annual planning
 - fundraising activities conducted by GFoVQQ member organisations
 - community development activities in Viqueque.
- GFoVQQ has had another successful year in 2013 engaging the broader Geelong community in assisting in the development of the Viqueque District of East Timor. Refer Attachments 1a and 1b.
- Much of the work of the GFoVQQ during 2013 focussed on improving health and education for the people of Viqueque.
- During 2013 over 90 individuals (including 30 nurses, pathologists and teachers), representing health and education groups associated with GFoVQQ, have visited East Timor. This resulted in more than \$170,000 being raised and expended in the District of Viqueque or in the broader East Timor economy. This has assisted in the training of local professionals and contributed to an improved understanding between the Geelong and Viqueque communities.
- Friendship Health (member organisation of GFoVQQ) has contributed over \$30,000 towards health and wellbeing in Viqueque. This includes hospital infrastructure and equipment upgrades as well as increasing community resources to achieve better nutrition.
- Over \$50,000 has been contributed towards improving the education system in Viqueque (this includes building refurbishments, equipment purchases, teacher training and student scholarships).
- More than 50 secondary school students have visited the region as part of their studies or as part of a cultural awareness program that serves as an alternative activity to 'schoolies' week. It is estimated that these visits have contributed approximately AU\$70,000 to the East Timor economy.
- Due to the successes of Geelong Viqueque Friendship Schools (member organisation of GFoVQQ) a Geelong benefactor donated \$120,000 to their cause in 2013.

- The current GFoVQQ Strategic Plan is due to expire in 2015. Council currently has a Memorandum of Understanding between the City, GFoVQQ and the District Administrator of Viqueque. In accordance with developing a new Strategic Plan (in 2015), it would be beneficial for Council to arrange for a renewed Memorandum of Understanding between the respective parties.

Cr Richards moved, Cr Fisher seconded -

That Council:

- 1) notes the 2013 actions undertaken by the Geelong Friends of Viqueque;**
- 2) endorses the commencement of planning for a renewed Memorandum of Understanding to be signed by the City of Greater Geelong, the Geelong Friends of Viqueque and the District Administrator of Viqueque, East Timor.**

Cr Irvine left the meeting room at 9.35pm

Cr Irvine re-entered the meeting room at 9.37pm

Carried.

Background

The Victorian Local Governance Association (LGA) initiated the formation of Friendship Relationships between the Districts of East Timor and Australian local governments at the time of East Timor Independence in 2002. The City of Greater Geelong formally established the Geelong Friends of Viqueque (GFoVQQ) in 2003. There are now approximately 45 councils participating in this program Australia wide.

The original request for the development of these relationships was initiated because representatives of East Timor were interested in modelling community participation on the Australian Local Government Model. Council has a relationship with the District of Viqueque which is 195 kilometres from Dili, the capital of East Timor.



Council has been integral to the development of the Geelong Friends of Viqueque. Council provides a Committee chair and is a key advocate for the activities and work of the Committee. The City also provides administrative support for the conduct of the GFoVQQ bi-monthly meetings, strategic and business plans and has funded visits by Councillors to East Timor to sign a Memorandum of Understanding (MOU) with the Viqueque District Office (the original MOU being signed in 2004).

Council has also funded visits by Councillors and staff as members of GFOVQQ on two occasions in the past (2004 and 2011) to assist in the planning and development of projects to support the communities of Viqueque.

Council and Geelong based organisations have provided ongoing support to Viqueque since the formation of the Geelong Friends of Viqueque. This is reflected in the GFoVQQ Strategic Plan 2011–2014.

The GFoVQQ Committee renewed its Terms of Reference, including the composition of its membership in early 2012. The current committee has representatives from thirteen organisations and networks that operate across the Geelong Region.

These organisations have contributed greatly to fundraising for East Timor. An example of this being the Tri UMPH festival, which is an event run mainly by students from St Joseph's College, Sacred Heart College, Clonard College and Saint Ignatius College with the aim of contributing funds to East Timor and other countries requiring assistance. The event, which is run approximately every three years, was last held in 2011 and raised \$43,000.

Another example is a Trivia Night conducted by Libraries for Timor Leste which raised over \$30,000 in 2013 to go towards improving library facilities in East Timor.

Discussion

Timor-Leste is one of the world's poorest nations. Life expectancy is 67 years and 45 per cent of children in Timor-Leste are underweight for their age. Overall, 37 per cent of Timorese live below the international poverty line of USD1.25 a day. There are more than 40 Friendship Groups connected to the 13 Districts of East Timor. The groups aim to assist Australia's nearest neighbour in its growth towards sustainable independence.

The Geelong Friends of Viqueque (GFoVQQ) provides an opportunity for members of the greater Geelong community to contribute to the development of East Timor, Australia's nearest neighbour. Membership of the Committee currently includes the City of Greater Geelong (as chair), Christian College Geelong, Geelong Viqueque Friendship Schools, Geelong Friendship Health, St John of God Pathology (Vic), Barwon Water, Geelong Regional Library Corporation, St Mary's Parish, Deakin University, Gordon Institute of Technology, Rotary, a community representative, Geelong Friends and Midwives of East Timor and the Australia East Timor Association (Geelong Branch).

Geelong Viqueque Friendship Schools (GVFS) include a membership of 10 secondary schools within the Geelong region. GVFS is an incorporated body but has representation on the GFoVQQ to avoid a duplication of effort by other organisations in the Geelong Region.

Geelong Friendship Health has recently become incorporated under the Associations Incorporation Reform Act 2012 (Vic). Members include staff from the St John of God Hospital and St John of God Pathology as well general community members.

GFoVQQ has adopted a strategic plan for the period of 2011–2015. This plan guides the allocation of the Committee's fundraising into priority areas of work, which include improving education (of young people), health, water and sanitation, commerce, and public administration and governance. In the context of providing a new strategic plan for the following four years it may be beneficial to sign a renewed Memorandum of Understanding with the District of Viqueque Administration Officer.

Attachment 1A provides a list of activities carried out by the GFoVQQ during 2013, and that and are measured against the objectives of the GFoVQQ Strategic Plan. Attachment 1B details which month these activities were carried out and the associated costs. The main achievements of the Geelong Friends of Viqueque during 2013 include:

- Contributing over \$50,000 towards improving the education system in Viqueque (this includes building refurbishments, equipment purchases, teacher training and student scholarships. It should be highlighted that due to the successes of Geelong Friendship Schools a Geelong benefactor donated \$120,000 to their cause.

- Contribution of over \$30,000 towards health and wellbeing in Viqueque (this includes hospital infrastructure and equipment upgrade as well as increasing community resources to achieve better nutrition).
- Over 30 education and health professionals connected to GFoVQQ have visited Viqueque to assist in training and improved understanding between the Geelong and Viqueque communities. Added to this, more than 50 secondary school students have visited the region as part of their studies or as part of a cultural awareness program which provides an alternative to 'schoolies' week for students. It estimated that these visits have contributed over AU\$80,000 to the East Timor economy.

Environmental Implications

Not applicable.

Financial Implications

Council supports the activities of the Geelong Friends of Viqueque by providing venue, administrative and officer support for Committee meetings as well as key events such as East Timor Independence Day Celebrations, fundraising events and public forums relating to East Timor.

Activities and initiatives in Viqueque are funding by fundraising activities carried out by GFoVQQ member organisations.

During 2013 member organisations raised more than \$170,000, which was expended either in Viqueque or in broader East Timor economy.

Policy/Legal/Statutory Implications

Not applicable.

Alignment to City Plan

One of the aims of Council's City Plan is to develop the rate of volunteerism within the community. The City of Greater Geelong supports this objective by providing a facilitator role in the engagement of the Geelong community with the activities of the Geelong Friends of Viqueque.

Officer Direct or Indirect Interest

No Council Officer has direct or indirect interest in the outcome of this report.

Risk Assessment

Not applicable.

Social Considerations

The purpose of the City's friendship relationship is to support the development of East Timor including the development of democratic processes and encouraging community participation in planning and decision making. The concept encourages community development activities in both Geelong and in East Timor.

Human Rights Charter

The recommendation of this report does not run counter to Council's Human Rights Charter.

Consultation and Communication

The Community Development Department is responsible for the communication of this report.

1A: Geelong Friends of Viqueque – 2013 Evaluation

The following table provides a comparison between actions carried out by the Geelong Friends of Viqueque and its stated objectives.

Stated objectives of GFoVQQ	Actions carried out by GFoVQQ
EDUCATION	
To partner with local educators to:	
Assist in the establishment of a process for the provision of tertiary and secondary school scholarships in East-Timor for students from the District of Viqueque	Aug - 17 Students were provided with scholarships \$6k
Provide educational material and supplies for schools	Jan - Desks and Chairs - \$2k schools April – 95 laptops given to Schools \$19k April – stationary, books, sports equip \$4.7k
Support programs for professional development for principles and teachers	Mar - Project Manager appointed \$875 Dec – Teacher Training programme - \$3.5k Aug – The City of Greater Geelong in conjunction with Geelong Christian College provided a workplace placement opportunity for an East Timorese student studying International Community Development
Assist with the maintenance and renovation of school buildings	Jan – fence construction – Uaimori school \$6k Aug – St Teresihna Classroom block refurbish \$6k Sep – St Teresihna Classroom block refurb \$4k Sep – Uaimori school gate \$600
Assist in the development of the teaching of English language in school and the broader community, and	July – Donation of English Tetum Word Finders - \$2k
Assist in Geelong students undertaking cultural visits to Viqueque	April – 10 Geelong teachers' trip 10 days April - Clonard school visit 4 + 10 students- 11 days April - Sacred Heart visit 3+19 students 11 days (Baucau) July - Reps from friendship committee and 4 schools visit - 11people for 10 days July – Christian College Prefect Trip – 16 for 9days Aug - Friendship Committee rep, 1 teacher and 1 student 5 days Sep – Christian College 4 teachers and 12 students 14 days
	Trivia fundraising event for libraries and schools
HEALTH	
To partner with local health and related professionals with the aim to improve:	Jan- employment of health volunteer \$1,040 Jan – employment of health liaison \$520 Apr – 1 Geelong Nurse visit – 10 days May – 1 Geelong Nurse visit – 16 days May – 3 Geelong Nurses visit – 13 days July – 4 Geelong Nurses visit – 12 days Aug – Pathology volunteer visit – 14 days
Infection control standards	

• Building facilities and maintenance	
• Training programs and education provided for health professionals	May – employment of translator - \$330 June - employment of translator - \$330 Oct - employment of translator - \$330
• Pathology infrastructure and services	
• Supply and access to medications, consumables and equipment	Mar – construction of pharmacy cupboards in Dilli \$700
• Radiology service availability in the region, and medical records storage of data and patient records.	
	May - Vegetable Training Programme – St Teresinha Ossu \$3k May – VQQ Hospital Community Kitchen Project \$2.8K
WATER AND SANITATION	
To partner with local health and related professionals with the aim to improve water and sanitation infrastructure.	July – VQQ Hospital Water Supply Project \$14k
COMMERCE	
To partner with local business leaders with the aim of:	
• Mentoring relationships between Geelong businesses and those in East-Timor, especially the Viqueque Region	
• Developing opportunities for business development (eg. Micro finance, business advice services)	
• Developing tourism in East-Timor, especially the District of Viqueque.	Geelong Christian College has held discussions with the District Administrator regarding the establishment of Bed and Breakfast facility in Viqueque
	GFoVQQ member visit 10 days
PUBLIC ADMINISTRATION AND GOVERNANCE	
To partner with local government administrators with the aim to improve:	
• The capacity of Viqueque District staff for municipal governance	
• Local administration process (eg. strategic planning, community engagement, project management, records and data management systems)	
• Communication between Geelong and the District of Viqueque	
OTHER	May – GFoVQQ Independence Day Celebrations May – GFoVQQ member visit 10 days May – Geelong students day 7 schools, 120 students June to July – TL Student placement at CoGG 6 weeks Nov – Cr Richards (chair) attends East Timor Independence Proclamation Ceremony

1B: Geelong Friends of Viqueque – Actions January–December 2013

VISITORS				EXPENDITURE
	GEELONG	EAST-TIMOR		\$
Jan			Provision of school desks and chairs by Geelong Friendship Schools	2,000
			Friendship Health employment of liaison person in VQQ (cost for whole year)	520
			Friendship Health engagement of volunteer in VQQ	1,040
Feb			Fence repair (Uaimori School)	6,000
Mar				
	3		3 Nurses visited Viqueque for work and recreation (13 Days)	3,120
			Construction of pharmacy cupboards (Dili)	700
Apr			1 Friendship Health Nurse visited Viqueque for 10 days	800
			10 Geelong Teachers Trip – 14 days	11,200
	14		1 leader, 3 teachers and 10 students from Clonard visit VQQ (11 days)	12,320
	22		1 leader, 2 teachers and 19 students from Sacred Heart College visit Baucau (11days)	19,360
			Provision of 95 laptops to schools by Geelong Friendship Schools	19,000
			Provision of stationary, books and sports equipment by Geelong Friendship Schools	4,720
May	3		3 Friendship Health Nurses visited Viqueque for 13 days	3,120
			Rotary Vegetable Project - Ossu	3,000
	1		GVovQQ member visit (10 days)	800
			VQQ Hospital Community Kitchen Project	2,800
			Friendship Health employment of translator	330
Jun				
			Friendship Health employment of translator	330
Jul			Friendship Health VQQ Hospital Water Supply Project	14,000
			Provision of English/Tetun word finders to schools by Geelong Friendship Schools	2,000
	11		Geelong Friendship Schools Committee members and teachers from 4 schools visit – 10 days	8,800
	4		4 Friendship Health Nurses visit Viqueque – 12 days	3,840
	16		Geelong Christian College Prefect Trip – 9 days	11,520

VISITORS			EXPENDITURE	
	GEELONG	EAST-TIMOR		\$
Aug	1		Pathology Volunteer – 14 days	1,120
			Geelong Friendship Schools Scholarships for 17 students	6,600
			Classroom block refurbishment (St Teresinha) by Geelong Friendship Schools	6,000
Sep	3		Geelong Friendship Schools Committee member, teacher and student – 5 days	1,200
			Geelong Friendship Schools Classroom block refurbishment (St Teresinha)	4,000
	16		Geelong Christian College 'Our World' trip with 4 teachers and 12 students – 14 days	17,920
			Construction of school gate (Uaimori)	600
Oct			Friendship Health employment of translator	330
Nov				
Dec			Geelong Friendship Schools MacKillop East Timor Teacher Training Programme	3,500
Total			94	** Estimated value of goods and services donated by Geelong organisations and/or individuals. ** \$172,590 includes input into the East-Timor Economy due to living expenses by visiting Australians of an average of \$80 / person / day. **\$172,590

Cr E Kontelj declared an Indirect Interest in Amendment C267 – Armstrong Creek Town Centre Precinct Structure Plan – Approval, in that one of the parties associated with the Development has a close association with his employer company and left the meeting room at 9.39pm prior to discussion.

5. ARMSTRONG CREEK TOWN CENTRE PRECINCT STRUCTURE PLAN AND DEVELOPMENT CONTRIBUTIONS PLAN C267 ADOPTION OF AMENDMENT

Portfolio:	Planning - Cr Heagney Infrastructure – Cr Ellis
Source:	Planning & Tourism
General Manager:	Peter Bettess
Index Reference	Armstrong Creek

Purpose

This report considers the Independent Panel Report to Greater Geelong Planning Scheme - Amendment C267 and recommends adoption of the Amendment.

Summary

- The amendment applies to land referred to as the Armstrong Creek Town Centre Precinct. The land is approximately 92 hectares and bounded by Boundary Road to the north, Surf Coast Highway to the west, Barwarre Road to the east and Burvilles Road to the south.
- The amendment proposes changes to the Greater Geelong Planning Scheme to facilitate development of the Armstrong Creek Town Centre. These changes include a new schedule to the Urban Growth Zone and incorporation of a Precinct Structure Plan which provides explicit planning direction, urban design and sustainability guidelines, a Development Contributions Plan and Native Vegetation Precinct Plan to guide future development.
- Public exhibition of Amendment C267 commenced on 6th June 2013 and concluded on the 8th July 2013.
- A total of 23 submissions were received to the exhibited amendment. These submissions were from landowners within the precinct, parties with an interest in the precinct, landowners from adjacent precincts, other individuals and government agencies.
- The issues raised in submissions included infrastructure planning, specific requests for further discretion in the planning controls and the Sustainability and Design Guidelines, changes to the Development Contributions Plan, modification to the planned local traffic network, drainage / stormwater management both internal and external to the precinct, and other requests for modification to the exhibited amendment package.
- Council resolved on 27 August 2013 to refer the submissions to an Independent Planning Panel appointed by the Minister for Planning.
- An Independent Panel was appointed to consider submissions. A Panel hearing was held between 6 – 15 November 2013, with a Report completed and provided to Council on the 17 January 2014. Council was represented at Panel by Maddocks Lawyers.
- The Panel report was released to the general public by Planning Panels Victoria on 17 February 2014.

- The Panel concluded that the Amendment has strong strategic planning justification. The Panel made findings about design and development, retailing, transport and movement, native vegetation and greenways, development contributions and other general matters. In total the Panel made 21 recommendations requesting specific modifications to the Amendment.
- The Panel Report supports a range of Council directions, however it does detail a number of recommendations that are strongly disputed. These include, but are not limit to:
 - Removal of retail (shop) floor space caps from the schedule to the Commercial 1 Zone.
 - Allowance of a right turn access point from Surf Coast Highway in and out of Parking Street B.
 - Deletion of the Transit Corridor from the Development Contributions Plan (DCP).
 - Nomination of the transit corridor as an investigation area with an applied zoning of Farm Zone (FZ).
 - Relegation of all mandatory provision within the Precinct Structure Plan (PSP) to discretionary.
- Council officers recommend that Amendment 267 be adopted as outlined in this report.

Cr Heagney moved, Cr Macdonald seconded -

That Council having considered the Independent Panel Report to Amendment C267 to the Greater Geelong Planning Scheme, resolves to:

- 1) adopt Amendment C267 in the form as outlined in Appendix 5 of this report;**
- 2) submit the adopted Amendment with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

The Precinct

The Armstrong Creek Town Centre (ACTC) is the centrepiece of the Armstrong Creek Growth Area and will provide a variety of civic, commercial and retail facilities to service the growth area and beyond.

The vision for the ACTC is:

The Armstrong Creek Town Centre will be the civic, commercial and social heart of the Armstrong Creek Urban Growth Area. It will be a sustainable, pedestrianised and vibrant transit oriented place which encourages people to shop, live, work and play. The Town Centre will be an attractive place, creating a destination for Armstrong Creek residents and visitors.

The Precinct is bounded by Boundary Road, Surf Coast Highway, Burvilles Road and Barwarre Road was previously referred to as the Armstrong Creek Major Activity Centre within the Armstrong Creek Urban Growth Plan. In recognition of the town centre's role within the growth area, the Precinct is now more commonly known as the Armstrong Creek Town Centre.

In 2009 Council adopted the Armstrong Creek Integrated Infrastructure Delivery Plan (IIDP) as the key plan that details the infrastructure requirements of the future communities within Armstrong Creek. The IIDP is also a critical background document in the preparation of each Precinct Structure Plan (PSP) for the Armstrong Creek Growth Area.

The Armstrong Creek Town Centre (ACTC) has progressed through the Precinct Structure Plan development phase with a different methodology to that which has been applied to other precincts across the Armstrong Creek Urban Growth Area. In the case of the ACTC the land ownership arrangement did not lend itself to meeting the 70% control requirement which has been applied to other precincts. As such the development of the precinct structure plan has been led by the Armstrong Creek Growth Team via the Armstrong Creek Town Centre Steering Committee involving all landowners.

The development of the Precinct Structure Plan and its associated documentation has been funded by three of the landowners who will receive credit under the future Development Contributions Plan for costs incurred in preparing the Precinct Structure Plan/ Other landowners will make contributions under the Development Contributions Plan at their time of subdivision / development.

ACTC Enquiry by Design

The master planning for the ACTC commenced during 2009 with the preparation of the Armstrong Creek Town Centre Enquiry By Design Report. The report was the output of four days of detailed workshops, design and testing, and utilised the input of a large array of stakeholders, landowners and leading professionals in the fields of urban design, retail planning and town centre planning.

The Enquiry by Design continued the implementation of the Armstrong Creek Urban Growth Plan (Volume 1, May 2008, amended May 2010 & September 2012) in the planning for a true main street based 'town centre' and not simply another "big box" style shopping centre. The Armstrong Creek Urban Growth Plan also envisaged the development of a town centre that delivered an innovative and unique urban design outcome, supported by an array of sustainability initiatives that set the town centre apart from similar centres across the State.

Armstrong Creek Town Centre Steering Committee

In late 2010 the Armstrong Creek Town Centre (ACTC) Steering Committee was formed to guide and inform the planning process for the development of the C267 amendment documentation. Membership of the steering committee comprised two representatives from all titles within the Armstrong Creek Town Centre, the Armstrong Creek Project Team and representatives from the Department of Transport, Planning and Local Infrastructure (formerly known as Department of Planning and Community Development). A copy of the exhibited Urban Structure Plan for the Armstrong Creek Town Centre is attached as Appendix 1 to this report.

Key Stakeholders

In delivering the ACTC Precinct Structure Plan, Council has also been fortunate to have strong involvement by the two major supermarket players (Coles and Woolworths) who represent an even split of the retail heart of the Town Centre.

One of the challenges in developing the ACTC Precinct Structure Plan has been to ensure the vision for the growth area (and more specifically the town centre) is not diluted via the push for more traditional retail layouts and models via the major retailers and stakeholders.

Merged Precinct Structure Plan and Urban Design Framework

The ACTC Precinct Structure Plan (PSP) has also been prepared in a unique and innovative way, in that it combines both the structure and content of a traditional Precinct Structure Plan as well as an integrated Urban Design Framework. An Urban Design Framework (UDF) is a document usually prepared post the approval of a PSP and sets out the more detailed elements and urban design requirements for the town centre (including, but not limited to, built form and public realm design principles).

A UDF can often take 12 – 18 months to prepare and approve, and it is this time that will be saved via the implementation of the current PSP model based on a more detailed and integrated PSP document.

The Armstrong Creek Project Team has, in close consultation with the ACTC Steering Committee, prepared a Precinct Structure Plan (PSP) and Native Vegetation Precinct Plan (NVPP) for the Armstrong Creek Town Centre.

The Development Contributions Plan (DCP) for the Armstrong Creek Town Centre was prepared by Urban Enterprises Pty Ltd on behalf of Council.

Amendment C267

The ACTC Precinct Structure Plan, Native Vegetation Precinct Plan and Development Contributions Plan were exhibited between 6th June 2013 and 8th July 2013 during which time public submissions to the Amendment were sought.

The exhibition of Amendment C267 received a total of 23 submissions.

Submissions included:

- 6 from landowners within the ACTC (includes submissions from the primary retail stakeholders of Coles and Woolworths).
- 8 from landowners within the Armstrong Creek Growth Area
- 1 from a landowner outside the Armstrong Creek Growth Area boundary
- 1 from an industry network group
- 7 from State Government Agencies (Minister for Public Transport and Roads, Barwon Region Water Corporation, Department of Transport, Planning and Local Infrastructure together with VicRoads and Public Transport Victoria, Country Fire Authority, Department of Environment & Primary Industries, EPA, Corangamite Catchment Management Authority).

Council Officers met with several submitters to discuss their submissions and attempted, where appropriate, to resolve matters of concern.

The Amendment was referred to an independent Panel to consider all submissions, with a hearing held between 6 – 15 November 2013.

The key themes discussed at the Panel hearing included:

- Urban Design and Development
- Retail Uses and Floor Space
- Transport and Movement
- Native Vegetation and Greenways
- Development Contributions
- Other General Matters (including drainage management and Gaming provisions)

At the conclusion of the Panel hearing Council officers tabled a revised package of documentation that addressed submissions and concerns raised during the Panel hearing. These documents included a tracked changes Precinct Structure Plan and Urban Growth Zone Schedule 5, along with notated project sheets included in the Development Contributions Plan.

A number of concessions were made in an effort to resolve matters raised primarily by Coles and Woolworths, while still protecting the fundamental components of the amendment to realise the vision for the Town Centre.

The Panel report was received on the 17th January 2014 and released to the public on 17th February 2014. The report included 21 recommendations for changes to the amendment package (inclusive of the Precinct Structure Plan, Development Contributions Plan, Native Vegetation Precinct Plan and general amendment documentation).

A summary of these recommendations are attached in Appendix 2, with Council officers responses to these recommendations detailed in Appendix 3.

Reformed Zones

In July 2013 the State Government released a package of zoning reforms that sought to transition the existing residential and commercial zones into three new residential zones (general, neighbourhood and growth zone), two new commercial zones (Commercial 1 and 2) and a modified Mixed Use Zone.

Prior to the Panel hearing Council officers tabled revised amendment documents that highlighted how the new zones would impact on the ACTC (the changes focused on the translations of the proposed Business 1 and 2 Zones within the Precinct to Commercial 1 Zone and the revised provisions of the Mixed Use Zone).

The new zones raised a number of concerns during the panel hearing relating to the "intent" of the new zones and particularly their focus on relaxing the controls on various retail uses. Council officers raised concerns with the Panel regarding confusion between intent and what the new zone actually says and how it aligns to the current policies in place for the City of Greater Geelong. This was particularly important as it relates to regional areas and the need for a strong retail hierarchy and controls such as retail (shop use) floor space caps.

Discussion

The Panel report details 21 recommendations covering various themes and issues contained within submissions to the amendment and further matters discussed during the Panel hearing.

Out of the 21 recommendations Council consider nine (9) are appropriate to support either in full or in part. Council's concern with the remaining 12 recommendations / issues was clearly articulated during the Panel hearing and much of the Panels discussion and findings support Council's position. However, in many cases the recommendation takes a different view from that detailed in the Panel's discussion and findings, and has not been substantiated relating to the grounds of the recommendation (eg: precedence, Government policy, etc).

To outline the nature of these 12 recommendations and why they shouldn't be supported, the following section of the report details a response to the eight (8) key recommendations and justification for the Council officer recommendation. The remaining four (4) recommendations not supported by Council officers are less significant in nature and a summary of these responses are detailed in Appendix 3.

RECOMMENDATION 2

Delete PSP BF1-01 Standard dot point 2 and revise PSP BF1-01 Guideline dot point 1 to direct that:

- a) 50% of the Main Street development should be double storey and the remaining 50% should have double storey facades; and**

The exhibited ACTC Precinct Structure Plan detailed the below provision that 'must' be met:

"Precinct 1 – BF-01 (Built Form)

Main St built form must-

- Be developed as a minimum of two storeys along the length of Main Street"*

At the conclusion of the Panel hearing, and after ongoing discussion with various submitters, Council proposed the below new wording.

"Precinct 1 – BF-01 (Built Form)

Main St built form must-

- Comprise two (or more) storeys along Main Street of which at least 50% is to be occupiable space"*

The recommendation of the Panel, and more particularly the Panel's tracked changes version of the PSP (attached to the Panel Report as Appendix E) agrees with this wording. However it's the position of the Panel that the provision should be a Guideline (ie: should be met) and not a Requirement (ie: must be met).

During the Panel hearing Craig Czarny, of Hansen Partnership (acting for Council) described the importance of delivering a minimum two storey built form along Main Street, stating:

"the legitimacy of the minimum two storey form along the streetscape is widely acknowledged in urban design terms, for activation and sense of enclosure".

Also in Mr Czarny's expert evidence conclusion he confirmed:

"In particular I note that the necessary rigour of the proposed development controls and Standards, which in my view are warranted at this embryonic stage of the Centre's establishment and growth. Given the precedence for adhoc suburban commercial centre development in some Growth Area Centres and the considerable threat that such outcomes could have on the long term capacity and image of the precinct, I believe that it is appropriate to establish a strong and unambiguous urban structure, around which more organic growth may in the future occur."

This approach to strong controls is also reflected in the recently approved Officer Precinct Structure Plan, 2011 (containing the Officer Town Centre). In this PSP key planning and design guidelines included:

Planning and design guidelines that must be met:

- "Buildings along street frontages are to be a minimum of two storeys"*

Planning and design guidelines that should be met:

- "Buildings are to be a minimum of three storeys".*

Extract from Officer Precinct Structure Plan, 2011 (Page 68)

There are also many examples of recently constructed town centres that have also delivered a minimum two storey outcome along main streets, including Rouse Hill Town Centre in western Sydney, Point Cook Town Centre and Craigieburn Town Centre.

Council Officer Recommendation:

- ACTC Precinct Structure Plan should be amended to reflect:

Precinct 1 – BF-01 (Built Form)

Main St built form must-

- *Comprise two (or more) storeys along 50% of Main Street within Precinct 1, with the remaining 50% being double storey façade*
- *Comprise occupiable floor space for any upper levels along Main St.*

RECOMMENDATION 3

Delete the overall retail floor space cap for the Armstrong Creek Town Centre from the schedule to the Commercial 1 Zone (exhibited as Business 1 Zone).

The Panel makes the following remarks in support of the retail offering with in the ACTC:

“The Panel agrees that there is a role for floor space caps in some instances and that they should be applied based on the individual circumstances of the subject site and its broader catchment.”(page 32)

The Panel also made the following assessment in relation to the new Commercial 1 Zone being utilised for the ACTC, whereby:

“A schedule to this zone (Commercial 1 Zone) in a planning scheme outside of metropolitan Melbourne can specify the maximum leasable floor area for Office and shop (other than restricted retail premises).”(page 15).

This point was strongly reinforced by Council officers during the Panel hearing and confirms the intent of the new zones being implemented across Victoria, and their specific application in regional Cities such as Geelong, including growth areas where a retail hierarchy has yet to be established.

To establish a retail hierarchy for the Armstrong Creek growth area the Greater Geelong Planning Scheme confirms the role of the ACTC as a sub-regional centre within Clause 21.04 – Municipal Framework Plan, while also reinforcing within Council's local policy 21.07 Economic Development and Employment (relevant extracts detailed below).

21.07 Economic Development and Employment

21.07-1 Key Issues and Influences

Retail

The City of Greater Geelong Retail Activity Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes.

The retail hierarchy supports the primacy of Central Geelong as the focus of retail activity in the region.

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.**

*Note – Clause 21.07-8 is a map and schedule of the retail hierarchy showing ACTC as a sub regional centre.

The removal of floor space caps for Geelong's sub regional activity centres goes against the above local policy and will potentially jeopardise the retail hierarchy across the City, particularly the significant role of Central Geelong within this hierarchy.

The Reformed Zones Ministerial Advisory Committee assessed the matter of floorspace caps in detail as part of their assessment of new zoning provisions across Victoria, particularly in relation to the new commercial zones and capping of uses such as Shop (ie: retail) and Office.

In the Advisory Committee's report they confirm the following position regarding the use of floorspace caps in Melbourne and Regional Victoria.

"Floorspace caps

Floorspace caps on land uses are a mechanism to regulate the leasable floorspace related to various uses such as shop, office, restricted retail premises and trade supplies in commercial zones. Such caps have sometimes been used in conditions against specific uses in the table of uses of various zones; other caps have been used in schedules in commercial and industrial zones. Leasable floor area is defined as 'that part of the net floor area able to be leased. It does not include public or common tenancy areas, such as malls, verandahs, or public conveniences'.

The Government's proposal with the reformed zones is to remove floorspace caps for all uses in the new commercial zones and to remove the 500 square metres restriction against office in the industrial zones and allow office floorspaces to be specified in the schedule. This is to enable greater competition with the provision of commercial uses to better service local communities and to ensure greater efficiency of the Victorian planning system.

The Committee generally supports this approach but with an exception for interface areas around the fringe of Metropolitan Melbourne, non-metropolitan Melbourne and regional areas of Victoria. In these locations, it felt that the ability to retain floorspace caps could help to prevent leakage from centres and support the establishment of a robust retail hierarchy in developing growth areas and non-metropolitan locations and make best use of often scarce existing infrastructure.

Regional Victoria

There are a range of differences in regional Victoria which need to be considered when planning for growth including:

- the hierarchy of centres in regional Victoria differs to that in metropolitan Melbourne.*
- the broader range of community functions a regional town centre provides.*
- the different levels in demand and growth for new retail facilities, which in some cases means there may be infrequent but major proposals put forward.*

There are two instances where a greater level of planning control may be appropriate:

- In newly developing areas where there is concern that 'lower-order' centres might expand and take on greater importance at the expense of other 'higher-order' centres, and this is contrary to policy objectives. In this case, a council policy may support increased retail development in a centre as an 'anchor' tenant to support a broader range of public infrastructure in that centre such as a local library or improved transport interchange. If the 'anchor' tenant was able to establish in a 'lower-order', newly establishing centre, it may limit the ability for councils to achieve policy outcomes sought for the 'higher-order' centre. This will ultimately undermine broader objectives. In growth areas and regional areas impacts of these developments can be more significant and long-term than in established metropolitan areas. This is because these developments can divert community activity away from the town centre and result in adverse trading impacts for retailing in that centre and subsequently co-located services.*
- Where unrestrained growth of a large centre on the outskirts of a regional Victorian town may prevent the growth of the existing town centre to the overall detriment of decisions by governments to invest in public infrastructure or deliver local employment opportunities.*

In these instances, it may be necessary to limit the overall amount of retailing."

(Page 33 – 34, Commercial and Industrial Zones Report, Reforms Zones Ministerial Advisory Committee Report, 28 February 2013. Emphasis added by author)

In response to these comments and the below recommendation of the Advisory Committee the State Government confirmed the following position.

Recommendation 1 – "That the ability to apply floorspace caps through the use of schedules should be available for use in the Commercial 1 Zone for shop and office uses by rural and interface councils"

Government Response – "The ability for rural and regional councils to introduce schedules to allow for floor space caps for shop and office in the Commercial 1 Zone is supported. Existing floorspace caps for shop and office in regional and rural councils will undergo a neutral translation to the new Commercial 1 Zone on 1 July 2013.

Floorspace caps in the Commercial 1 Zone will not be applied to any metropolitan council. In metropolitan Growth Areas, floorspace caps for new suburbs that exist for land in an Urban Growth Zone will remain.

The Ministerial Direction on The Form and Content of Planning Schemes will be amended to clarify that the Schedule to the Commercial 1 Zone can only apply a shop or office floorspace cap in a regional or rural planning scheme"

(Page 3, Government Response to the Recommendations of the Reformed Zones Ministerial Advisory Committee Report, May 2013)

Finally, the Panel also confirmed:

"The Panel accepts the evidence of Mr Stephens (Council's economics expert) that demonstrates demand to support a 40,000 m2 of retail (shop) in the ACTC by 2031." (page 32).

Council Officer Recommendation:

- A 40,000 m² retail (shop) indicative floor space cap should be maintained within the activity centre hierarchy as shown in Clause 21.07-8.
- The 40,000 m² retail (shop) cap should be retained in the schedule to the Commercial 1 Zone for the Armstrong Creek Town Centre.

RECOMMENDATION 7

Preserve the option to provide direct right turn access from Surf Coast Boulevard into Parking Street B and make the appropriate amendments to the relevant PSP provisions (MA2-01 and MA3-01).

The Surf Coast Boulevard (Highway) is the principle transport corridor between Geelong and Torquay and is predicted to carry significant traffic volumes over the life of the Armstrong Creek development.

To maximise the local characteristics of the road the Armstrong Creek West and ACTC (precincts either side of the road) proposed a high quality boulevard treatment between Boundary Road (in the north) and Burvilles Road (in the south). The aim is to create a tree lined arterial road that has strong access control along its length via the provision of four signalised intersections and service roads either side (as shown in the below Figure 1 – Surf Coast Boulevard Cross Section and Plan View).

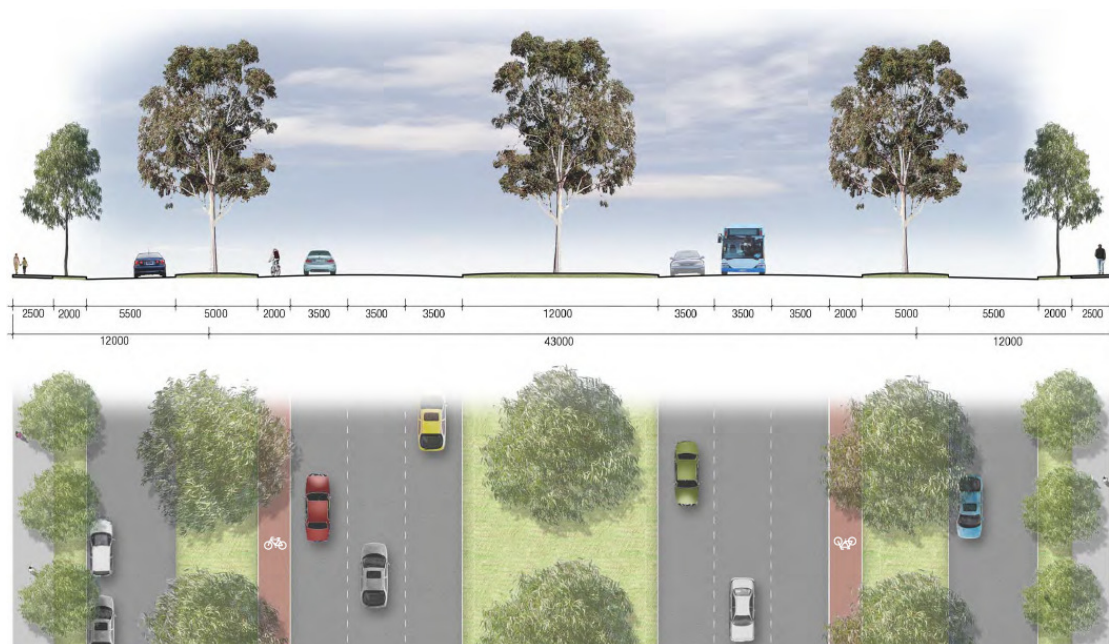


Figure 1 - Surf Coast Boulevard Cross Section and Plan View

The Coles Group Property Development P/L (owners of 500 Torquay Road, Armstrong Creek or Property 7 within the ACTC PSP) submitted a request to the Panel for the creation of a right-turn access into and out of Parking Street B that runs East-West through their property. The street currently T-intersects with the Surf Coast Boulevard (Highway) service road and does not connect directly to the main traffic lanes.

The Panel made the below comments as part of their discussion and findings within the Panel report:

"In planning for a new Town Centre, a balance must be reached between providing roads and access points to safely meet a reasonable degree of traffic demands (and public transport services) and the desire to create a pedestrian friendly environment and to provide safe routes for cyclists."(Page 41)

"The Panel is mindful of the potential to create an additional traffic conflict should right turns be permitted across the Surf Coast Boulevard, a busy arterial road which will eventually carry 40,000 to 50,000 vpd. The Panel considers that safety and minimisation of traffic conflict points to be paramount,"(page 41)

"The Panel considers that the proposed road network and access points substantially meet this objective. The Panel notes that the road network was developed with stakeholder input through the Enquiry by Design process.

With this in mind, and assuming that the intersections function as predicted, the Panel considers that allowing right turns by north bound traffic from the Surf Coast Boulevard into Parking Street B is not warranted at this time."(page 43)*

**. Note - the Panel report references Parking Street A in error*

Council has also consulted with VicRoads regarding this matter (refer Appendix 4, VicRoads response letter).

In this letter VicRoads reinforce their position presented at Panel, confirming they do not support the proposed right-turn access, based on:

- Safety of right turns across Surf Coast Boulevard (Highway)
- Insufficient separation from the Burvilles Road intersection
- Difficulty in accessing land south of Parking Street B

The above position is supported by Council officers based on the high quality of access proposed via four new signalised intersections along Surf Coast Boulevard (Highway), along with the significant impact the intersection would have on street tree avenue planting along Surf Coast Boulevard (Highway).

Council Officer Recommendation:

- Not to support the preservation / allowance of a direct right turn access from Surf Coast Boulevard (Highway) into Parking Street B.

RECOMMENDATION 10

Revise the relevant PSP gateway guidelines to make them flexible enough to consider alternative gateway design and cross section options at the design stage.

Greenways across the Armstrong Creek Growth Area are a series of existing local roads comprising significant areas of native vegetation currently protected within the Greater Geelong Planning Scheme via Vegetation Protection Overlays.

The Greenway concept proposes the utilisation of the existing road as a shared path corridor and protects this native vegetation as part of a natural design feature of future urbanised environment.

The Dennis Family Corporation (under the name DFC Armstrong Creek) lodged a submission on the use of these greenways for provision of local infrastructure such as local roads, utilities, etc (including an alternative cross section), as well as the prescriptive nature of some road cross section within the PSP illustrating the interface with the proposed greenway.

The Department of Environment and Primary Industries are the State Government department responsible for the development and implementation of native vegetation policy across the State. At the Panel hearing DEPI confirmed:

"Mr Brooks stated to the Panel that DEPI supported the consistent and wide adoption of greenways within the Growth Area. He advised that in the greenway alternative suggested by Mr Wyatt, the retention of vegetation annexed from the greenway into the narrow road verge, would be impractical in the long term. This is due to the need to maintain clearance for vehicles using the local roads and the impact of works associated with the construction of paved roads and the development of residential lots."(page 52, emphasis added by author)

Council, in response to an alternative cross section proposed by DFC Armstrong Creek that included a local road within the greenway, confirmed:

"The utilisation of these areas for the construction of road infrastructure significantly compromises both the health and the biodiversity of these corridors. Tree protection zones and the mix of groundcover and over-story vegetation makes these corridors significant in their biodiversity role and their long term sustainability.

Council does not support the alternative cross-sections proposed by Mr Wyatt on behalf of the DFC. The options put forward fail to consider the practical implications of implementing such a cross-section, including significant constraints relating to constructing/reconstructing a road within such close proximity to high value native vegetation and the need to provide driveways every 12-18 metres" (page 52)

The greenway concept has also been debated during previous Panel hearings for the Armstrong Creek East and West Precinct Structure Plans (PSP), and both these PSPs include significant lengths of proposed greenways that form part of the approved plans.

Within the Warralily Estate (Armstrong East Precinct) the Lake Road greenway has already been delivered for half its length. This concept has been strongly embraced by the developer, and the community now using the shared paths, and highlights the benefit of protecting these valuable areas of native vegetation.

Council Officer Recommendation:

- Retain the existing greenways proposed within the ACTC along Barwarre and Boundary Road
- Modify the typical greenway cross section within the Precinct Structure Plan (Appendix 7, Cross Section 20) to clearly show the minor local road interface.

RECOMMENDATIONS 11 - 13

11. Change the Armstrong Creek Town Centre Development Contributions Plan to remove land for the regional transit corridor.

12. Change the Armstrong Creek Town Centre Precinct Structure Plan to identify the land as a 'regional transit corridor investigation area'.

13. Apply the Farming Zone in Schedule 5 to the Urban Growth Zone to land identified as the 'regional transit corridor investigation area'.

As part of Amendment C214 – Armstrong Creek East Development Contributions Plan a precedence was set regarding the funding model for the transit corridor land through the entire Armstrong Creek Urban Growth Area. No submissions were received disputing the inclusion of the transit corridor in the DCP, nor did the Advisory Committee (Panel) challenge its inclusion.

In relation to the above ACTC Panel recommendations regarding the protection, funding and naming of the Transit Corridor through the Precinct, the Panel made the below comments:

“The Panel commends the City of Greater Geelong for taking the initiative to reserve land for a possible Geelong-Torquay transit corridor.”(page 58)

“The Panel agrees with Mr Ainsaar (Council’s expert witness of Development Contributions) that the Ministerial Direction allows land for a transit corridor to be included in a DCP”(page 58)

“Applying the Farming Zone in UGZ5 for the regional transit corridor would allow land owners to continue to use their land under the current planning provisions without placing financial burden on them or on Council. The Panel believes that this is a fairer and more practical approach because:

- *The Farming Zone is the current underlying zone for land in the ACTC (in the absence of the PSP), therefore landowners would be able to continue to use or develop their land under current circumstances;*
- *The use and development of land under the Farming Zone is unlikely to compromise the ability to consider the land for a transit corridor; and*
- *Should the regional transit corridor no longer be considered an option there would be no need to refund any collected contributions.”*

(page 59)

The Panel has acknowledged the ability to fund the Transit Corridor via the DCP and the important role taken by Council in preserving the corridor, however the comments relating to the use of the Farming Zone appear at odds with the purpose of the zone and the practical implementation of the PSP.

When the land is developed either side of the transit corridor, the proposed zone would provide little to no opportunity to utilise the land for farming purposes (noting the corridor is only 37m wide) and would provide no incentive to embellish the land for urban purposes. The recommendation would also remove the landowners right for compensation for land formally or informally reserved for a public purpose.

It was presented to the Panel that this type of preservation of a future transit / rail corridor has already been done several times across Melbourne and within the neighbouring Armstrong Creek East Precinct.

This position was also strongly supported by the Department of Planning, Transport and Local Infrastructure and Public Transport Victoria (PTV) as part of their joint submission to the Panel, and also reinforced more recently in their submission to the exhibited Horseshoe Bend PSP and DCP (Refer below extract).

“PTV supports the inclusion of the land for the transit corridor within the DCP for the Horseshoe Bend Precinct. This is consistent with the Ministerial Direction on the preparation and content of DCPs date 15 May 2003, and has occurred in the Armstrong Creek East PSP, as well as DCPs in Melbourne’s growth areas (Epping North, Coopers St Industrial Area, etc) “

The nature of the Panel recommendations was not debated during the Panel hearing and those landowners who submitted on the transit corridor did so on the basis of it being funded by State Government via a Public Acquisition Overlay (PAO). These landowners all sought to have an avenue of compensation made available to them, with their first preference being a PAO and then reluctantly the DCP.

The significance of the recommendation may, in the eye of many landowners impacted by such a recommendation, constitute a transformation of the amendment due to the inability of landowners to comment on such a major change to the amendment without a right of reply.

An additional concern with this recommendation is the potential to set a precedent for the future Horseshoe Bend Precinct which has been recently exhibited, as well as the previously approved Armstrong Creek East Precinct. Both these Precincts include the transit corridor within their Development Contribution Plans. This recommendation could also expose Council and / or State Government to significant land compensation claims for this corridor due to the need to preserve it for public purposes.

Council Officer Recommendation:

- Retain the Transit Corridor in the ACTC Development Contributions Plan to ensure impacted landowners are compensated for this land and the costs are apportioned across all landowners within the Precinct.
- Retain the labelling of the corridor as being "Transit Corridor" on plans and tables within the PSP, DCP and amendment documentation.
- Retain the Transit Corridor as having an applied zone of Mixed Use Zone with Schedule 5 of the Urban Growth Zone and as being available for embellishment for community use (ie: shared trails, landscaping, etc).

RECOMMENDATION 19

Remove any reference to Gaming premises in the table of uses.

The Panel, in its discussion, questioned Council whether it had the ability to prohibit gaming machines in an Activity Centre and whether such a proposal was consistent with State policy.

The current State Policy relating to gaming is contained within Clause 52.28 – Gaming in the State section of the Greater Geelong Planning Scheme. The Policy's purpose states:

52.28 GAMING

52.28-1 Purpose

- *To ensure that gaming machines are situated in appropriate locations and premises.*
- *To ensure the social and economic impacts of the location of gaming machines are considered.*
- *To prohibit gaming machines in specified shopping complexes and strip shopping centres.*

The Clause also provides an ability to nominate specific sites within two schedules relating to the prohibition of gaming with strip shopping centre and shopping complexes. This is a direct implementation of the third purpose of the policy (dot point 3 above) and ensures these gaming facilities are not located within, or in close proximity to, shopping complexes and convenience services.

All other sub-regional activity centres across Geelong are nominated in the shopping centre schedule that prohibits gaming (eg: Corio, Leopold, Waurin Ponds, etc). This confirms the consistent approach within the ACTC in implementing State policy.

The Urban Growth Zone provides an ability to prohibit specific uses that are seen as being inappropriate and / or incompatible with the particular area of development. In the context of an Armstrong Creek Town Centre (ACTC) that will ultimately contain significant civic, community, retail / commercial and general convenience services it was identified as an area being appropriate to prohibit the use of gaming facilities.

The Greater Geelong Planning Scheme contains two local policies relating to the need for strong planning controls to prohibit the establishment of gaming facilities / venues, supported by the Geelong Gaming Framework. Relevant extracts of these policies are detailed below.

Clause 22.57 - Gaming

22.57-1 Policy Basis

Research has concluded that there are links between social disadvantage, problem gambling and proximity to gaming venues. Although gaming machines may be accessible to the community as a form of entertainment, they should not be convenient so that a predetermined decision is required to gamble.

Clause 21.07 - Economic Development and Employment

This clause includes the following objectives under Sub-Clause 21.07-3 (Retail):

- *To avoid the risk of exacerbating problem gambling.*

Geelong Gaming Policy Framework – October 2007.

- *The resolution of these conflicting issues to produce a net community benefit suggests that gaming venues should have the attributes of 'destination gaming', but embody principles of sustainable development. (Page 6)*

Gaming is often a significant risk within new growth area communities, particularly when these developments have limited, or no, social infrastructure during the early phases of the growth areas life. Gaming establishments located within close proximity to shopping and civic facilities often lead to informal gaming behaviour rather than a clear decision to travel to a gaming venue and participate.

During the exhibition of the Amendment only one submission was received regarding gaming within the ACTC (Geelong Lutheran College, located immediately south of the Precinct), and this submission supported the prohibition of gaming in the Precinct. No other parties (landowners or developers) submitted an objection to the proposal to prohibit gaming within the Precinct.

The Panel report also made reference to an informal recommendation to amend local gaming policy to include the ACTC. Council officers are supporting of this further work and would also include the necessity to review the whole Armstrong Creek growth area, and potential other growth areas, regarding the development of clear policy for these now and emerging communities.

Council Officer Recommendation:

- Retain the prohibition on Gaming Premises as a use with the ACTC Precinct, and in particular within the tables of uses within Schedule 5 to the Urban Growth Zone.

RECOMMENDATION 21

Amend the Armstrong Creek Town Centre Precinct Structure Plan (Part B) to convert mandatory standards into discretionary guidelines with other modifications, as included in Appendix E of the Panel's report.

During the Panel hearing multiple submitters (particularly Woolworths and the Coles Group) raised concerns with approximately 10 or 11 prescriptive provisions within the ACTC Precinct Structure Plan (Appendix 5 – Planning and Design Guidelines).

Council continuously reinforced to the Panel the unique model that was adopted for the ACTC, whereby rather than an Urban Design Framework (UDF) being required as an additional step post a Precinct Structure Plan being approved, the ACTC PSP integrates both a PSP and UDF into one document.

The result is a traditional PSP that includes:

- A Vision for the total Precinct and specific sub-precincts
- Objectives (that must be met)
- Requirements (that must be met) and
- Guidelines (that should be met).

This traditional model is then strengthened by the addition of concept plans and specific provisions regarding the delivery of a quality public realm (eg: Main Street, High Street (pedestrian street), Town Square, etc) and the design of key areas of built form.

The Panel made the below comments regarding the model adopted by Council:

“the City of Greater Geelong’s high level vision for the Armstrong Creek Town Centre was supported by all submitters and the Panel. The Panel commends Council for including relevant PSP vision, objectives, design guidelines and associated details in one document because it allows a prospective developer, authority or member of the community to easily access this information in a single location. This model should be considered for future PSPs.”(page 73. Emphasis added by author)

In response to concerns raised by submitters, Council tabled a tracked changes version of the Planning and Design Guidelines (Appendix 5 within the PSP) late in the Panel hearing to capture many of the matters that had been resolved / agreed with submitters. The document went a long way in providing flexibility in appropriate areas to address the prescriptive wording of the major developers.

The recommendation of the Panel makes no reference to the State Government *Precinct Structure Planning Guidelines (Growth Areas Authority 2009)* that set out the structure, content and templates for Precinct Structure Plans.

The guidelines are referenced within Clause 11 – Settlement (refer extract below) of the State Planning Policy Framework and must be followed when preparing Precinct Structure Plan to ensure consistency and create clear expectations within the development community.

11 - Settlement (extract of areas relevant to amendment C267)

11.02-2 Planning for growth areas

Policy guidelines

Planning must consider as relevant:

- *Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).*

11.02-3 Structure planning

Strategies

Develop precinct structure plans consistent with the Precinct Structure Planning Guidelines

(Growth Areas Authority, 2009) approved by the Minister for Planning to:

- *Establish a sense of place and community.*
- *Create greater housing choice, diversity and affordable places to live.*
- *Create highly accessible and vibrant activity centres.*
- *Provide for local employment and business activity.*
- *Provide better transport choices.*

Policy guidelines

Planning must consider as relevant:

- *Precinct Structure Planning Guidelines (Growth Areas Authority, 2009).*

The position of the Panel to revert all Requirements (ie provisions that must be met) to Guidelines will create significant problems in trying to implement the vision for the ACTC and enforcing simple matters such as road cross sections, mandating 3rd pipe recycled water, applied zone boundaries, road network / layout, size, shape and orientation of public open space, etc.

The adoption of this recommendation would also clearly signify a transformation of the amendment, in relation to the expectations of Council, landowners and the community when the amendment was exhibited. Creating such open flexibility in the PSP significantly changes the intent of the document and the ability for Council to effectively implement the PSP through the statutory planning phase of the development.

VicRoads have also identified their concerns with the Panel recommendation (refer VicRoads letter included in Appendix 4, dated 5 February 2014), confirming that key provisions relating to the design and function of their arterial roads should remain mandatory to ensure they are implemented during the subdivision / development process.

Council officers are also not aware of any Precinct Structure Plan across Victoria that is structured in accordance with the Panel's recommendations, rather than containing a balance of mandatory provisions (ie: must be met) and discretionary provisions (ie: should be met). If this recommendation was accepted, it would create an unacceptable precedence for the City of Greater Geelong and many other growth Council's across the State dealing with the challenges of growth area planning.

Council Officer Recommendation:

- Retain the structure of the Precinct Structure Plan (Appendix 5 – Planning and Design Guidelines) as exhibited and included in this report relating to:

- Objectives
- Requirement (that must be met)
- Guidelines (that should be met)
- Supported by other tables and cross sections

FINAL AMENDMENT PACKAGE

Council officers have reviewed the Panel Report in detail and need to provide a balanced approach regarding the assessment of all 21 recommendations contained within it.

Consideration needs to be given to the consistency of the final amendment documentation with other Armstrong Creek Precinct Structure Plans and Development Contribution Plans, as well as potential precedent some of these recommendations could have for other growth councils across metropolitan Melbourne.

The Armstrong Creek Town Centre is the centre piece of a planned 60,000 residents masterplan growth area and has been planned to deliver a town centre that provides more than just convenience shopping. The ACTC will be home to significant community facilities, inclusive of a town square, regional library, town green, aquatic centre, multipurpose stadium, arts and cultural space and a high quality public realm along the future Main and High Streets. Therefore, Council is also strongly invested in the success of the centre and the need for it to be an economical and socially sustainable centre in the short and long-term.

Environmental Implications

This amendment gives effect to the Armstrong Creek Urban Growth Plan and the Armstrong Creek Town Centre Precinct Structure Plan. The planning for the growth area and precinct has addressed potential environmental implications of the development. The preparation of the PSP has been supported via the development of detailed technical reports in respect to stormwater management, native vegetation and sustainability management.

The environmental implications in respect to the Armstrong Creek Town Centre Native Vegetation Precinct Plan (NVPP) relate to the protection of significant vegetation scattered across the precinct. The NVPP has been endorsed by the Department of Environment and Primary Industries and confirms the protection of proposed greenways (existing road reserve) surrounding the Precinct.

Financial Implications

The ACTC Precinct Infrastructure Plan (PIP) identifies all the capital financial requirements for the provision of infrastructure across the ACTC. The Development Contributions Plan (DCP) details the specifics of the development contribution to relevant infrastructure.

The DCP includes two projects that commit Council to co-contributions. The projects relate to the acquisition of land for the new Burvilles Road and a signalised intersection for the new Burvilles Road and Surf Coast Highway. The value of Council contribution is \$1.523M (in July 2012 dollars). This contribution has remained constant between the exhibited DCP and the final DCP.

There are also significant costs to the City of Greater Geelong Council in relation to the final realisation of the Armstrong Creek Town Centre. The major contributions relate to the provision of a regional library, community facilities, and in the longer term an Indoor Stadium, Indoor Aquatic Centre and arts and cultural space.

The cost of these facilities is beyond those that can be funded by a DCP. Council will be responsible for assembling the finances via its own revenue streams, together with potential State and Federal grants to deliver this infrastructure.

All these major infrastructure items will require funding during the medium to long term as the community grows and a demand for these facilities is established.

The provision of these infrastructure items has been identified in Council's long-term financial plan, and will need to be further assessed as part of ongoing reviews of the long-term financial plan and associated funding strategies.

With Council responsibility for the management of the DCP there will be decisions required across this precinct and other Armstrong Creek precincts, managing the income stream from contributions under the DCP, and the provision of required infrastructure. These will be matters which will be assessed via a multi-division committee, with ultimate recommendations coming to Council as part of the annual budget consideration.

In addition to these higher order infrastructure items, the ACTC will deliver an array of public assets requiring increases in recurrent maintenance and operating budgets. This is particularly relevant in relation the creation of a high quality public realm assets along the proposed Main Street and High Street corridors, inclusive of street furniture, paving, landscaping, wi-fi, etc.

Policy/Legal/Statutory Implications

The planning scheme amendment to incorporate the Precinct Structure Plan for the Armstrong Creek Town Centre into the Greater Geelong Planning Scheme is in accord with the broader structure for this growth area as established under Greater Geelong Planning Scheme Amendment C138. Amendment C138 implemented the rezoning of the entire Armstrong Creek Growth Area from Farming Zone to an Urban Growth Zone.

The Armstrong Creek Town Centre Precinct Structure Plan and Development Contributions Plan is in line with the Council's adopted position on the Armstrong Creek Integrated Infrastructure Delivery Plan (IIDP).

In all respects the amendment is considered to meet the relevant State and Local policies and requirements of the Greater Geelong Planning Scheme, the Precinct Structure Planning Guidelines and specific Ministers directions applicable to the Amendment.

The approval of this amendment would be in line with the established hierarchy of activity centres across the Geelong region and City of Greater Geelong with the Armstrong Creek Town Centre identified as a subregional centre in the 2006 Retail Strategy for Geelong.

The approval of this amendment will further add to the approved commercial activity / retail opportunities at Waurin Ponds which is under development, Highton which was recently approved by Council, and Leopold which again has been approved for exhibition by Council in recent times.

This significant additional retail offering is in accord with this adopted strategy and will not undermine the ultimate revitalisation of the Geelong city centre. The provision of the retail services as contemplated under this amendment within the Armstrong Creek Town Centre are necessary to provide for the convenience and some of the higher order requirements of an ultimate population of 55,000 to 65,000.

What is intended to drive the continued revitalisation of Geelong City Centre is a further higher order retail offer, the higher order services offered across the health professional services sector, and tertiary education offer and related higher density residential development. The facilitation of the Armstrong Creek growth corridor with its inevitable retail offer will provide for the additional population which will help to drive this higher-order offer which will effectively deliver the revitalisation of Geelong city centre.

Alignment to City Plan

The Armstrong Creek growth corridor has a positive alignment with City Plan as one of Council's priority projects.

The realisation of the Town Centre is key to the overall delivery of the Armstrong Creek development. The Town Centre will facilitate the delivery of major commercial and retail facilities for the whole growth area with the provision of major community and cultural facilities also planned to service the now establishing and projected significant population of Armstrong Creek.

Officer Direct or Indirect Interest

In accordance with Sec 80C of the Local Government Act Peter Bettess, General Manager - Planning & Tourism declares an indirect financial interest in that he owns Woolworths and Wesfarmers shares.

No other Council officers involved in this report have any direct or indirect interest, in accordance with Section 80C of the Local Government Act.

Risk Assessment

The PSP and DCP are in line with the broader strategy for the Armstrong Creek growth area. Both the PSP and DCP have been subject to extensive negotiations with the land owners who control the land within the identified Town Centre. This includes the establishment of the Armstrong Creek Town Centre Landowner Steering Committee to assist with the development of an amendment that considers all parties concerns and development vision for their land.

Issues raised through submissions which have been the subject of this report are not considered to represent major risk to the planning scheme amendment proceeding.

In saying this there are several recommendations made by the independent Panel that could present major risks to Council relating to:

- Deleting the transit corridor from the DCP, resulting in either Council and / or State Government being the compensation authority for the land.
- Removal of all Requirements (must be met) from the PSP. This would significantly impair Council's ability to implement the vision for the ACTC and enforce fundamental components of the plan.

Social Considerations

The Armstrong Creek Town Centre will provide for the principal retail and commercial focus for the entire Armstrong Creek Growth Area. In the medium to longer term the Town Centre will provide for regional facilities, and major community, cultural and sporting facilities. This precinct will ultimately provide for the social heart of the growth area.

With the significant development that is already on the ground at the Armstrong Creek East Precinct (Warralily) where some 800 people are now residing, and the continued growth of this precinct, along with the now quickly progressing Armstrong Creek West precinct (Armstrong Mt Duneed) immediately adjacent to the Town Centre the necessity for this precinct to be delivered is very clear. It is an important policy initiative to have this Town Centre approved to facilitate private sector investment into the precinct and ultimately public sector investment to provide the level of service which will be necessary for the future population of the Armstrong Creek growth area.

Human Rights Charter

Officers have taken into consideration the human rights relative to the subject matter of this report, such as “ratepayer’s property rights and a right to a fair hearing.

However, in light of the risk identified in relation to a potential transformation of the amendment (if it were not approved as proposed by this report). The Council is mindful of the right of landowners who have not had the ability to comment on significant changes to the amendment such as removing the Transit corridor from the DCP and applying a Farming Zone to the land.

This creates significant uncertainty for landowners regarding sterilisation of their land and the removal of an appropriate compensation avenue; particularly when the Panel’s recommendation was not discussed during the Panel hearing and landowners lacked any opportunity to submit on this significant change to the amendment.

Consultation and Communication

All Armstrong Creek Town Centre Steering Committee members and Landowners have been consulted on the findings of the Panel report with feedback received used to refine the final approved amendment package.

Appendix 1

ARMSTRONG CREEK TOWN CENTRE - FUTURE URBAN STRUCTURE PLAN



1:8000

Legend

- | | | |
|--|--|-----------------------------------|
| --- ACTCPSP BOUNDARY | EMERGENCY SERVICES | TRANSIT CORRIDOR |
| — PRIMARY ROAD NETWORK | COMMUNITY FACILITIES | --- PRIORITY PEDESTRIAN NETWORK |
| --- ACCESS STREET (indicative only) | OPEN SPACE | — ULTIMATE INTEGRATED TRANSIT HUB |
| RETAIL (Allowing upper level use) | ENCUMBERED OPEN SPACE (Storm water quality and management) | /// INTERIM BUS INTERCHANGE |
| RESTRICTED RETAIL (Allowing upper level use) | ENCUMBERED OPEN SPACE (Biodiversity values) | |
| MIXED USE (Retail, commercial on ground floor) | | |
| MIXED USE (Primary residential) | | |

Appendix 2

Planning Panels Victoria – Armstrong Creek Town Centre Panel Report

Summary of Recommendations

17 January 2014

Based on the reasons set out in this Report, the Panel recommends that should be adopted as exhibited, subject to the following modifications:

- 1. Delete the first Standard of BF5-01 and add the following Guideline:**
 - a) Provide housing with a maximum lot size of generally not more than 350 square metres for single dwellings on single allotments.**
- 2. Delete PSP BF1-01 Standard dot point 2 and revise PSP BF1-01 Guideline dot point 1 to direct that:**
 - a) 50% of the Main Street development should be double storey and the remaining 50% should have double storey facades; and**
 - b) Any single storey development (with double storey facade) along Main Street provides the ability to add a second storey.**
- 3. Delete the overall retail floor space cap for the Armstrong Creek Town Centre from the schedule to the Commercial 1 Zone (exhibited as Business 1 Zone).**
- 4. Delete individual floor space caps for land uses in Precinct 1 in Schedule 5 to the Urban Growth Zone.**
- 5. Amend the table of uses in Schedule 5 to the Urban Growth Zone so that no permit is required for a Restricted retail premises of up to 2,000 square metres in Precincts 2, 3 and 4, and that a permit be required if the floor space area is exceeded.**
- 6. Amend the table of uses in Schedule 5 to the Urban Growth Zone so that no permit is required for Trade supplies of up to 13,000 square metres in Precinct 4, and that a permit be required if the floor space area is exceeded.**
- 7. Preserve the option to provide direct right turn access from Surf Coast Boulevard into Parking Street B and make the appropriate amendments to the relevant PSP provisions (MA2-01 and MA3-01).**
- 8. Change the cross section of Main Street between Service Street and Surf Coast Boulevard to match the cross section which applies east of Connector Road A (PSP Cross Section 11).**
- 9. Amend the NVPP, as recommended by DEPI, to reflect the reformed native vegetation provisions introduced into the Victoria Planning Provisions in December 2013.**
- 10. Revise the relevant PSP greenway guidelines to make them flexible enough to consider alternative greenway design and cross section options at the design stage.**
- 11. Change the Armstrong Creek Town Centre Development Contributions Plan to remove land for the regional transit corridor.**
- 12. Change the Armstrong Creek Town Centre Precinct Structure Plan to identify the land as a 'regional transit corridor investigation area'.**

13. Apply the Farming Zone in Schedule 5 to the Urban Growth Zone to land identified as the 'regional transit corridor investigation area'.
14. Change the Armstrong Creek Town Centre Development Contributions Plan to apportion half the cost of the Boundary Road and Connector Road A intersection to land identified as Property 4 in Plan 19 of the Armstrong Creek Town Centre Precinct Structure Plan.
15. Apportion the cost of the northern half of Boundary Road and Connector Road A intersection to land owned by DFC Armstrong Creek in a future Horseshoe Bend Development Contributions Plan.
16. Change the Armstrong Creek Town Centre Development Contributions Plan to offset the cost of constructing the Town Square with the 10% open space contribution provided by the relevant land owner.
17. Include the following section in the Armstrong Creek Town Centre Development Contributions Plan:

Scope Creep

During the implementation of the DCP, a development proponent may propose material changes to the demand profile scenario leading to increased requirement for infrastructure. In these cases there should be no negative net financial impact on the DCP by requiring the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.

Equally, the Council or other authority is responsible for any additional costs that result from a requirement on a developer to the infrastructure item at a 'Standard Provision' higher than that provided in the DCP that requirement should only be imposed if the net cost increase is borne by that authority.

18. Amend the PSP at clause 4.11.1 and PR3-03 to include similar text used for the emergency services precinct at clause 4.7.1 regarding flexibility for alternative development of the land.
19. Remove any reference to Gaming premises in the table of uses.
20. Amend Schedule 5 to the Urban Growth Zone to allow more flexible provisions, as included in Appendix D of the Panel's report.
21. Amend the Armstrong Creek Town Centre Precinct Structure Plan (Part B) to convert mandatory standards into discretionary guidelines with other modifications, as included in Appendix E of the Panel's report.

Appendix 3

Response to Panel Recommendations

	PANEL RECOMMENDATION	COUNCIL POSITION
1	Delete the first Standard of BF5-01 and add the following Guideline: a) Provide housing with a maximum lot size of generally not more than 350 square metres for single dwellings on single allotments.	Supported Council agrees that discretion should be allowed where appropriate for lots greater than 350m ² for a single dwelling on a single allotment provided that an appropriate design response is achieved and that targeted densities within a particular area are not compromised.
2	Delete PSP BF1-01 Standard dot point 2 and revise BF1-01 Guideline dot point 1 to direct that: a) 50% of the Main Street development should be double storey and the remaining 50% should have double storey facades; and b) Any single storey development (with double storey facade) along Main Street provides the ability to add a second storey.	Not Supported - 2(a) Recommendation 2(a) is not supported and should revert to the consistency detailed within Council closing submission relating to this requirement being a MUST (ie mandatory), and not a SHOULD under the guidelines (ie Discretionary). Supported - 2(b) Support recommendation 2(b) relating to single-storey development not prejudicing the ability to add a second storey at a later date.
3	Delete the overall retail floor space cap for the Armstrong Creek Town Centre from the schedule to the Commercial 1 Zone (exhibited as Business 1 Zone).	Not Supported It's critical to ensure that the Geelong retail hierarchy is protected and transparent regarding the establishment of activity centres across the municipality. The Armstrong Creek Town Centre is a nominated sub-regional centre within the MSS (clause 21.07 Economic Development and Employment, section 8 - City of Greater Geelong Retail Activity Centre Hierarchy). The Panel provided very little commentary or concern relating to the Central Geelong area and the importance it plays for a regional centre like Geelong. The Panel did note that the nomination of a 40,000 m ² sub-regional centre was certainly justified by all evidence provided and would support the centre being established at this scale. It was also noted by the Panel, and recognised by the new planning reforms, that retail floor-space caps are still applicable within growth areas and regional areas as opposed to existing areas of metropolitan Melbourne as these areas are more susceptible to an imbalance in activity centres and require a need to protect the central activity area for each particular township. The Panel also didn't provide commentary regarding why the use of an overall floor space cap as a planning tool was not appropriate in this situation (noting that it is supported as part of the new planning reforms).

4	Delete individual floor space caps for land uses in Precinct 1 in Schedule 5 to the Urban Growth Zone.	Supported Although Council believes individual floor-space caps, for key uses, are an important control relating to the development of a quality town centre and the efficient and effective distribution of an overall floor-space, it is willing to concede these individual caps in light of the protection of the overall retail floor-space of 40,000 m² (shop). This is also considered appropriate in light a permit still being required for ALL "Buildings and Works", which is an important tool in the assessment of appropriate urban design outcomes.
5	Amend the table of uses in Schedule 5 to the Urban Growth Zone so that no permit is required for a Restricted retail premises of up to 2,000 square metres in Precincts 2, 3 and 4, and that a permit be required if the floor space area is exceeded.	Support Council raised concern during the Panel hearing in relation to the potential extent and quantum of restricted retail within precinct 3 and 4, if appropriate controls are not put in place to maximise residential and other mixed use outcomes. In saying this, Council officers support the recommendations, noting a permit is still required for larger developments > 2000m².
6	Amend the table of uses in Schedule 5 to the Urban Growth Zone so that no permit is required for Trade supplies of up to 13,000 square metres in Precinct 4, and that a permit be required if the floor space area is exceeded.	Supported Council understands the importance of trade supplies in the early phases of the Town Centre's development and the role they can play in generating traffic and activity within these centres. It is also recognised that medium to longer term many of these trade supply uses may well be better located in other sites around the growth area or Geelong, and higher quality uses such as office, residential and commercial developments would make better use of the land. These developments also lend themselves to being easily removed and create ideal pad sites for future developments and avoid prejudicing any medium to long-term development outcomes within the centre. Council officers support the recommendation, noting a permit is still required for larger developments > 13,000m².
7	Preserve the option to provide direct right turn access from Surf Coast Boulevard into Parking Street B and make the appropriate amendments to the relevant PSP provisions (MA2-01 and MA3-01).	Not Supported Council does not support the provision of a right-turn access from Surf Coast Boulevard into Parking Street. Council believes this option severely impacts the overall vision the Surf Coast Boulevard in relation to a high quality / access controlled / tree-lined boulevard that presents as an aesthetically pleasing entry to the Town Centre, West Residential Precincts and broader growth area. The Panel report states "The Panel is mindful of the potential to create an additional traffic conflict should right turns be permitted across the Surf Coast Boulevard, a busy arterial road which will eventually carry 40,000 to 50,000 vpd. The Panel considers that safety and minimisation of traffic conflict points to be paramount" The Panel also noted that the plan provides appropriate distribution of access points into parking areas and that the volume of Main Street would not be compromised by the current access arrangements and no further access points were required to manage an effective pedestrian friendly Main Street environment.

8	Change the cross section of Main Street between Service Street and Surf Coast Boulevard to match the cross section which applies east of Connector Road A (PSP Cross Section 11).	Support This recommendation has already been modified as part of a tracked changes Precinct Structure Plan that was tabled at the Panel hearing. This recommendation was seen to address an anomaly and a consistent cross-section for cyclists when entering the town centre Main Street environment from the west.
9	Amend the NVPP, as recommended by DEPI, to reflect the reformed native vegetation provisions introduced into the Victoria Planning Provisions in December 2013.	Support Council is supportive of the NVPP and appropriate wording within the amendment documentation being updated to reflect the new native vegetation reforms, then pending approval, but have since been approved in December 2013. Council has worked with DEPI officers to ensure appropriate changes are made to update documentation to reflect these new provisions.
10	Revise the relevant PSP greenway guidelines to make them flexible enough to consider alternative greenway design and cross section options at the design stage	Not Supported The Panel noted that it was initially perplexed as to why DFC Armstrong Creek was so concerned with greenways proposed by Council, particularly as Mr Bartley (DFC Armstrong Creek representative) clarified that "DFC Armstrong Creek supported the concept of greenways". The Panel also agreed that it was not supportive of the alternative cross sections provided by Mr Wyatt (expert evidence for DFC Armstrong Creek)". The Panel findings then confirmed that the Panel generally supports the greenway concept and the approach proposed in the PSP, however raised concern that the cross-section maybe inflexible during implementation. Finally, the Panel noted that alternatives proposed by DFC Armstrong Creek had the potential to impact other landowners beyond just that of DFC Armstrong Creek and the potential for this impact would reduce the quantum of developable land available for collection of development contributions (ie: reduce fund Council collects to fund DCP projects). To respond to the issue, Council has modified the greenway "typical" cross-section (showing only minor local roads either side), and based on guidance already being provided within the Precinct Structure Plan to ensure active frontages are provided to all greenways and that their environmental and recreational values are protected during the development process.
11	Change the Armstrong Creek Town Centre Development Contributions Plan to remove land for the regional transit corridor.	Not Supported Council strongly disagrees with the position put by the Panel relating to deleting the transit corridor from the Development Contributions Plan. The Panel has not appropriately considered the precedent set within the adjoining Armstrong Creek East Precinct to fund this corridor within the Armstrong Creek East Development Contributions Plan along with other precedent within Melbourne's growth areas that also fund similar corridors (eg: Epping North and Coopers St Industrial Area) In addition, the Panel's recommendation is inconsistent with the <i>Ministerial Direction - Development Contributions Plans (2003)</i> that confirms this type of infrastructure as being appropriate to fund within a DCP. Council also strongly disagrees with the notion provided by the Panel that due to a lack of commitment to the corridor by State Government that development contributions cannot be used to fund this land. In the context of Government funding, its quite rare to have these types of commitments for long-term

		projects. On this basis, Council believes the corridor has a direct relationship / nexus with the Precinct and as such is appropriate for funding with the DCP. Alternatively, if the corridor was not funded by the DCP, this would place a significant financial risk on Council as the likely compensation party for any landowner claims.
1 2	Change the Armstrong Creek Town Centre Precinct Structure Plan to identify the land as 'regional transit corridor investigation area'.	Not Support The language used within the Armstrong Creek East Precinct refers to the corridor as a future transit corridor and this wording has been supported by PTV in the Armstrong Creek East Precinct and via their submissions to this Amendment (C267) and the recently exhibited Horseshoe Bend Precinct Structure Plan (C259). The proposal to reference the corridor as a regional transit corridor <i>investigation area</i> creates more uncertainty for both the landowners and its role in the overall growth area.
1 3	Apply the Farming Zone in Schedule 5 to the Urban Growth Zone to land identified as the 'regional transit corridor investigation area'.	Not Supported. Applying the Farming Zone to the transit corridor is an inappropriate use of this zone. The purpose of the Farming Zone is to provide and protect agricultural and farming uses and not for the protection of a future transit corridor. The Panel also comments that the utilisation of the Farming Zone would enable existing farm enterprises to continue to use the land for its intended purpose. This is not realistic for a strip of land that is 37m wide and would not provide an efficient or productive farming area. The Panel makes reference to the Officer Precinct Structure Plan as an example of where such a strategy was used in applying the farming zone to protect a future area of the Princess Highway. Panels, in general, regularly make comments on the need for PSPs / DCPs to be tested through the panel environment before using these amendments as a precedence. The Officer PSP is one such example that has not been tested through a panel process (ie: was approved directly by the Minister) and is at odds with their assessment of PSP / DCP decision precedence elsewhere in the report. Council considers that the application of the Farming Zone along the length of the transit corridor also signifies a transformation of the amendment as this was never considered during the exhibition and Panel hearing process, and was not transparent to all land owners that such a control / zone would be put in place. It also creates significant uncertainty for landowners to have no direction or clarity regarding the compensation means for their land. The use of the Farming Zone, and uncertainty for landowners, also creates a significant risk to council in relation to potential compensation claims if landowners sought to force a compensation process for the encumbrance of their land (ie:

		reserved for 'public purposes).
1 4	Change the Armstrong Creek Town Centre Development Contributions Plan to apportion half the cost of the Boundary Road and Connector Road A intersection to land identified as Property 4 in Plan 19 of the Armstrong Creek Town Centre Precinct Structure Plan.	Not Supported Council believes there is a misunderstanding relating to this particular issue and the confusion is carried through to the recommendation contained within the report. The intersection (signals only) for Boundary Road and Connector Road A is currently funded 50% by the Horseshoe Bend Precinct and 50% by the Armstrong Creek Town Centre, not as reflected in the Panel report (solely by property 4 within the town centre). If the DCP was to include the full construction cost of the intersection, beyond only the signals and slip lanes included in the exhibited DCP, it would be at odds with the model adopted across Geelong's growth areas. The model for all of Geelong's DCPs is for the major arterial road intersections (controlled or to be controlled by VicRoads) to be fully funded due to their significant scale, design requirements and cost, while lower order signalised intersections have only the land and traffic signals funded within the DCP. Examples of similar DCP projects for lower order intersections include three other intersections within the Armstrong Creek Town Centre (along Connector Road A), two internal intersections for the Lara West Growth Area, the internal intersection for the Jetty Road growth area and several intersections within the neighbouring Horseshoe Bend Precinct. The further submissions on behalf of the landowner and a proforma letter (copy attached) supporting sharing the costs of the intersection between landowners in the Horseshoe Bend Precinct and the ACTC Precinct have been considered and do not alter the recommendation.
1 5	Apportion the cost of the northern half of Boundary Road and Connector Road A intersection to land owned by DFC Armstrong Creek in a future Horseshoe Bend Development Contributions Plan.	Not Supported Refer to recommendation 14

1 6	Change the Armstrong Creek Town Centre Development Contributions Plan to offset the cost of constructing the Town Square with the 10% open space contribution provided by the relevant land owner.	Not Support (in part) The town square within the Armstrong Creek Town Centre is currently nominated as public open space and credited as part of the 10% open space equalisation requirement within the Precinct. The embellishment of this open space and the land will be credited to the landowner and goes towards achieving their 10% open space obligation. There is no need to include this project with the development contributions plan to equalise this open space contribution.
1 7	Include the following section in the Armstrong Creek Town Centre Development Contributions Plan: <i>Scope Creep</i> <i>During the implementation of the DCP, a development proponent may propose material changes to the demand profile scenario leading to increased requirement for infrastructure. In these cases there should be no negative net financial impact on the DCP by requiring the developer to bear the additional costs associated with the provision of the infrastructure item over and above the standard required by the DCP.</i> <i>Equally, the Council or other authority is responsible for any additional costs that result from a requirement on a developer to the infrastructure item at a 'Standard Provision' higher than that provided in the DCP that requirement should only be imposed if the net cost increase is borne by that authority.</i>	Not Supported The issue of scope creep was discussed during the Panel hearing and Council noted that the DCPs already provides general protection of significant increases in scope requested by relevant authorities (eg: VicRoads for arterial road intersections). However, the nature of development contributions plans is that they confirm a specific scope and cost for relevant projects that is transparent to all parties. If this scope changes it is the responsibility of those authorities and developers to liaise to ensure the scope is appropriate, considering the current design standards of the day. The DCP is also subject to regular reviews as part of the planning scheme to ensure its currency and appropriateness with current standards. Its also acknowledged that developers regularly sign works-in-kind agreements for delivery of DCP projects many years in advance, knowing that such an agreement places a responsibility on the developer to meet the relative standards of the day (ie: changes in legislation, permit requirements, design and safety standards, etc). All DCP projects also have contingency costs built into the DCP cost to assist in protecting the party delivering the works (be this Council or a private developer). The other incentive for developer works-in-kind also extends to financing costs; whereby rather than a developer paying a cash contribution to meet their DCP liability they can defer this obligation until the project is required. Council officers have also raised the issue with the Ministerial Advisory Committee on Standard Development Contributions to be considered as part of any new Development Contributions system. It is likely that this issue would need to be considered by Government across all growth areas to ensure a consistent state wide policy position.
1 8	Amend the PSP at clause 4.11.1 and PR3-03 to include similar text used for the emergency services precinct at clause 4.7.1 regarding flexibility for alternative development of the land.	Support Wording will be added under the drainage and flooding element of the Precinct Structure Plan to reflect that if an alternative drainage site is agreed with the responsible authority and collecting agencies for the DCP (ie: Council) that the land may be used for appropriate development as per the underlying zone.

1 9	Remove any reference to Gaming premises in the table of uses.	Not Supported Council is confused by to this recommendation as the issue was not raised during the Panel process and the only submission received supported the prohibition of gaming within the Town Centre. The issue of gaming was not debated during the Panel process and as such provided little to no opportunity to consider the issue in detail. Council is also about to commence a review of its Municipal Strategic Statement to ensure is currency, however this does not negate the need to implement strong planning controls during the implementation of the Precinct Structure Plan consistent with Council current local gaming policy; <i>Clause 22.57 - Gaming</i>, Greater Geelong Planning Scheme.
2 0	Amend Schedule 5 to the Urban Growth Zone to allow more flexible provisions, as included in Appendix D of the Panel's report.	Supported The Panel has included a track changes UGZ Schedule 5 detailing changes to the structure of the document. Council is accepts the revised structure of the schedule.
2 1	Amend the Armstrong Creek Town Centre Precinct Structure Plan (Part B) to convert mandatory standards into discretionary guidelines with other modifications, as included in Appendix E of the Panel's report.	Not Supported Council is significantly concerned regarding this recommendation and its potential to trigger a '<u>transformation</u>' of the amendment as it represents a significant change to the exhibited controls and the ability to realise the vision for the Armstrong Creek Town Centre. The recommendation removes all standards (i.e. musts) and moves these to guidelines (shoulds), significantly diluting their importance and ability to be implemented. This recommendation is also at odds with the Precinct Structure Planning Guidelines prepared by the Growth Area Authority (State government planning authority), as they quite clearly stipulate that the structure should reflect key mandatory requirements to implement the precinct structure plan and then more general guidelines that guide decision-making and designed within the Precinct. It was also made very clear during the Panel hearing that the Precinct Structure Plan for the Town Centre is both a PSP and an urban design framework. The removal of all major requirements (ie: mandatory provisions) significantly impairs both the importance of the PSP and the role it plays as an urban design framework. Finally, it should be noted that the recommendation doesn't align with the expectations of submitters who never sought this degree of change in the PSP and that Council's still have discretion relating to mandatory provisions regarding their explicit implementation.

Cr E Kontelj re-entered the meeting room at 9.59pm

6. ADOPTION OF AMENDMENT C302 - 302-306 ABERDEEN STREET, MANIFOLD HEIGHTS

Portfolio:	Planning - Cr Heagney
Source	Planning and Tourism - City Development
General Manager:	Peter Bettess
Index Reference	Application: C302

Purpose

The purpose of this report is to adopt Amendment C302.

Summary

- Amendment C302 proposes to rezone the western portion of the land at 302-306 Aberdeen Street, Manifold Heights to correct an anomalous Planning Scheme zoning.
- The zoning of the land is unusual in that over half of the title (that fronting Shannon Avenue) is in the Commercial 1 Zone whilst the rear portion is in the Residential 1 Zone.
- It is accepted practice for zoning boundaries to follow title boundaries. This anomaly has featured in the new format planning scheme since its inception in July 2000.
- Amendment C302 proposes to only partially rezone the land. No permit application accompanies the Amendment.
- The Amendment also proposes to delete the Design and Development Overlay 14 from the land being rezoned and to include the whole of the land within the description of the Shopping Centre in clause 52.28-4 of the Planning Scheme as one where gaming machines are prohibited.
- The Amendment was exhibited between 27 February and 31 March 2014.
- Three submissions have been received. Coles made a submission supporting the Amendment. Both the EPA and VicRoads have advised there is no objection to the Amendment but have raised matters to be considered in future planning permit applications for the subject land.
- As there are no submissions opposing or seeking changes to the exhibited Amendment, Council is able to proceed to adoption without changes.
- It is recommended that that Amendment be adopted and forwarded to the Minister for Planning seeking approval.

Cr Heagney moved, Cr S Kontelj seconded -

That Council:

- 1) adopts Amendment C302 in the form outlined in Appendix 2 of this report, and**
- 2) submits the adopted Amendment together with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

Amendment C302 has been prepared by the City of Greater Geelong which is the planning authority for this Amendment. The Amendment was initiated by Environmental Resources Management Australia Pty Ltd consultants on behalf of Coles Group Property, owner of the subject land.

The land affected by this Amendment is located at the north western corner of Aberdeen Street and Shannon Avenue, Manifold Heights. An aerial map of the area is shown in Appendix 1.

The Amendment proposes to rezone the western portion of the land from Residential 1 Zone to Commercial 1 Zone; remove the Design and Development Overlay (Schedule 14) from the western portion of the land; and amend the schedule to clause 52.28-4 to include the whole of the land at 302-306 (even numbers) Aberdeen Street in the strip shopping centre where a gaming machine is prohibited.

The zoning of the land is an anomaly as over half the title (that fronting Shannon Avenue) is in the Commercial 1 Zone while the rear portion is in the Residential 1 Zone. This existing zoning arrangement is anomalous and the 890 square metres of land proposed to be rezoned will facilitate the orderly planning of the area and allow the full commercial potential of the site to be realised. The deletion of the DDO14 is appropriate as it only applies to dwellings over 7.5 metres with access to views in a Residential 1 Zone.

Discussion

The proposal was deemed to proceed without authorisation from the Minister for Planning. Exhibition of Amendment C302 took place between 27 February and 31 March 2014 with notices in local newspapers and the Government Gazette. Notice of the Amendment was sent to surrounding land owners and occupiers and to prescribed Ministers under the Planning and Environment Act 1987.

In response to the exhibition of the Amendment C302, three submissions have been received. One has been received from Coles Group Property Developments Ltd supporting the rezoning. The other two submissions are from public authorities advising of no objection.

VicRoads commented on the proposed amendment as part of the initial referral of the rezoning application and provided their previous comments are taken into account, does not object to the rezoning of the subject land. VicRoads' earlier comments related to how access to and egress from the subject land should be managed to maintain the efficient and safe functioning of the adjoining roads. In response to the 2009 proposal to develop the land as a liquor shop, VicRoads specifically outlined that ingress to the subject site via a right turn from Aberdeen Street and egress to Shannon Avenue via a right turn could not be supported and would need to be restricted, and that they be designed to prevent patrons making the unauthorised turning movements. Council officers endorsed these comments during the initial referral process. The matter of access/egress will need to be addressed in any future planning permit application for use and development of the land.

The Environment Protection Authority advised it had no concerns with the proposed amendment with the information that has been provided. However, the EPA provides the following comments:

“It is noted from the *Environmental Site Assessment* for the property (Douglas Partners, 5 February 2009) that the former underground fuel storage tanks have been removed. Soil samples taken from the site indicate that contamination is present however at a level considered not to represent a risk to human health within a commercial land use setting. Likewise the report identifies groundwater contamination however the beneficial use Buildings and Structures in accordance with the *State Environmental Protection Policy – Groundwaters of Victoria* is considered to be protected.

In light of the Environmental Site Assessment it is considered that the rezoning of the site will not have a further impact on the beneficial uses of the site. However prior to any future development EPA recommends that Council reassess the suitability of the site for the given application as a result of the findings of this report.

Future construction and ongoing use will need to be managed appropriately to ensure the remaining beneficial use is not impacted upon.”

As the submissions do not seek to change or abandon the Amendment, Council is now able to adopt the Amendment and forward it to the Minister for Planning seeking approval. The Amendment to be adopted is in **Appendix 2**.

Environmental Implications

The EPA has commented that in light of the environmental assessment undertaken for the site in 2009 (the Douglas Report), the rezoning will not have any further impact on the beneficial uses of the site. It recommends that prior to any future development that Council reassess the suitability of the site for the given application as a result of the findings of the Douglas Partners Report.

Future construction and ongoing use will need to be managed appropriately to ensure the remaining beneficial use is not impacted upon.

These matters can all be dealt with at the planning permit stage.

Financial Implications

There are no financial implications arising from this Amendment.

Policy/Legal/Statutory Implications

The Amendment implements the objectives of Planning in Victoria by addressing the Planning and Environment Act 1987, the State Planning Policy Framework and the Local Planning Policy Framework.

Alignment to City Plan

The Amendment aligns with the City’s strategic direction, Growing Our Economy. The Amendment will rezone land which will facilitate sustainable development of an existing centre.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

No adverse social impacts are expected to result from this Amendment. Rezoning will correct an anomaly and allow full commercial use of the site removing any urban blight from this prominent corner within the shopping centre.

Human Rights Charter

The Amendment does not impact on any human rights and responsibilities set out in the Charter. Planning legislation ensures an open community consultation process occurs enabling people to freely express their views and if necessary obtain a fair hearing before an independent Panel.

Consultation and Communication

The Amendment was exhibited in accordance with the Planning and Environment Act 1987, including notices in the City News Section of the Geelong Advertiser and the Geelong Independent newspapers, letters to surrounding land owners and occupiers, letters to prescribed Ministers and relevant authorities, online and hard copy of the amendment documents at the Brougham Street offices of Council.

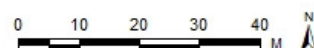
APPENDIX 1 – AERIAL VIEW OF SUBJECT LAND



SUBJECT LAND
302 - 306 ABERDEEN ST MANIFOLD HEIGHTS

AMENDMENT C302

Prepared by City of Greater Geelong - 4 November 2013 (Aerial Imagery - December 2012)
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.



APPENDIX 2 – AMENDMENT TO BE ADOPTED

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C302

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong Planning Scheme

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map No.49 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C302".

Overlay Maps

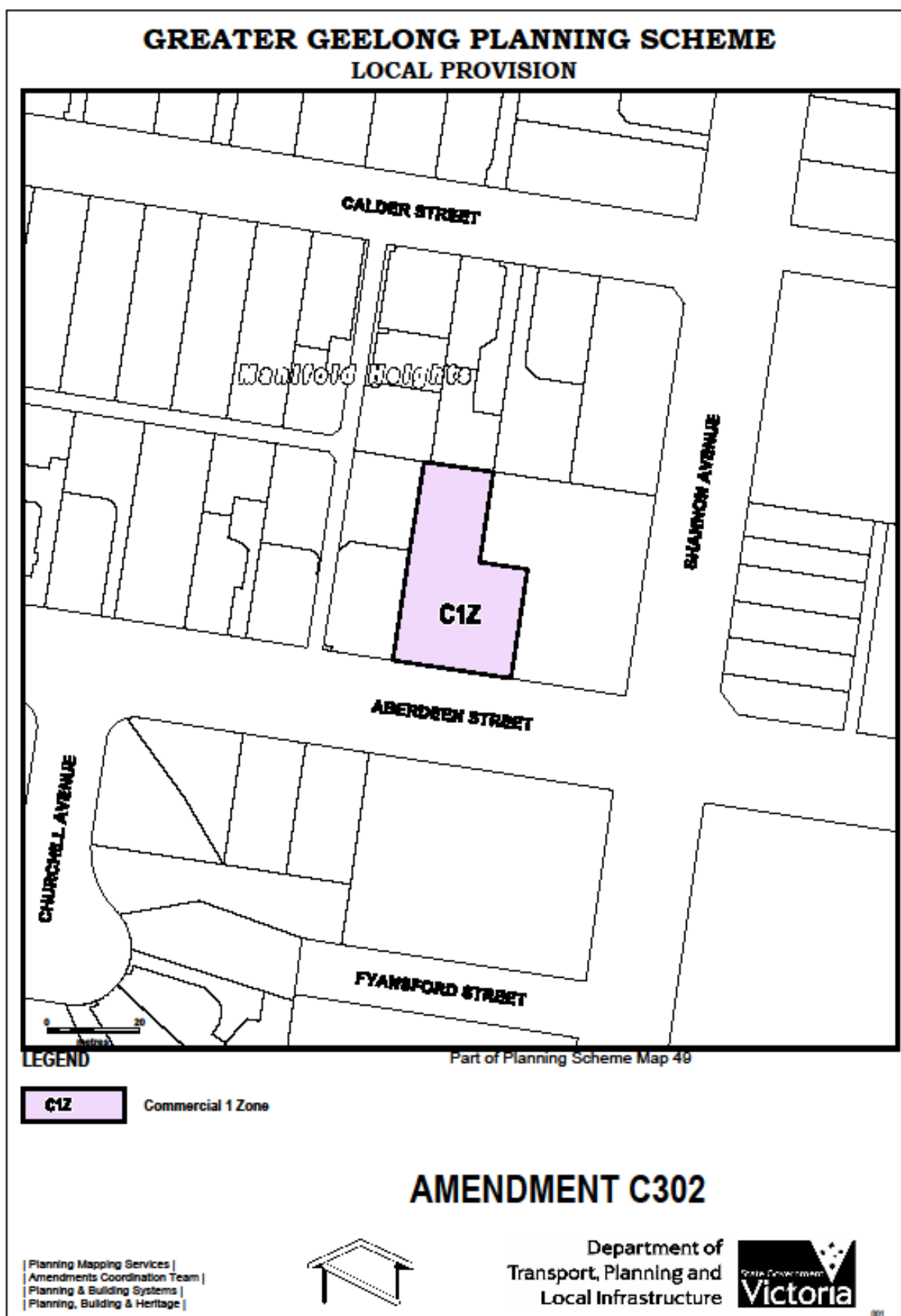
2. Amend Planning Scheme Map No. 49DDO14 in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C302".

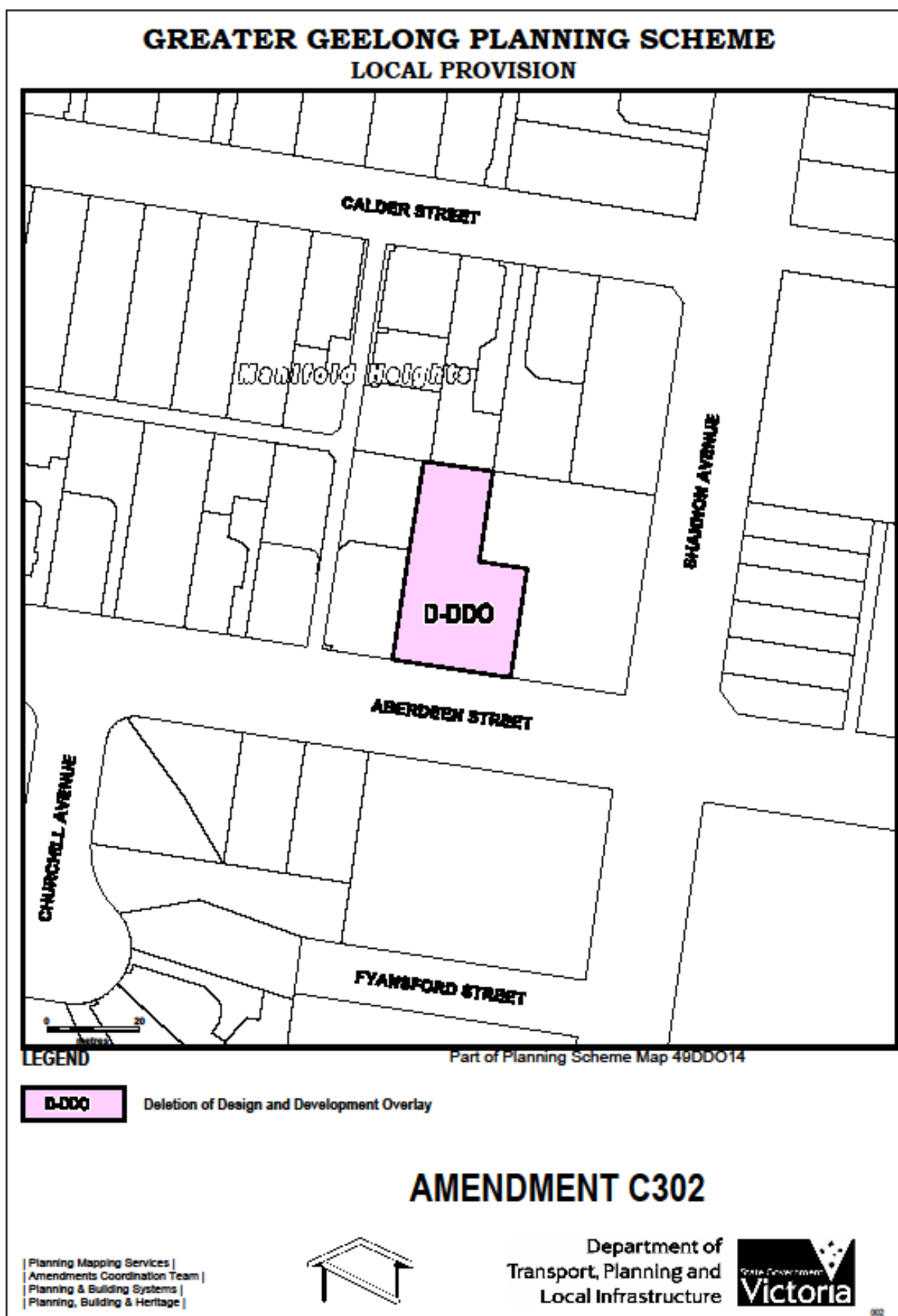
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Particular Provisions – Clause 52.28-4, replace the Schedule with a new Schedule in the form of the attached document.

End of document





24/03/2011
[C22+](#)
[Proposed](#)
[C302](#)

SCHEDULE TO CLAUSE 52.28-4

Prohibition of a gaming machine in a strip shopping centre

A gaming machine is prohibited in a strip shopping centre specified in this schedule.

Name of strip shopping centre and locality	Land description
Aberdeen Street Shopping Centre, Newtown	262-288 (even numbers) and 251-255 (odd numbers) Shannon Ave; ~~eastern part of~~ 302-306 (even numbers) Aberdeen St
Alkira Avenue Shopping Centre, Norlane	37-59 (odd numbers) Alkira Ave
Anakie Shopping Centre, Bell Park	222-226 (even numbers) Anakie Rd
Apollo Place Shopping Centre, Whittington	21 Apollo Place
Ash Road Shopping Centre, Leopold	29-49A (odd numbers) Ash Rd
Barwon Heads Shopping Centre, Barwon Heads	44-56 (even numbers), western part of 58, 76-84 (even numbers) and 37-51 (odd numbers) Hitchcock Ave; 1-3 (odd numbers) and rear part of 5 Clifford Parade; 8-10 (even numbers) and 1-7 (odd numbers) Bridge Rd; 2-4 (even numbers) Golightly St (excluding the southern part of the land which is in a residential zone); 2-8 (even numbers) Ewing Blyth Drive (excluding the southern part of the land which is in a residential zone)
Beauford Avenue Shopping Centre, Bell Post Hill	2-24 (even numbers) Beauford Ave
Belmont Shopping Centre, Belmont	1-211 (odd numbers) and 98A-196 (even numbers) High St; 75-77A (odd numbers) and 42-46 (even numbers) Roslyn Rd; 1-3 (odd numbers) Corio St; 33-37 (odd numbers) Thomson St; 20-22 (even numbers) Regent St; 21-25 (odd numbers) Mt Pleasant Rd
Boundary Road (North) Shopping Centre, East Geelong	20-28 (even numbers) Boundary Rd
Boundary Road (South) Shopping Centre, East Geelong	162-172 (even numbers) Boundary Rd
Breakwater Shopping Centre, Breakwater	216-226 (even numbers) St Albans Rd
Central Activities Area, Geelong	Land bounded by Cavendish St, Smyth St, Gheringhap St and Brougham St; land bounded by Brougham St, Gheringhap St and Mercer St; land bounded by Gheringhap St, Brougham St, Yarra St and Myers St (excluding 13-15 (odd numbers) Brougham St; the former Little Malop St road reservation between Moorabool St and Yarra St; and 125 Malop St); land bounded by Yarra St, Brougham St, Bellerine St and Rylie St

Name of strip shopping centre and locality	Land description
	(excluding land on the southwest corner of Bellerine St and Brougham St commonly known as Harding Park; excluding 17A and 19 Yarra St; and excluding 2-12 (even numbers)) Bellerine St; Yarra St, Ryrie St, Argyle St and Little Ryrie St; 109-131 (odd numbers) Yarra St; 147-149 (odd numbers) Myers St
Charles Street Shopping Centre, Newcomb	52-74B (even numbers) Charles St
Chilwell Village Shopping Centre, Chilwell	315-337 (odd numbers), 361 and 361A (odd numbers) and 312-364 (even numbers) Pakington St; 57 Sharp St
Clifton Springs Shopping Centre, Clifton Springs	9-29 (odd numbers) Springs St; 44-54 (even numbers) Clifton St
Detroit Crescent Shopping Centre, Corio	11-33 (odd numbers) Detroit Cr
Donnybrook Road Shopping Centre, Norlane	13-31 (odd numbers) Donnybrook Rd
Dorothy Street Shopping Centre, Leopold	8-26 (even numbers) Dorothy St
Drumcondra Shopping Centre, Drumcondra	1-31 (odd numbers) Melbourne Rd; 31 Glenleith Ave
East Geelong Shopping Centre, East Geelong	1-29 (odd numbers), 2-10 (even numbers) and 10A Ormond Rd; 88 Sydney Pde; 68-78 (even numbers) Garden St; 263-275 (odd numbers) and 256-274 (even numbers) Myers St
Fairlie Street Shopping Centre, Hamlyn Heights	7-11 (odd numbers) and 21-29 (odd numbers) Fairlie St
Francis Street Shopping Centre, Belmont	50-58 (even numbers) Francis St
Highton Village Shopping Centre, Highton	63-95 (odd numbers) Barrabool Rd; 2-12 (even numbers) and 1-19 (odd numbers) Belle Vue Ave
Holyrood Avenue Shopping Centre, Newtown	11-19 (odd numbers) Holyrood Ave
Hughes Street Shopping Centre, Bell Park	31-59 (odd numbers) Hughes St; 70-74 (even numbers) Thorburn St
Kidman Avenue Shopping Centre, Belmont	46-54 (even numbers) Kidman Ave
Labuan Square Shopping Centre, Norlane	1-21 (all numbers) Labuan Square
Latrobe Terrace Shopping Centre, Newtown	344-382 (even numbers) Latrobe Terrace; 2 Bond St
Madeley Street Shopping Centre, Ocean Grove	65-75 (odd numbers) Madeley St
Milton Street Shopping Centre, Bell Park	9-35 (odd numbers) and 18-30 (even numbers) Milton St
Minerva Road Shopping Centre, Geelong West	1-29 (odd numbers) Minerva Rd; 219-219B (odd numbers) Church St
Mt Pleasant Road Shopping Centre, Belmont	108-114 (even numbers) Mt Pleasant Rd

Name of strip shopping centre and locality	Land description
Nicholas Street Shopping Centre, Newtown	91-99 (odd numbers) Nicholas St; 17-19 (odd numbers) Stinton Ave
North Geelong Shopping Centre, North Geelong	169-185 (odd numbers) and 191-207 (odd numbers) Melbourne Rd
Ormond Road Shopping Centre, East Geelong	136-146 (even numbers) Ormond Rd
Pakington Street Community Shopping Centre, Geelong West	81-205 (odd numbers) and 102-246 (even numbers) Pakington St; 84-90 (even numbers) Autumn St; 80-88 (even numbers) and 63 Hope St; 72 Weller St; 1A Lawton Ave; 69 O'Connell St; 2-4 (even numbers) Clarence St; 80-82 (even numbers) Spring Street; 69-71 (odd numbers) Autumn Street; 47 Gordon Avenue; 48-50 (even numbers) Gordon Avenue.
Patullos Road Shopping Centre, Lara	2-20 (even numbers) Patullos Rd; 1-11 (odd numbers) Station Lake Rd; 1 Forest Rd Sth (excluding that part on the eastern boundary zoned residential and that part on the western boundary reserved for road widening)
Perrett Street Shopping Centre, Grovedale	286 Torquay Rd; 1A Perrett St
Peter Street Shopping Centre, Grovedale	11-21 (odd numbers) Peter St
Portarlington Main Shopping Centre, Portarlington	16-96 (even numbers) Newcombe St; land at the north-east corner of Harding and Newcombe St having a frontage of approximately 40 metres to both streets; 1-5 (odd numbers) Harding St; 2-12 (even numbers) and 1-9 (odd numbers) Brown St; 45-49 (odd numbers) Fenwick St
Porter Avenue Shopping Centre, Highton	2-24 (even numbers) Porter Ave
Robin Avenue Shopping Centre, Norlane	60A-74B (even numbers) Robin Ave
Rose Avenue Shopping Centre, Norlane	22-44 (even numbers) Rose Ave
Separation Street Shopping Centre, Geelong North	67-141 (odd numbers) Separation St
Shannon Avenue Shopping Centre, Geelong West	103-163 (odd numbers), northern part of 165 and 80-188 (even numbers) Shannon Ave; 127-131 (odd numbers) Clarence St
Shannon/Autumn Shopping Centre, Geelong West	197-209 (odd numbers) Shannon Ave
Shell Road Shopping Centre, Ocean Grove	91-139 (odd numbers) Shell Rd
Sproat Street Shopping Centre, Portarlington	1-13 (odd numbers) Geelong Rd
St Albans Road Shopping Centre, East Geelong	57-63B (odd numbers) and 60 St Albans Rd; 29-31 (odd numbers) Darling St; 1-5 (odd numbers) Martin St; 2-8 (even numbers) Breakwater Rd

Name of strip shopping centre and locality	Land description
St Georges Road Shopping Centre, Norlane	48-62 (even numbers) St Georges Rd
St Leonards Main Shopping Centre, St Leonards	1 and 2 Bluff Rd; 495 and 496 The Esplanade; 1355-1391 (odd numbers) and 1370-1376 (even numbers) Murradoc Rd
Stephen Street Shopping Centre, Belmont	1-19 (odd numbers) Stephen St
The Terrace Shopping Centre, Ocean Grove	96-98 (even numbers) The Parade; 63A-87 (odd numbers) and 62-82 (even numbers) The Terrace; 99 Presidents Ave; 2-15 (all numbers) Park Lane
Torbreck Street Shopping Centre, Corio	23-29 (odd numbers) Koscuisko Ave
Tuckfield Street Shopping Centre, Ocean Grove	2-16 (even numbers) Grubb Rd
Vines Road Shopping Centre, Bell Park	63-119 (odd numbers) Vines Rd
Walsgott Street Shopping Centre, North Geelong	27-41 (odd numbers) Walsgott St
Watsons Road Shopping Centre, Newcomb	38-58 (even numbers) Watsons Rd
Wilsons Road Shopping Centre, Newcomb	134, 136, 138, 138B, 140 and 142 Wilsons Rd

7. BELLARINE PENINSULA LOCALISED PLANNING STATEMENT

Portfolio:	Planning - Cr Heagney
Source	Planning and Tourism-Planning Strategy
General Manager:	Peter Bettess
Index Reference:	Bellarine Peninsular Strategic Planning

Purpose

The purpose of this report is to seek Council's approval to release the draft Bellarine Peninsula Localised Planning Statement to inform the community and seek their endorsement of its directions.

Summary

- The State Government determined that Localised Planning Statements should be prepared for four areas in Victoria. The areas affected are Macedon Ranges, Yarra Valley, Mornington Peninsula and the Bellarine Peninsula.
- The drafting of the Localised Planning Statements (LPS) is required to be undertaken by local government in collaboration with the Department of Transport, Planning and Local Infrastructure (DTPLI). Funding of \$25,000 was provided for each Council to assist with community engagement on the LPS consultation and project processes.
- The draft Bellarine Peninsula Localised Planning Statement (BPLPS) is included in Appendix 1. The draft BPLPS was prepared jointly with officers at the Borough of Queenscliffe. It consolidates the existing planning policies in the Greater Geelong Planning Scheme and the Queenscliff Planning Scheme and reflects previous strategic plans prepared by the City of Greater Geelong and the Borough of Queenscliffe.
- The objectives in the BPLPS are; to protect rural and coastal environments and non-urban breaks between townships, support the ongoing use of rural land for agriculture, to protect environmentally significant areas, to protect built heritage and character of townships, facilitate planned growth of Leopold, Ocean Grove and Drysdale/Clifton Springs and ensure all townships have facilities to serve the local needs of their communities including employment opportunities and to support tourism activity in towns and in rural areas where it respects the open farmed landscape and is ancillary to an existing farming activity.
- The draft BPLPS is proposed to be made available on Council's website with hard copies available at customer services centres on the Bellarine. As the BPLPS is based on existing strategies and policies which underwent separate public consultation processes the intention of the communication strategy is to inform the community that the BPLPS has been prepared and seek endorsement of its directions.
- The community will be invited to complete an online survey about the draft BPLPS during a four week period. This will be supplemented with a fact sheet prepared by DTPLI about Localised Planning Statements.
- Completed surveys will be reviewed and the BPLPS amended in response if necessary. A report to Council with the final BPLPS is intended to be provided in August 2014. After this time the BPLPS will be sent to the Minister for Planning for his consideration and inclusion in the Planning Scheme.

Cr Heagney moved, Cr Ellis seconded -

That Council approve the release of the draft Bellarine Peninsula Localised Planning Statement to inform the community and to seek their endorsement of the directions via an online survey.

Carried.

Background

In the 1970's Statements of Planning Policy were prepared for eight areas around the State. These were essentially superseded by the State-wide reforms to the planning system in 2000 and the development of the State Planning Policy Frameworks which are included in all planning schemes in the State.

The State Government made a pre election commitment to establish Localised Planning Statements for four areas;

- Macedon Ranges,
- Yarra Valley,
- Mornington Peninsula
- Bellarine Peninsula.

This was also restated as an initiative of *Plan Melbourne*, the State Government's new planning strategy for Melbourne.

Currently the State Government is also reviewing the structure of planning schemes with the assistance of a Ministerial Advisory Committee. They have developed a new Planning Policy Framework which includes the following preamble for the Localised Planning Statements and provides insight as to the selection of these areas.

"The distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and Yarra Valley have significant geographic and physical features which contribute to the quality of life for Victorians and are a distinctive part of our State. These areas play an important role in the State as tourist destinations and have strong economic bases driven by tourism, agribusiness and lifestyle, with all areas linking strongly with Melbourne.

Because of their attractiveness, accessibility and proximity to metropolitan Melbourne these areas are increasingly coming under pressure for growth and change. This could potentially undermine the long-term natural or non-urban uses of land in these areas and needs to be carefully managed."

Discussion

The BPLPS is not changing planning policies or settlement boundaries on the Bellarine Peninsula. It consolidates existing policies and ensures they will be given appropriate consideration following endorsement by the Minister for Planning.

The Localised Planning Statements will appear in the State section of planning schemes and will be supported by a new Ministerial Direction and a guideline or advisory note. This means that preparation of planning scheme amendments on the Bellarine would have to have regard to the LPS. The inclusion of the LPS in the State section of planning scheme is seen to be of benefit. The LPS will be adopted State Government policy which will consequently give it more weight in planning decisions and more certainty for Council and the community as only the State Government can change the State section of planning schemes.

The LPS may also be used as part of a broader justification for the application of new zones or overlays should Council wish to consider additional controls on the Bellarine. This was attempted in 2007 when a proposal to apply the Rural Conservation Zone to the Bellarine was rejected by a planning panel appointed by the Minister for Planning.

The process to deliver the LPS was formulated by DTPLI. A working group with officers from all five councils was established. Each council is drafting their LPS, the exception being the Bellarine, which will be jointly authored by the City and officers from the Borough of Queenscliffe. Each Council has been provided with a \$25,000 grant to assist with community engagement, consultation and project processes.

The content of the LPS is prescribed by DTPLI and must include:

- An introductory section which provides context-this has been prepared by DTPLI
- An outline of valued characteristics of the location
- A map that identifies the area where the LPS applies

The draft BPLPS included at Appendix 1 defines the valued characteristics:

“The Bellarine Peninsula is significant for its visual landscape characteristics. With its individually distinct coastal settlements in a rural setting with sweeping views across rolling hills, coastlines, wetlands and open farmed landscapes the Bellarine is a sought after location”.

The key principles in the draft BPLPS are:

- To protect and enhance rural and coastal areas and maintain non-urban breaks between towns;
- To support agriculture on the Bellarine and maintain the open farmed landscape;
- To protect environmentally sensitive locations including wetland, coastal and vegetated areas;
- To protect built heritage and urban character values in townships.
- To facilitate the planned growth of designated areas and ensure towns provide services to meet local communities. The designated growth areas are Leopold, Ocean Grove and Drysdale/ Clifton Springs.
- To support tourism in towns and in rural areas only where it is ancillary to existing farming activities and does not impact upon the rural landscape.

These principles were derived from existing policies in the Greater Geelong Planning Scheme; Clause 20.6 *Settlement*, Clause 21.14 *Bellarine Peninsula*, Clause 22.05 *Agriculture, Rural dwellings and Subdivision* and Clause 22.06 *Tourism Development in Rural Areas*.

The draft BPLPS also reflects additional information from township structure plans, the Rural Land Use Strategy 2007, the Coastal Spaces Landscape Assessment (2006), the Bellarine Peninsula Strategic Plan (2005) and the Bellarine Peninsula Strategic Plan-Five Year Progress Audit (2012). All of these strategies were subject to extensive community consultation processes with residents on the Bellarine.

The communications strategy prepared in support of the draft BPLPS acknowledges that its content is a consolidation of existing policies which were subject to prior consultation processes. The draft BPLPS does not represent a change in direction or contain new initiatives. The intention of the communications plan is to inform the community about the direction from the State Government to prepare Localised Planning Statements and to seek their endorsement of the directions in the draft.

The draft BPLPS is proposed to be made available on Council's website with hard copies available at customer services centres on the Bellarine.

The community will be invited to complete an online survey about the draft BPLPS during a four week period. This will be supplemented with a fact sheet prepared by DTPLI about Localised Planning Statements. Hard copies of the survey will also be made available at customer service centres.

Environmental Implications

The draft BPLPS includes objectives about protecting the environment, vegetation and coastal and wetland areas.

Financial Implications

The preparation and release of the draft BPLPS will have no financial impact on Council. The costs of advertising and consultation will be met through the grant funding provided by DTPLI.

Current approved budget.

Income of \$25,000 has been provided from DTPLI to cover projects costs and consultation costs.

Policy/Legal/Statutory Implications

The draft BPLPS is derived from policies in the Greater Geelong Planning Scheme, as such it will reinforce existing Council policies. When approved the BPLPS will have to be considered in the preparation of planning scheme amendments on the Bellarine.

Alignment to City Plan

The preparation of the draft BPLPS aligns with the Sustainable Built and Natural Environment strategic directions in City Plan. Specific objective about protecting sensitive wetlands and coastal areas are included. It also responds to the Growing our Economy direction in that it promotes the use of rural land for agricultural uses such as viticulture, cropping and grazing and horticulture which contribute to Geelong's economy.

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 known risks associated with the draft BPLPS.

Social Considerations

The draft BPLPS is derived from existing planning scheme policies. It includes directions derived from previous strategies which were developed in consultation with the community. Provision is made for social considerations including the need to ensure that towns on the Bellarine provide services and community infrastructure to service the local population.

Human Rights Charter

The draft BPLPS will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. The directions in the draft BPLPS are based on other adopted policies which were subject to extensive community consultation processes.

Consultation and Communication

The draft BPLPS and supporting explanatory information will be made available on Council's website with a targeted questionnaire to invite feedback for a four week period. The communications strategy has been developed acknowledging that the draft BPLPS is consolidating existing policies already in the planning scheme-the directions in the LPS are not new.

The draft BPLPS and the survey will be advertised in City News and in the local community papers on the Bellarine. Hard copies of the draft BPLPS and the survey will be made available at customer service centres at Drysdale and Ocean Grove. The City is working with the Borough of Queenscliffe to explore opportunities to jointly undertake the consultation processes

Localised Planning Statement

BELLARINE PENINSULA

May 2014

Inside front cover

Version	Circulation	Date
1.0	CoGG draft-discussions with BoQ	18/02/14
2.0	CoGG draft sent to BoQ	20/02/14
3.0	Further input by CoGG	20/03/14
4.0	Comment from DTPLI re Landscape section	27/03/14
5.0	Final edits/input of DTPLI on introduction	01/04/14
6.0	Amended Framework Plan	28/04/14
7.0	Final edits from DTPLI	30/04/14

Introduction

The role of Localised Planning Statements

The Victorian Government, in partnership with local government, is establishing Localised Planning Statements for four key areas; the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and Yarra Valley.

These highly valued areas have significant geographic and physical features which contribute to the quality of life for Victorians and are a distinctive part of our State. They play an important role in the State as tourist destinations and have strong economic bases driven by tourism, agribusiness and lifestyle, with all areas linking strongly with Melbourne.

Because of their attractiveness, accessibility and proximity to metropolitan Melbourne these areas are increasingly coming under pressure for growth and change. This could potentially undermine the long-term natural or non-urban uses of land in these areas and needs to be carefully managed. Because of this there is a need to identify the key valued attributes and activities important to these areas and put in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.

How will Localised Planning Statements guide decisions?

Localised Planning Statements will provide the basis for planning policy within the Victorian Planning Provisions at a state level for the relevant area. As such, all statements will need to be adopted by the respective councils as well as the Minister for Planning before they can be given effect in state policy. Once implemented into the state planning policy framework, all planning decisions will need to have regard to the relevant policies as appropriate.

A new Ministerial Direction will be introduced that will require all planning authorities to have regard to the Localised Planning Statement when any amendments to the planning scheme are prepared and considered.

As these areas are important at a state level Localised Planning Statements can provide the basis for a more specific and tailored approach to land use, development and subdivision controls at the local level where appropriate.

How has the Bellarine Peninsula Localised Planning Statement been developed?

The Bellarine Peninsula Localised Planning Statement has been developed collaboratively by the Borough of Queenscliffe and City of Greater Geelong with support from the Department of Transport, Planning and Local Infrastructure.

This Localised Planning Statement builds on existing strategies and policies of both Councils that are in place and relevant to the Bellarine Peninsula. It has been developed for community input prior to finalisation.

Overview of the area

The Bellarine Peninsula is located approximately 90 kilometres from Melbourne and approximately 12 kilometres to the east of the urban area of Geelong. It features significant wetland areas and open farmed landscapes with the distinct townships of Leopold, Drysdale/Clifton Springs, Portarlington, St Leonards, Indented Head, Queenscliff, Point Lonsdale, Ocean Grove, Barwon Heads and the rural living area around Wallington. Most townships are located along the coast and are popular with holiday makers and in recent years have attracted increased numbers of permanent residents.

ABS Census data indicates that in 2001 the population of the Bellarine Peninsula was just over 40,100. This increased to just fewer than 51,700 by 2011 representing a 28% growth rate over a 10 year period, or 2.8% per year. The key areas where population increases occurred were Ocean Grove and Leopold, which aligns with their designation as growth locations in Greater Geelong. This is in contrast with Queenscliff which has experienced a small population decline during this period and also has a significant non-resident population. The Bellarine Peninsula is one of the fastest growing areas in the City of Greater Geelong with people attracted to the area for its beautiful landscapes, relaxed lifestyle and close proximity to the coast and to Geelong.

The Bellarine Peninsula is surrounded by Port Phillip Bay to the east, Corio Bay to the north and Bass Strait to the south. The western boundary of the Bellarine Peninsula follows an irregular alignment running generally north-south along the suburban boundaries of Leopold, Connewarre, and Barwon Heads.

The Bellarine Peninsula retains unique, high quality rural landscapes associated with extensive areas of cropping and grazing, viticulture and horticulture. The area plays an important role, being highly valued for its scenic attributes, open rural landscapes, proximity to the coast, tourism role and lifestyle appeal. It has key relationships with Geelong, the Surfcoast and Great Ocean Road, as well as providing an important ferry link to Mornington Peninsula from Queenscliff.

The environment on the Bellarine is one of the key reasons people are attracted to it, with its strong farmed landscape character between Bellarine settlements. It also includes significant coasts and environmental landscapes and waterways, some of international significance. This character is extremely important and highly valued by the local community.

The townships of Leopold, Ocean Grove and Drysdale/Clifton Springs are designated growth areas on the Bellarine and play a key role as district towns as identified in the G21 Regional Growth Plan providing services and facilities to the growing population and surrounding rural areas. Structure Plans have defined clear settlement boundaries for townships which enable protection of the rural and coastal landscapes. The relatively small size of the Borough of Queenscliffe does not provide opportunity for growth, with the development focus being on infill development, redevelopment of existing sites and conservation of existing significant landscapes and historical built form.

Many of the towns offer coastal recreation, food and wine experiences and holiday accommodation. Typically they experience significant population peaks and pressure on infrastructure over key holiday periods. Retail and hospitality businesses generate significant employment on the Bellarine and rely heavily on tourism to survive.

Forecast growth in the region, its adjoining regions and Melbourne, when combined with increased tourism and recreational visitation, will place additional pressure on the natural assets of the Bellarine Peninsula. As the Bellarine grows it is important that these characteristics are upheld, by continuing to maintain key coastal landscapes and agricultural production in rural areas.

Land Use in Rural Areas

Pastoral land holdings and grazing dominate the land use at the hinterland and inland areas of the Bellarine Peninsula, while at the coastal edge, settlements and nature conservation reserves form the major land uses. Small buildings and structures are also scattered throughout the entire area. In the north east, vineyards and homesteads are frequent. The Lonsdale Lakes State Nature Reserve forms a major land use at the south-eastern part of the Bellarine Peninsula.

The Rural Land Use Strategy (City of Greater Geelong, 2007) recommended that “the unique, high quality rural landscapes of the Bellarine Peninsula be maintained through the ongoing support for agriculture in the rural areas. This rural character of the Bellarine Peninsula is highly valued by local residents and visitors, and is a fundamental part of the liveability and identity of Geelong.” (Page ix)

Considerable strategic planning has been undertaken to provide for the managed expansion of urban areas in the Bellarine Peninsula, and townships have been planned on the basis of clear settlement boundaries. Ongoing population and employment growth within the Greater Geelong area, combined with the unique and high quality rural and coastal landscapes is contributing to increasing development pressures in rural areas of the Bellarine Peninsula. Managing growth and development is therefore critical to protecting and enhancing the significant values of the Bellarine Peninsula.

Farming activity on the Bellarine Peninsula shapes the landscape which is so valued by the community. Elements such as the agricultural use of rural land, the layout of properties, fences, rural road patterns including that most buildings are well setback from roads, tree planting on rural properties in rows or clumps are all important because of their high form and visibility. These landscape elements should be retained.

The vision for the rural areas of the Bellarine Peninsula is for the continuation of a working farmed landscape where the “right to farm” is respected and the key features of this open farmed landscape and values of the environmental assets are retained. This Statement supports the continuing use of the area for agriculture, in particular viticulture, horticulture, cropping and grazing as the main land use in rural areas on the Bellarine Peninsula and as an integral part of the rural economy and character of the area and the region. Intensive agricultural activities which could change the appearance of this open farmed landscape are encouraged to locate in other rural areas.

The Bellarine Peninsula is also home to a growing aquaculture industry. The main forms are mussel aquaculture and spat collection. There are opportunities to consolidate and expand aquaculture activities at Portarlington and St Leonards, coupled with opportunities to utilise Avalon Airport for export to international markets. These can make a significant opportunity to the local economy. Siting of sheds for aquaculture should be carefully considered to ensure they do not compromise local landscape characteristics.

Horse breeding, raising and training is another significant emerging industry and is well suited to rural areas on the Bellarine Peninsula.

Non Urban Breaks

There is a long history of planning policy maintaining non-urban breaks between settlements on the Bellarine Peninsula. Non-urban breaks foster a sense of identity for each township and protect the intrinsic qualities of the environs surrounding existing settlements. Urban consolidation is

encouraged to enable the existing boundaries of urban townships to be maintained and provide for increased densities that will justify provisions of additional services and utilise surplus capacity in existing services.

The non-urban breaks between settlements include areas of environmental significances, areas with significant landscape value, sites with significant vegetation and some of the most productive rural land within the City of Greater Geelong. Work on the *Rural Land Use Strategy* revealed that there was strong support for the protection of rural land on the Bellarine Peninsula and strong commitment by many interest groups in ensuring the protection and management of the landscape on the Bellarine Peninsula.

Community support for non-urban breaks between settlements was evident in the *Bellarine Peninsula Strategic Plan* and was raised in a number of consultations as a key issue.

Township Characteristics

Queenscliff

The urban and commercial areas of the township of Queenscliff are characterised by mainly Victorian and early twentieth century architecture of significant cultural and built heritage value, with the township surrounded by foreshore reserve, parkland and a coastal and wetland landscape which has significant environmental and tourism values. Queenscliff has a significant regional tourism role based not only on the built and natural environments but also the car and passenger ferry terminal (which provides a link to the Mornington Peninsula), and the Queenscliff Harbour. The Queenscliff commercial area contains a number of core retail and service operations, as well as specialty shops reflecting tourist led demand.

Point Lonsdale

The township of Point Lonsdale is characterised by twentieth century buildings and more contemporary architecture, with the residential areas set amongst significant stands of vegetation, dunes and significant coastal and foreshore landscape features. The Point Lonsdale commercial centre provides core retail and service operations, with the commercially zoned area having a mixed use nature due to the existence of residential built form located amongst contemporary commercial development.

Ocean Grove

Ocean Grove is one of three designated growth locations on the Bellarine. The town centre at the Terrace is the commercial heart, with the neighbourhood centre at Shell Road providing additional retail facilities. Ocean growth is experiencing strong growth as a destination for both permanent residents and tourists. The major growth front is to the north with residential and commercial growth planned.

The surf beach at Ocean Grove is identified by the community as the most important natural asset and the need to enhance the coastal environment is important.

Drysdale/Clifton Springs/

Drysdale/Clifton Springs is one of three designated growth locations on the Bellarine. The historic town centre is the main commercial centre servicing the northern Bellarine. The town also hosts significant school and arts facilities. Growth of the town is directed to the west in the Jetty Road Urban Growth Area. The community values the country town atmosphere of the township.

Leopold

Leopold is one of the three growth designated growth locations on the Bellarine. Predominantly a residential township the area is an “urban island” within the rural setting of the Bellarine and is the gateway to the coast.

Barwon Heads

Barwon Heads is located at the mouth of the Barwon River. With proximity to the Lake Connewarre system, Bass Strait and Murtnaghurt Lagoon the environment is a key influence. Its role is as a seaside resort and home to a growing population of permanent residents.

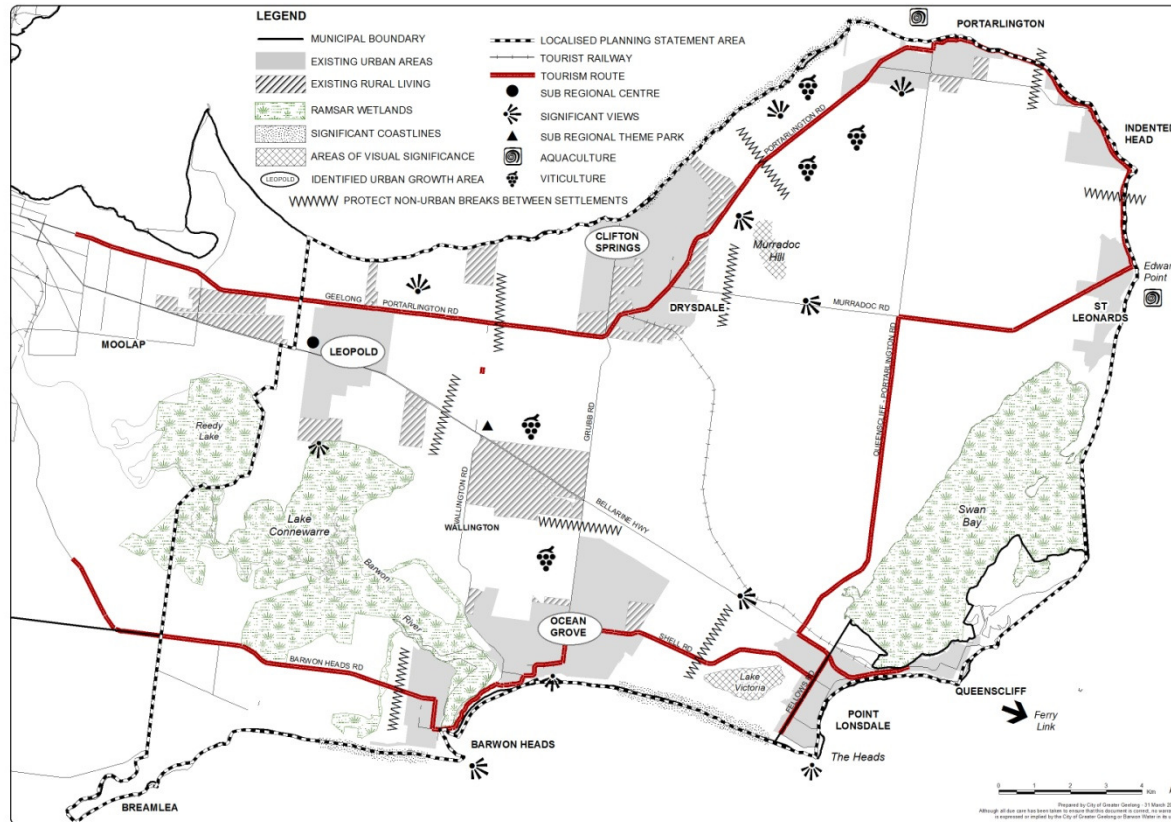
Portarlington/Indented Head

Portarlington/Indented Head are smaller settlements which have both residential and tourism roles. They are not designated growth locations. Portarlington is the northern most point on the Bellarine Peninsula and is an older settlement with strong links to its history as a fishing town and holiday resort. Indented Head is a smaller residential settlement which relies upon Portarlington for most services and community infrastructure. A distinct non-urban break exists between the two settlements.

St Leonards

St Leonards is a small coastal settlement with both holiday homes and permanent residences and a focus on fishing and camping. It is not a designated growth location. Situated in a sensitive coastal environment close to the Salt Lagoon Wildlife Reserve and the beach, St Leonards includes a small existing commercial centre.

Framework Plan – Bellarine Peninsula



Significance of the area

The Bellarine Peninsula is significant for its visual landscape characteristics individually distinct coastal settlements in a rural setting, sweeping views across rolling hills, coastlines, wetlands and open farmed landscapes.

It is a popular tourist destination with attractive beaches, quality golf courses, regional scale water based theme park, diverse cafes and restaurants in townships in addition to a growing food based tourism sector centred on wineries, aquaculture, olives, berries, cheeses and other local produce.

The township of Queenscliff has a rich history of Aboriginal and European activity and settlement which contributes to the cultural and historical significance of the broader region. Its well preserved heritage buildings are a key tourism asset and the car and passenger ferry service between Queenscliff and Sorrento provides a key link to the Mornington Peninsula and beyond. The Queenscliff Harbour provides for a range of marine activities.

Swan Bay and the Lake Connewarre Complex are identified as wetlands of International importance under the Ramsar convention. In addition, The Heads at Point Lonsdale are identified as being of State significance by the *Coastal Spaces Landscape Assessment Study* (2006).

Significant indigenous vegetation is found throughout the Bellarine Peninsula including roadside vegetation many of which are subject to overlay controls. The Ocean Grove Nature Reserve is listed by the National Trust as a significant example of remnant flora of the Bellarine Peninsula.

Other key features of the Bellarine Peninsula include:

- Strong linear vegetation features including exotic windbreaks and significant indigenous roadside vegetation.
- Open and expansive views throughout
- Large and significant water features including the Barwon River, Lake Connewarre complex, Lake Victoria and Swan Bay
- Sparse built elements and settlements, particularly in the western areas of the Bellarine Peninsula
- Typically ruffed surf coast with sweeping beaches, headlands and dunes with extensive and largely intact indigenous dune vegetation.
- Lookouts, walking trails, heavily used recreational locations and coastal settlements, often with expansive outviews.
- Steep, low cliffs and minor escarpment at the coastal and lake edges.

The *Bellarine Peninsula Strategic Plan* found that the communities on the Bellarine Peninsula placed a strong emphasis on the retention of farming on the Bellarine, retention of distinct rural breaks between townships, and protection of the environmental values of the Bellarine. This Localised Planning Statement reinforces this emphasis.

Policy objectives and strategies

Objective 1

To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks with open farmed landscapes between settlements.

Strategies

- Protect rural and coastal environments from inappropriate urban encroachment and development.
- Protect the scenic qualities of key landscape features.
- Avoid development outside of settlement boundaries (as shown in the Structure Plan maps) does not compromise the rural, environmental and landscape values of the non-urban breaks, significant views or longer term growth opportunities.

Objective 2

To support the ongoing use of rural land on the Bellarine Peninsula for agriculture and to preserve the open farmed landscape.

Strategies

- Support the establishment and ongoing use of rural areas on the Bellarine Peninsula for agricultural activities which do not impact upon the open farmed landscape including viticulture, horticulture and crop raising and grazing.
- Discourage intensive agricultural development or industrial development in rural areas on the Bellarine Peninsula that would have an adverse impact on the rural landscape.
- Ensure the development of dwellings and the excision of existing dwellings in rural areas on the Bellarine Peninsula is consistent with the use of the land for sustainable rural uses.
- Ensure new developments are designed and sited to avoid compromising the open farmed landscape.

Objective 3

To preserve and maintain the ecology of the Bellarine Peninsula's environmentally significant coastal, wetland and vegetated areas.

Strategies

- Protect cliff, dune and foreshore areas from inappropriate development and subdivision.
- Protect and restore significant and remnant native vegetation, particularly tea tree, moonah and coastal heath.
- Ensure that new developments allow for the protection of significant vegetation and/or planting around buildings and have minimal impact on roadside vegetation.

Objective 4

To protect, preserve and enhance built heritage, cultural and urban character values and preserve the individual identity and role of townships.

Strategies

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect the character of local conservation precincts, places, objects and sites and heritage areas on the Bellarine Peninsula.
- Encourage development which respects the setting of coastal settlements by providing reasonable sharing of views of the coast and foreshore and ensuring development uses contemporary design that reflects existing built form.

Objective 5

To facilitate the planned residential growth of Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with adopted Structure Plans and as service hubs for the Bellarine Peninsula. In all other townships, provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity and local employment.

Strategies

- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps.
- Provide for a range of retail, commercial, community uses in town centres to provide services for the community and local employment opportunities in accordance with Structure Plans.
- Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps.
- Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps.

Objective 6

To support and encourage diverse and sustainable tourism as a key economic activity in townships and in rural areas where it complements and respects the farmed rural landscape of the area and is ancillary to an existing farming activity.

Strategies

- Support a range of appropriately scaled and located tourism accommodation and activities within township boundaries.
- Preserve and enhance key tourism assets, in particular the built and natural environments.
- Support the development of rural land for tourism where the use is associated with a farming activity and where the primary use of the land remains rural/farming in nature.
- Ensure that tourism uses in rural areas will not compromise agricultural activities on adjoining land.

Background Documents

City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

City of Greater Geelong Rural Land Use Strategy (Parsons Brinckerhoff 2007)

Bellarine Peninsula Strategic Plan 2006 – 2016 (City of Greater Geelong 2006)

Bellarine Peninsula Strategic Plan-Five Year Progress Audit (2012)

G21 Regional Growth Plan

G21 Regional Growth Plan Implementation Plan

The Building Siting and Design Guidelines contained in the Borough of Queenscliffe Urban Character Study.

The Queenscliffe Urban Conservation Study

ABS Census data

8. HEAVY VEHICLES CHARGING AND INVESTMENT (HVCI) PROJECT

Portfolio:	Transport – Cr Richards
Source	City Services
General Manager:	Gary Van Driel
Index Reference	Heavy Vehicle, Transport

Purpose

The purpose of this report is to seek Council endorsement for the creation of a G21 Regional Road Group of councils.

Summary

- The Municipal Association of Victoria has written to Councils in Victoria providing an update on the Heavy Vehicles Charging and Investment (HVCI) project and is seeking feedback on the formation of Local Government Regional Road Groups
- Local roads funding will be allocated to priorities as agreed by regional groupings of Councils working in conjunction with other stakeholders. This is likely to open up a new stream of funding towards local roads
- In discussions regarding the process, role and expectation of these new entities it is obvious that the current framework for the G21 Regional Alliance provides an excellent governance structure to accommodate the requirements of a new Road Group. The Board includes Local Government representatives both Mayors and CEO's from each Council together with several independent community representatives, The G21 Transport Pillar includes State and Local Government officers, industry, business and community representatives.

Cr Richards moved, Cr Irvine seconded -

That Council supports the establishment of a G21 Region Roads Group of Councils in response to the changes identified through the funding allocations for road funds under the National Heavy Vehicle Charging and Investment project.

Carried.

Background

In 2006, the Council of Australian Governments (COAG) outlined a national reform agenda which included the COAG Road Reform Plan (now known as the Heavy Vehicle Charging and Investment Reform or HVCI).

COAG's objective for this reform is to promote a more efficient, productive and sustainable provision and use of heavy freight infrastructure. The Council of Australian Governments (COAG) Road Reform Plan [Feasibility Study](#), released in 2011, found that reform was feasible if charges were linked to road funding and investment changes.

The Municipal Association of Victoria has written to Councils in Victoria providing an update on the Heavy Vehicles Charging and Investment (HVCI) project and is seeking feedback on the formation of Local Government Regional Road Groups.

In what will be the most significant change to local roads funding in decades, the Federal Governments' Heavy Vehicle Charging and Investment project has been identified by the Council of Australian Governments (COAG) in late 2013 as an urgent major transport reform priority project.

A final report from the HVCI Reform Group will be presented to the Federal Government in late 2014.

Discussion

At the Council of Australian Governments (COAG) meeting in December, 2013, the NHVR reform project was identified as an urgent major transport reform priority project. The Prime Minister and Premiers of COAG issued a call to action on a number of priority infrastructure projects designed to improve productivity, competition and economic growth.

The HVCI project is planned to introduce key reports in the next few years involving:

- Establishment of National legislation for heavy vehicles under management by the National Heavy Vehicle Regulator (NHVR).
- Substantial change to existing road funding arrangements, with local roads included in Heavy Vehicle funding distributions for the first time – based on a regional level and requiring asset planning to gain access to the new funds.
- Heavy vehicle charges (\$3 billion annually) dedicated to entirely to road improvements and including local roads projects for the first time.

Local roads funding will be allocated to priorities as agreed by regional groupings of Councils working in conjunction with other stakeholders.

Currently Victoria is the only State without regional road groups in place. The HVCI Reform Group has approached the MAV and has asked that Victoria establish Local Government Regional Road Groups as a matter of urgency.

The project is seeking run trials involving selected regional groups of Councils in 2014 to identify how the scheme as proposed can best operate in each state.

Regional Road Groups will have responsibilities including:

- Establishment of regional road asset management plans
- Establishing levels of service and asset condition forecasting
- Forecasting future heavy vehicle demand
- Identifying local road priorities for the region.

The regional roads groups are made up of Mayors and CEO's from each Council and are supported by a technical reference group.

Senior Infrastructure Managers from Surf Coast Shire Council, City of Greater Geelong, Colac Otway Shire, Borough of Queenscliffe, Golden Plains Shire and Vicroads have met with a representative from the MAV to discuss the way forward in establishing a regional road group for this region.

In discussions regarding the process, roles and expectations of these new entities it became obvious that the current framework for the G21 Regional Alliance provides an excellent structure to accommodate the requirements of a new Road Group. The Board includes Local Government representatives both Mayors and CEO's from each Council together with several independent community representatives, The G21 Transport Pillar includes State and Local Government officers, industry, business and community representatives.

It was generally felt that there would be little advantage in establishing yet another forum for Mayors, CEO's and officers in a separate road group.

This matter has been discussed at the G21 Transport Pillar and there was general support for this position.

Environmental Implications

Effective road networks play a vital role in moving freight and goods in an efficient manner – regional planning enables a broader understanding of movement of particular commodity streams and provides a more holistic perspective on transport needs. This ultimately provides a better environmental outcome in maximising the efficiency of the freight task.

Financial Implications

In what will be the most significant change to local roads funding in decades, the Federal Governments' Heavy Vehicle Charging and Investment project has been indentified by the Council of Australian Governments (COAG) in late 2013 as an urgent major transport reform priority project.

Heavy vehicle charges of around \$3 billion annually will be dedicated entirely to road improvements and including local roads projects for the first time.

Local roads funding will be allocated to priorities as agreed by regional groupings of Councils working in conjunction with other stakeholders. This will have implications for the way projects are prioritised and funded under the new model arrangements.

Policy/Legal/Statutory Implications

Council has responsibility for management and maintenance of local roads in accordance with the Road Management Act. Additional funding provides an opportunity for Council to address the asset renewal gap associated with road and related infrastructure.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality

Growing our Economy

- Facilitate Major Infrastructure and Investment to enable Economic Growth - Advocating on Local, State and Federal Government infrastructure priorities and funding submissions

Officer Direct or Indirect Interest

There is no Council Officer direct or indirect interest involved in this report.

Risk Assessment

It is important for Council to engage in the changes proposed under the new guidelines for funding allocations from the Federal Government. Council has secured funding through the Roads to Recovery program and will need to participate in the new regional road groupings to access funding through the new process.

Social Considerations

The development of comprehensive integrated regional road transport plans will provide efficient and better aligned planning for the community road infrastructure. G21 has been active in compiling infrastructure needs at a regional level as part of the development of the Regional Growth Plan.

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 adverse human rights issues.

Consultation and Communication

The National Heavy Vehicle Charging and Investment project is initiated through agreement from COAG. Industry briefings and engagement through State representative bodies provides feedback and opportunity for input. The most recent correspondence from the MAV has provided a status update on the project to date and has foreshadowed the need to create the regional road groups.

9. MELVILLE AVENUE, NEWTOWN - PROPOSED FOOTPATH CONSTRUCTION - SRC 336 - INTENTION TO DECLARE

Portfolio:	Infrastructure – Cr Ellis
Source	City Services - Engineering Services
General Manager:	Gary Van Driel
Index Reference	Special Rates and Charges; Melville Avenue

Purpose

This report seeks a resolution by Council to consider an intention to declare a Special Charge Scheme to partially fund the construction of a footpath along both sides of Melville Avenue between Queens Park Road and Layton Crescent, Newtown. (See plan – Appendix 4)

Summary

- Property owner concerns in regards to the lack of a footpath in Melville Avenue have been filtering in to Council for many years. Council considers the footpath will provide the pedestrian link between Queens Park Road and Layton Crescent in Newtown and be an important safety initiative. In addition to this work, a concrete retaining wall and replacement pram crossings are proposed to complete the project from an engineering perspective.
- It is proposed to construct the footpaths a standard 1.5 metres wide to provide for pedestrian access along both sides of Melville Avenue.
- There are twenty two (22) properties abutting the proposed footpath that will receive special benefit. There are no Council owned properties in the proposed scheme.
- The total estimated project cost is \$158,210. This includes direct funding by Council estimated at \$20,357 for the construction of a concrete retaining wall associated with the footpath construction past No 2 Melville Avenue and four (4) replacement pram crossings. The net scheme cost is estimated to be \$137,853.
- A Benefit Ratio of 0.28 has been calculated in accordance with Section 163 of the Local Government Act. This equates to a Council contribution to the scheme of \$99,254 and a property owner contribution of \$38,599
- Property owners are considered to receive benefit from the works by way of improved pedestrian access and general amenity including pedestrian safety improvements.
- The scheme has been prepared in accordance with the Special Rate and Charges provisions of the Local Government Act 1989 along with the 2004 Ministerial Guidelines and Council's Special Rates and Charges Policy.

(Items 9, 10 and 11 were moved and seconded in block)

Cr Ellis moved, Cr Richards seconded -

That Council:

Gives notice of its intention to declare a Special Charge Scheme in accordance with Section 163 (1A) of the Local Government Act 1989 (The Act), as follows:

- a) The Special Charge is declared for a period of four (4) years commencing upon completion of the works and scheme finalised.**

- b) The Special Charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of the footpath between Laytons Crescent and Queens Park Road, Newtown which project:**
 - b1) Will provide proper pedestrian access, improved general amenity including pedestrian safety for each of the properties included in the scheme;**
 - b2) Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and**
 - b3) Arises out of Council's function of planning for and providing infrastructure for property owners.**
- c) The total cost of project, be recorded as \$158,210(Schedule A).**
- d) It be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), the:**
 - d1) 'benefit ratio' (R) being calculated at 0.28 represents the special benefits to all persons liable to pay the special charge (Schedule B);**
 - d2) 'total cost' (C) of performing the function described in part 1 (b) of this resolution based on estimated cost be recorded as \$137,853; and**
 - d3) 'maximum levy' (S) be recorded as \$38,599**
- e) the following be specified as the area for which the special rate is so declared:**
 - e1) the area within municipal district of Council highlighted in the plan attached to this Resolution (Appendix 4).**
- f) the following be specified as the land in relation to which the special charge so declared:**
 - f1) land within the area shown on the plan.**
- g) the following be specified as the criteria which form the basis of the special charge so declared:**
 - g1) ownership of any land described in Part 1(e) of this Resolution.**
- h) the following be specified as the manner in which the special charge so declared will be assessed and levied:**
 - h1) Each lot receives a primary access and amenity benefit;**
 - h2) Corner lots with multiple frontages receive reduced access benefits;**
 - h3) The maximum levy is apportioned 80% on access benefit and 20% on a frontage share basis (amenity benefit);**
 - h4) The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.**
- i) having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it be recorded that;**

- i1) the owners of the land described in column 3 of Schedule C to the resolution are estimated liable for the respective amounts set out in column 8 of Schedule C; and
 - i2) such owners may, subject to any further resolution of Council pay the special charge in the following manner;
 - i2a) the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;
 - i2b) interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and
 - i2c) in accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific 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 this section).
- 2) Council's Chief Executive Officer be authorised to levy the Special Charge in accordance with Section 163 (4) of the Act.

Carried.

Background

In the 1980's (approximate date only based on resident recollection), Layton Crescent was controversially closed to through traffic by the then Newtown and Chilwell Council. Anecdotal evidence suggests that the closure may have been a consequence of "Rat Running" between Shannon Avenue and Minerva Road. This subsequently caused a net increase in the traffic volumes for Melville Avenue.

Compounding the Layton Crescent closure, the location of schools in the vicinity of Melville Avenue causes relatively high traffic volumes of approximately 4000 plus vehicle per day. The curving alignment and steep decline of the road near Queens Park Road causes restrictions to sight distance and an increase in safety implications for pedestrians and cyclists that may use the road for access.

In 2007 a footpath scheme proposal was initiated with a survey to abutting property owners that showed insufficient support to progress the scheme at that time. In late 2010, another scheme proposal was introduced and was also followed up with a survey. Twelve (12) property owners responded to the survey representing a 55% response rate with five (5) in favour of the proposal and seven (7) opposed.

Due to the continued safety concerns as the prime consideration, it is considered appropriate to have the road upgraded to contemporary standards in terms of pedestrian access as calls for new footpaths in Melville Avenue continue.

Council Officers have now developed a detailed Special Charge Scheme proposal including a cost estimate, Benefit Ratio calculation and cost apportionment spreadsheet. The estimated charges, along with more detailed information on the scheme, were shown to all potentially affected property owners who were again asked to respond to the proposal via survey.

The final survey had seventeen (17) property owners respond representing a 74% response rate with seven (7) in favour and ten (10) opposed to the scheme proposal.

Discussion

Melville Avenue is initially very steep at the Queens Park Road end with a grade of 1 in 5 up to Whyte Court. It then flattens out to a gentler grade for the remainder of its length to Layton Crescent.

This proposed project involves the construction of 470 metres total length of 1.5 metre wide footpath between Layton Crescent and Queens Park Road, Newtown. It is proposed to construct the footpath on both sides of Melville Avenue and is expected to be a safety improvement for pedestrian traffic.

Property owner concerns include the amount of vehicular traffic now using Melville Avenue as a thoroughfare for Geelong and St Josephs College. It is further alleged that the opening of the Ring Road has actually increased the traffic volumes in the area however this claim is unconfirmed. Other concerns include the “steep, uneven and slippery surface” at the southern end near Queens Park Road, lack of protective barriers for pedestrians and the ‘hazardous conditions for pedestrians and cyclists’.

Of the latest survey results, some of the comments by property owners opposing the proposed footpath include:

- ‘A footpath on the Eastern side of Mellville Avenue would be dangerous due to lack of barriers’;
- ‘A footpath should be constructed on the West side only’;
- “I do not use the footpath”;
- ‘Council should pay as it is for the wider public and a Council responsibility’;
- ‘Cost apportionment is not clear’;
- “A footpath would spoil the streetscape “and “terrain is too steep”;
- “It is safer with a grass surface”;
- “Footpath is not needed here”.

Conversely, some of the comments by property owners supporting the footpath include:

- ‘Footpath on the West side is dangerous and needs constructing for safety reasons regardless of the outcome of the survey’;
- ‘Existing conditions cause pedestrians and school children to walk on the roadway during wet months to avoid the muddy nature strips’;
- “A footpath would discourage vehicles parking on the nature strip”;
- ‘Current situation is an embarrassment to residents’

Cost apportionment for the scheme has been divided into access and amenity benefits. It is considered that all abutting properties with direct frontages to the proposed new footpath, regardless of size and shape, receive the same access benefit. An exception to this rule is corner properties with dual frontages where a reduction of the access benefit has been applied.

80% of the total benefit has been apportioned to access considering the purpose of the scheme. The access benefit includes the provision of an all weather sealed surface that reduces the risk of accidents caused by uneven and slippery surfaces. A new footpath also eliminates the nuisance affect of dust and mud. In simple terms, a new footpath improves accessibility for all abutting properties.

The remaining 20% of benefit is attributed to amenity and this can best be described as the benefit the pathway provides to an abutting property by way of improved aesthetics, safety, enjoyment, comfort and property value. The amenity benefit is based on the actual footpath frontage to a property when existing driveways and footpath extents are taken into consideration. This is known as the apportion-able frontage and is shown at Column 4 of Schedule C.

Environmental Implications

The provision of a sealed pathway surface provides a permanent and safe means of access. During the course of construction and the manufacture and procurement of materials, energy is expended resulting in some greenhouse gas emissions. This ceases when construction is complete.

The project does not create waste with the exception of some excavated material.

The proposal does not affect any natural habitats.

The proposal will require some nature strip and property trees and shrubs to be trimmed but removal of vegetation is not expected.

Financial Implications

The project is a one off capital cost and there will be minimal ongoing maintenance costs. If approved, the scheme could proceed next financial year.

Financial details are as follows:

Maximum scheme levy to Property Owners (income)	\$38,599
Scheme levy to Council	\$99,254
Direct Funding by Council to construct a concrete retaining wall and replacement pram crossings	\$20,357
Total Project Cost	\$158,210

From the table above, the total net cost to Council for this project is estimated to be \$119,611.

Policy/Legal/Statutory Implications

The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with the 2004 ministerial guidelines and Council's Special Rates and Charges Policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

Provision of a sealed pathway will provide safer walking and cycling conditions for pedestrians and cyclists by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces.

There is an identified risk in the steep section of footpath proposed between Whyte Court and Queens Park Road. Due to the existing terrain, it is not possible for this section of footpath to comply with the Disability Discrimination Act (DDA) in terms of grade. The required grade for compliance is 1 in 14 however the actual grade will be up to 1 in 5. Due to the existing slope and constraints of the nature strips in this section, it is an unrealistic expectation to achieve DDA compliance in this case. It is further considered however, that the new footpath will provide a great improvement on the existing conditions.

There are no identified risks for Council in making its intention to declare the scheme.

Social Considerations

The provision of properly sealed and drained pathways is aligned to Council's City Plan as described above and provides improved connectivity and safety for pedestrians and cyclists. It is further considered that the footpaths will enhance the general amenity of the area.

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 adverse human rights issues.

It is further considered that the construction of the footpaths upholds the right to freedom of movement (Section 12 of the Human rights Charter) by enhancing a person's ability to move freely within the area they choose to live.

Consultation and Communication

Community consultation for the footpath construction Special Charge Scheme has been carried out as follows:

July 2007 – Initial property owner survey that indicated insufficient support for a proposed footpath Special Charge Scheme

October 2010 – Due to increasing concerns a further survey was carried out but still indicating a minority of support to a proposed Special charge Scheme.

March 2014 – Final correspondence to property owners included an explanatory letter, plan, Special Charge Scheme brochure, cost apportionment spreadsheet and final survey. The survey results still indicated a minority of support.

**Appendix 1
Page 1**

SCHEDULE 'A'

The works for the construction of footpaths in Melville Avenue Newtown which consist of excavation, footpath, retaining wall, reinstatement of nature strip, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

**COST ESTIMATE FOR CONSTRUCTION OF FOOTPATH –
MELVILLE AVENUE, NEWTOWN**

TOTAL COST OF SPECIAL CHARGE SCHEME					
		Qty	Unit	Rate	Amount
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.		ITEM		\$8,915.79
1.02	Traffic management costs.		ITEM		\$4,457.90
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	132	m ³	\$60.00	\$7,920.00
2.02	Trimming / Removal and disposal of trees.	1	ITEM		\$1,000.00
3.00	CONCRETE WORKS:				
	KERBING				
3.01	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	4	No.	\$250.00	\$1,000.00
	PAVING				
3.02	125mm concrete paving with SL72 mesh including crushed rock bedding and reinstate nature strip.	660	m ²	\$135.00	\$89,100.00
4.00	LANDSCAPING				
4.01	Top soiling and seeding nature strips, medians and outer separators.	200	m ²	\$8.00	\$1,600.00
SUB-TOTAL					\$112,994
10% CONTINGENCY					\$11,299
DESIGN					\$5,650
SRC ADMINISTRATION					\$7,910
CONSTRUCTION COST ESTIMATE					\$137,852

**Appendix 1
Page 2**

ESTIMATED COST OF CONCRETE RETAINING WALL AND PRAM CROSSINGS (COUNCIL FUNDED)					
		Qty	Unit	Rate	Amount
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.		ITEM		\$1,084.21
1.02	Traffic management costs.		ITEM		\$542.10
2.00	CONCRETE WORKS:				
	KERBING				
2.01	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	4	No.	\$250.00	\$1,000.00
	RETAINING WALL				
2.02	Reinforced Concrete Retaining Wall and Footing with F62 mesh including 75mm compacted depth Class 3 FCR bedding and reinstate nature strip.	38	m	\$370.00	\$14,060.00
3.00	LANDSCAPING				
3.01	Top soiling and seeding nature strips, medians and outer separators.		m ²		
SUB-TOTAL					\$16,686
10% CONTINGENCY					\$1,669
DESIGN					\$834
PROJECT ADMINISTRATION					\$1,168
CONSTRUCTION COST ESTIMATE					\$20,357

Appendix 2

Benefit Ratio – Schedule 'B'

A Purpose	To construct a footpath in Melville Avenue, Newtown to provide all weather pedestrian access for property owners and the wider community.
B Coherence	The works will provide a physical pathway connection between Layton Crescent and Queens Park Road and will provide a special benefit to adjoining and remote properties.
C Total Cost C	Total Estimated cost of works - footpath construction \$158,210.00 Direct contribution by Council to fund retaining wall and pram crossing construction. \$20,357.00
TOTAL COST	\$137,853.00
D Identify Special Beneficiaries	22 properties with frontages to the proposed pathway are considered to receive access and amenity benefits.
E Properties to include	The 22 abutting properties receive both access and amenity benefits. Therefore: Total Special Benefits (in) is apportioned to 22 properties There are no Council owned properties in the scheme. Therefore: Total Special Benefits out of the scheme TSB (out) = 0
F Estimate of Total Special Benefits	For this scheme it is considered that the greater proportion of benefit is for pedestrian access given the purpose of the scheme. It is therefore further considered that 80% of the benefits relate to access and 20% to amenity. Estimated pedestrian use of the paths is 90% for the wider community and 10% for abutting property owners. Amenity benefits are based on frontage with 100% of the footpaths fronting benefiting properties. TSB (in) is therefore calculated as follows: TSB (in) = 80% X 10%(access) + 20% X 100% (amenity) 28% =
G Estimate of Total Community Benefit -TCB	It is considered that people in the community will receive a benefit from the works as the pathways are used to access other areas considering potential destinations such as the primary and secondary schools in the vicinity, Geelong Golf Course and the Barwon River reserve. There is no amenity benefit associated with the wider community benefit. TCB is calculated as follows: TCB = 80% X 90% = 72%
H Calculate "Benefit Ratio" - R	Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{28}{28 + 0 + 72} = 0.28$
I Maximum Total Levy (S)	Maximum Total Levy $S = R \times C$ \$38,598.84 Council Contribution to Special Charge Scheme \$99,254.16

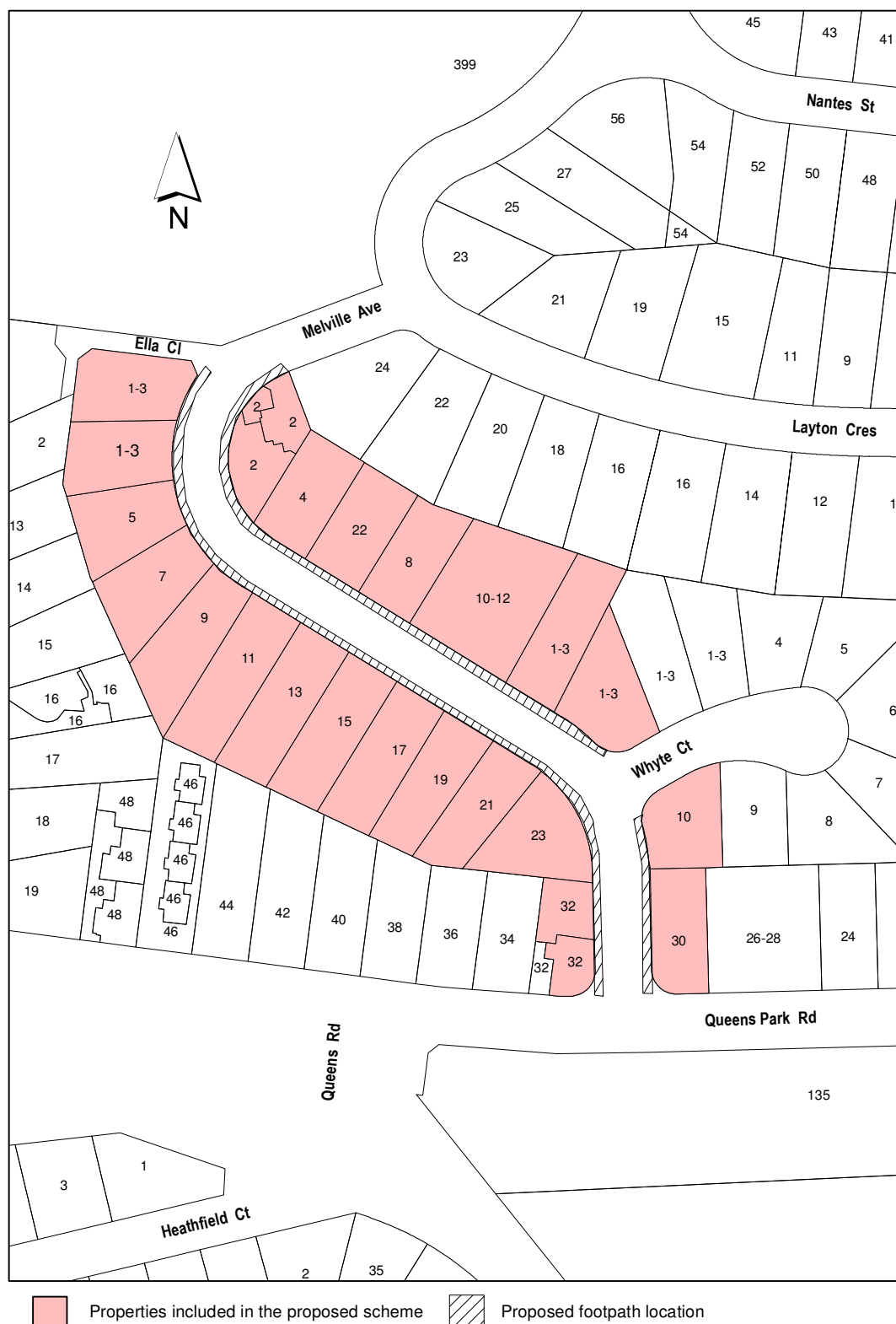
Appendix 3

SCHEDULE 'C' SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION MELVILLE AVENUE, NEWTOWN

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7	COLUMN 8
Prop Key	Address	Legal Details	Apportionable frontage	Access Benefit	Access Charge (80%)	Amenity Charge (20%)	Estimated Cost
204206	30 Queens Park Road, Newtown	Lot 6 LP 124676	34.8	0.5	\$735.22	\$614.01	\$1,349.23
302499	1/32 Queens Park Road, Newtown	Lot 1 PS 411155	17.86	0.5	\$735.22	\$315.12	\$1,050.34
302500	2/32 Queens Park Road, Newtown	Lot 2 PS 411155	17.95	0.5	\$735.22	\$316.71	\$1,051.93
302499	10 Whyte Court, Newtown	Lot 7 LP 124676	14.49	0.75	\$1,102.82	\$255.66	\$1,358.49
202334	1-3 Whyte Court, Newtown	Lot 14 LP 124676, Lot 15 LP 124676, Lot 16 LP 124676, Lot 17 LP 124676	39.24	0.75	\$1,102.82	\$692.35	\$1,795.17
202871	10-12 Melville Avenue, Newtown	CP 156386	30.33	1	\$1,470.43	\$535.14	\$2,005.57
202872	8 Melville Avenue, Newtown	Lot 20 LP 124676	11.06	1	\$1,470.43	\$195.14	\$1,665.57
202657	22 Layton Crescent, Newtown	Lot 40 LP 20083, Lot 21 LP 124676	20	1	\$1,470.43	\$352.88	\$1,823.31
202873	4 Melville Avenue, Newtown	Lot 22 LP 124676	6.24	1	\$1,470.43	\$110.10	\$1,580.53
348169	1/2 Melville Avenue, Newtown	Lot 2 PS 644018	10.275	1	\$1,470.43	\$181.29	\$1,651.72
348170	2/2 Melville Avenue, Newtown	Lot 1 PS 644018	39.515	1	\$1,470.43	\$697.20	\$2,167.63
202860	1-3 Melville Avenue, Newtown	CP 167785	33.63	2	\$2,940.86	\$593.37	\$3,534.23
202861	5 Melville Avenue, Newtown	Lot 26 LP 124676	11.76	1	\$1,470.43	\$207.49	\$1,677.93
202862	7 Melville Avenue, Newtown	Lot 27 LP 124676	15.06	1	\$1,470.43	\$265.72	\$1,736.15
202863	9 Melville Avenue, Newtown	Lot 28 LP 124676	15.39	1	\$1,470.43	\$271.54	\$1,741.97
202864	11 Melville Avenue, Newtown	Lot 29 LP 124676	13.25	1	\$1,470.43	\$233.78	\$1,704.21
202865	13 Melville Avenue, Newtown	Lot 30 LP 124676	13.75	1	\$1,470.43	\$242.60	\$1,713.04
202866	15 Melville Avenue, Newtown	Lot 31 LP 124676	18	1	\$1,470.43	\$317.59	\$1,788.02
303732	17 Melville Avenue, Newtown	Lot 1 PS 419099	13.65	1	\$1,470.43	\$240.84	\$1,711.27
303733	19 Melville Avenue, Newtown	Lot 2 PS 419099	13.5	1	\$1,470.43	\$238.19	\$1,708.63
202869	21 Melville Avenue, Newtown	Lot 34 LP 124676	13.5	1	\$1,470.43	\$238.19	\$1,708.63
202870	23 Melville Avenue, Newtown	Lot 35 LP 124676	34.28	1	\$1,470.43	\$604.84	\$2,075.27

Appendix 4

Plan



Attachment 1

PROCESS CHART

**SPECIAL CHARGE PROJECTS –
(Section 163 – Local Government Act 1989)**

MELVILLE AVENUE, NEWTOWN

Stage	Status	Description
<i>Approval to prepare scheme</i>	✓	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. 7 March 2014.
<i>Intention to Declare Scheme</i>	✓	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.
<i>Advertisement</i>		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.
<i>Submissions</i>		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.
<i>Submissions Review Panel Hearing</i>		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..
<i>Declaration Report</i>		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.
<i>Appeal</i>		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.
<i>Construction</i>		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
<i>Final Cost Report</i>		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

10. THE ESPLANADE, INDENTED HEAD - PROPOSED FOOTPATH CONSTRUCTION - SRC 337 - INTENTION TO DECLARE

Portfolio:	Infrastructure – Cr Ellis
Source	City Services - Engineering Services
General Manager:	Gary Van Driel
Index Reference	Special Rates and Charges; The Esplanade, Indented Head

Purpose

This report seeks a resolution by Council to consider an intention to declare a Special Charge Scheme to partially fund the construction of a footpath along The Esplanade between Jubilee Avenue and Batman Road, Indented Head. (See plan – Appendix 4)

Summary

- It is proposed to construct 285 lineal meters of 1.5 metre wide footpath to provide for pedestrian access along The Esplanade, Indented Head.
- There are sixteen (16) properties abutting the proposed footpath that will receive special benefit. There are no Council owned properties in the scheme.
- The total estimated project cost is \$102,240. This includes direct funding by Council estimated at \$7,779 for the reestablishment of existing crushed rock driveways to match new footpath levels. The net scheme cost is estimated to be \$94,461.
- A Benefit Ratio of 0.35 has been calculated in accordance with Section 163 of the Local Government Act, which equates to a Council contribution to the scheme of \$61,313 and property owner contribution of \$33,148.
- Property owners are considered to receive benefit from the works by way of improved pedestrian access and general amenity including pedestrian safety improvements.
- The scheme has been prepared in accordance with the Special Rate and Charges provisions of the Local Government Act 1989 along with the 2004 Ministerial Guidelines and Council's Special Rates and Charges Policy.

Cr Ellis moved, Cr Richards seconded -

That Council:

Gives notice of its intention to declare a Special Charge Scheme in accordance with Section 163 (1A) of the Local Government Act 1989 (The Act), as follows:

- a) The Special Charge is declared for a period of four (4) years commencing upon completion of the works and scheme finalisation.**
- b) The Special Charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of the footpath on The Esplanade between Jubilee Avenue and Batman Road, Indented Head which project:**
 - b1) Will provide proper pedestrian access, improved pedestrian safety and enhancement to the general amenity for each of the properties included in the scheme;**

- b2) Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and
 - b3) Arises out of Council's function of planning for and providing infrastructure for property owners.
 - c) The total cost of project, be recorded as \$102,240(Schedule A).
 - d) It be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), the:
 - d1) 'benefit ratio' I being calculated at 0.35 represents the special benefits to all persons liable to pay the special charge (Schedule B);
 - d2) 'total cost' I of performing the function described in part 1 (b) of this resolution based on estimated cost be recorded as \$94,461; and
 - d3) 'maximum levy' (S) be recorded as \$33,148.
 - e) the following be specified as the area for which the special rate is so declared:
 - e1) the area within municipal district of Council highlighted in the plan attached to this Resolution (Appendix 4).
 - f) the following be specified as the land in relation to which the special charge so declared:
 - f1) land within the area shown on the plan.
 - g) the following be specified as the criteria which form the basis of the special charge so declared:
 - g1) ownership of any land described in Part 1(e) of this Resolution.
 - h) the following be specified as the manner in which the special charge so declared will be assessed and levied:
 - h1) Each lot receives a primary access and amenity benefit;
 - h2) The maximum levy is divided equally on a access and frontage share basis;
 - h3) The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.
 - i) having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it be recorded that;
 - i1) the owners of the land described in column 3 of Schedule C to the resolution are estimated liable for the respective amounts set out in column 6 of Schedule C; and
 - i2) such owners may, subject to any further resolution of Council pay the special charge in the following manner;
 - i2a) the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;

i2b) interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and

i2c) in accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific 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 this section).

2) Council's Chief Executive Officer be authorised to levy the Special Charge in accordance with Section 163 (4) of the Act.

Carried.

Background

In 2009/10 Council facilitated the Northern Bellarine Walkability Study where extensive consultation with the local community of Indented Head including the Locomote Walking Group was carried out. The method of consultation included public advertising, resident surveys and community meetings.

The study identified the priority pathway networks of which The Esplanade was listed as a high priority for construction. It is considered that the proposed new footpath will provide the missing pedestrian link between Jubilee Avenue and Batman Road, Indented Head and become a valuable community asset.

Due to the Walkability Study as the driving mechanism for this footpath link, the traditional survey to affected property owners has not taken place on this occasion. It is anticipated that detailed correspondence will be sent to all affected property owners should Council make its intention to declare a Special Charge Scheme.

Discussion

This project involves the proposed construction of 285 metres total length of 1.5 metre wide footpath. It is expected to be a safety improvement for pedestrian traffic and fulfil part of the footpath priority obligations of the Northern Bellarine Walkability Study.

It is evident that only two of the affected properties within this scheme are occupied by the property owners on a full time basis. Due to the lack of permanency the vehicle driveways, although in place, have sunken slightly and been substantially overgrown by the local nature strip grass. Should the footpath be constructed, a level discrepancy between the new footpath and driveway will most likely result. For this reason, Council will reinstate the driveway levels with compacted crushed rock to match the new footpath levels at its cost.

The section of The Esplanade between Jubilee Avenue and Batman Road is relatively flat and the footpath construction should not pose any difficulty for the selected contractor.

Cost apportionment for the scheme has been divided into access and amenity benefits. It is considered that all abutting properties with direct frontages to the proposed new footpath, regardless of size and shape, receive the same access benefit. An exception to this rule is corner properties with dual frontages where a reduction of the access benefit has been applied.

50% of the total benefit has been apportioned to access. The access benefit includes the provision of an all weather sealed surface that reduces the risk of accidents caused by uneven and slippery surfaces. In simple terms, a new footpath improves accessibility for all abutting properties.

The remaining 50% of benefit is attributed to amenity and this can best be described as the benefit the pathway provides to an abutting property by way of improved aesthetics, safety, enjoyment, comfort and property value. The amenity benefit is based on the actual footpath frontage to a property when existing driveways and footpath extents are taken into consideration.

Environmental Implications

The provision of a sealed pathway surface provides a permanent and safe means of access. During the course of construction and the manufacture and procurement of materials, energy is expended resulting in some greenhouse gas emissions. This ceases when construction is complete.

The project does not create waste with the exception of some excavated material.

The proposal does not affect any natural habitats.

The proposal will require some nature strip trees and shrubs to be trimmed but removal of vegetation is not expected.

Financial Implications

The project is a one off capital cost and there will be minimal ongoing maintenance costs. If approved, the scheme could proceed this financial year.

Financial details are as follows:

Maximum scheme levy to Property Owners (income)	\$33,148
Scheme levy to Council	\$61,313
Direct Funding by Council to re-establish crushed rock driveways.	\$7,779
Total Project Cost	\$102,240

From the table above, the total cost to Council for this project is estimated to be \$69,092.

Policy/Legal/Statutory Implications

The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with the 2004 ministerial guidelines and Council's Special Rates and Charges Policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.

- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

Provision of a sealed pathway will provide safer walking and cycling conditions for pedestrians and cyclists by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces.

There are no identified risks for Council in making its intention to declare the scheme.

Social Considerations

The provision of properly sealed and drained pathways is aligned to Council's City Plan as described above and provides improved connectivity and safety for pedestrians and cyclists. It is further considered that the footpaths will enhance the general amenity of the area.

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 adverse human rights issues.

It is further considered that the construction of the footpaths upholds the right to freedom of movement (Section 12 of the Human rights Charter) by enhancing a person's ability to move freely within the area they choose to live.

Consultation and Communication

Community consultation for the proposed footpath construction was carried out during the 2009/ 2010 Northern Bellarine Walkability Study. Ongoing meetings are held between Council and the regional Locomote Walking Group. Further correspondence to the affected property owners will be sent should Council make it's intention to declare a Special Charge Scheme.

**Appendix 1
Page 1**

SCHEDULE 'A'

The works for the construction of footpaths in The Esplanade, Indented Head which consist of excavation, footpath, reinstatement of nature strip and driveways, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

**COST ESTIMATE FOR CONSTRUCTION OF FOOTPATH –
THE ESPLANADE, INDENTED HEAD**

ESTIMATED TOTAL COST OF FOOTPATH CONSTRUCTION					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1	ITEM	\$10,300.00	\$10,300.00
1.02	Traffic management costs.	1	ITEM	\$3,000.00	\$3,000.00
1.03	Setting out of works.	1	ITEM	\$1,000.00	\$1,000.00
1.04	Service / Cable locations	1	ITEM	\$1,000.00	\$1,000.00
1.05	Internal supervision fee (COGG construction)	1	ITEM	\$3,000.00	\$3,000.00
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	124.8	m ³	\$60.00	\$7,486.50
2.02	Trimming / Removal and disposal of trees/shrubs as per plan.	5	ITEM	\$500.00	\$2,500.00
3.00	PAVEMENT WORKS				
3.01	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.		M ³	\$120.00	\$0.00
4.00	DRAINAGE				
	PITS				
4.01	Adjust existing Junction Pit lid to match finished surface level.	1	No.	\$770.00	\$770.00
5.00	CONCRETE WORKS:				
	PAVING				
5.01	75mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	247.30	m ²	\$105.00	\$25,966.50
5.02	125mm concrete paving with SL62 mesh including crushed rock bedding and reinstate	185.20	m ²	\$110.00	\$20,372.00

6.00	nature strip.				
6.01	LANDSCAPING				
	Top soiling and seeding nature strips, medians and outer separators.	254	m ²	\$8.00	\$2,032.00
SUB-TOTAL					\$77,427
10% Contingency					\$7,743
Design					\$3,871
Project administration					\$5,420
CONSTRUCTION COST ESTIMATE					\$94,461

ESTIMATED COST FOR DRIVEWAY REINSTATEMENT					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.02	Traffic management costs.	1	ITEM	\$1,000	\$1,000
2.00	PAVEMENT WORKS				
2.01	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	50.6	m ³	\$120	\$6,072
SUB-TOTAL					\$7,072
10% CONTINGENCY					\$707
CONSTRUCTION COST ESTIMATE					\$7,779

Appendix 2

Benefit Ratio – Schedule ‘B’

A Purpose	To construct a footpath in The Esplanade, Indented Head to provide all weather pedestrian access for property owners and the wider community.		
B Coherence	The works will provide a physical pathway connection between Jubilee Avenue and Batman Road and will provide a special benefit to adjoining and remote properties.		
C Total Cost C			
	Total Estimated cost of works – footpath construction		\$102,240.00
	Direct funding by Council to reinstate driveways		\$7,779.00
	TOTAL COST		\$94,461.00
D Identify Special Beneficiaries	16 properties with frontages to the proposed footpath are considered to receive access and amenity benefits.		
E Properties to include	The 16 abutting properties receive both access and amenity benefits. Therefore: Total Special Benefits (in) is apportioned to 16 properties There are no Council owned properties in the scheme. Therefore: Total Special Benefits out of the scheme TSB (out) = 0		
F Estimate of Total Special Benefits	For this scheme it is considered that the greater proportion of benefit is for pedestrian access given the purpose of the scheme. Therefore it is estimated that 80% of the benefits relate to access and 20% to amenity. Estimated pedestrian use of the paths is 80% for the wider community and 20% for abutting property owners. Amenity benefits are based on frontage with 93% of the footpaths fronting benefiting properties and 7% within Council's road reserves. TSB (in) is therefore calculated as follows: TSB (in) = 80% X 20%(access) + 20% X 93% (amenity) = 34.6%		
G Estimate of Total Community Benefit –TCB	It is considered that people in the community will receive a benefit from the works as the pathway is used to access other areas considering the walkability study for the area. There are no amenity benefits considered for the wider community. TCB is calculated as follows: TCB = 80% X 80% = 64%		
H Calculate “Benefit Ratio” – R	Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{34.6}{34.6 + 0 + 64} = \mathbf{0.351}$		
I Maximum Total Levy (S)			
	Maximum Total Levy S = R X C		\$33,147.57
	Council Contribution to Special Charge Scheme		\$61,313.43

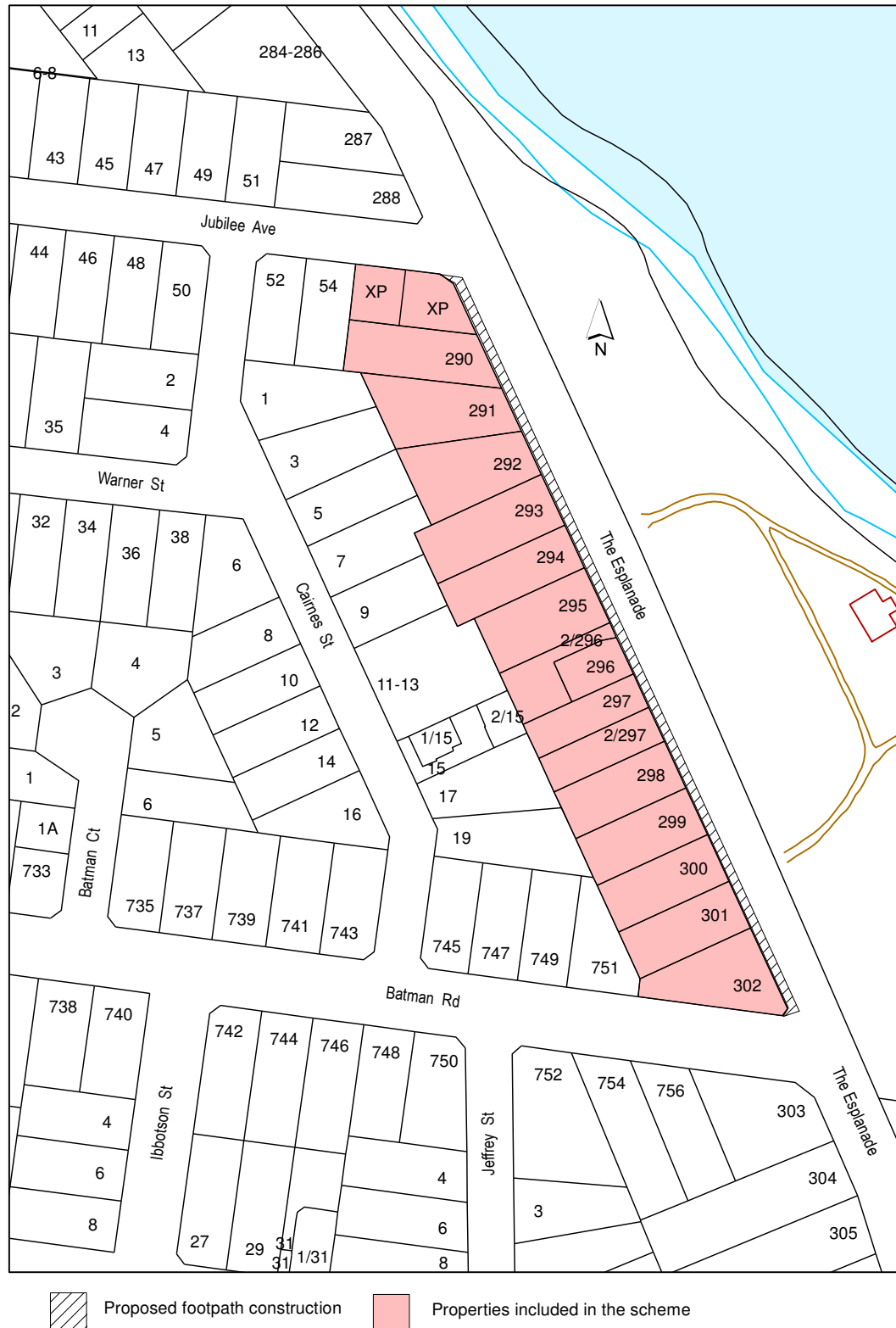
Appendix 3

SCHEDULE 'C' SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION THE ESPLANADE, INDENTED HEAD

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
Prop Key	Address	Legal Details	Total Frontage (m)	Footpath Cost
250803	289 The Esplanade, Indented Head	Lot 3 LP 26830	18.40	\$1,723.44
250804	290 The Esplanade, Indented Head	Lot 4 LP 26830	19.26	\$2,330.63
250805	291 The Esplanade, Indented Head	Lot 1 LP 42116	15.63	\$2,099.61
250806	292 The Esplanade, Indented Head	Lot 2 LP 42116	15.47	\$2,089.43
250807	293 The Esplanade, Indented Head	Lot 1 TP 616630	18.40	\$2,275.90
250808	294 The Esplanade, Indented Head	Lot 1 TP 226281	15.47	\$2,089.43
250809	295 The Esplanade, Indented Head	Lot 3 LP 42116	19.32	\$2,334.45
331040	1/296 The Esplanade, Indented Head	Lot 1 PS 531149	13.03	\$1,934.15
331041	2/296 The Esplanade, Indented Head	Lot 2 PS 531149	5.69	\$1,467.03
331841	1/297 The Esplanade, Indented Head	Lot 1 PS 533316	12.07	\$1,873.05
331842	2/297 The Esplanade, Indented Head	Lot 2 PS 533316	12.30	\$1,887.69
250812	298 The Esplanade, Indented Head	Lot 6 LP 42116	16.26	\$2,139.71
265682	299 The Esplanade, Indented Head	Lot 7 LP 42116	16.70	\$2,167.71
250813	300 The Esplanade, Indented Head	Lot 8 LP 42116	16.70	\$2,167.71
250814	301 The Esplanade, Indented Head	Lot 9 LP 42116	16.93	\$2,182.35
250815	302 The Esplanade, Indented Head	Lot 10 LP 42116	28.80	\$2,385.29

Appendix 4

Plan



Attachment 1

PROCESS CHART

**SPECIAL CHARGE PROJECTS –
(Section 163 – Local Government Act 1989)**

THE ESPLANADE, INDENTED HEAD

Stage	Status	Description
<i>Approval to prepare scheme</i>	✓	Decision made to prepare scheme following consideration of surveys of residents and feed back from the community via the Northern Bellarine Walkability Study. 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.
<i>Intention to Declare Scheme</i>	✓	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.
<i>Advertisement</i>		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.
<i>Submissions</i>		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.
<i>Submissions Review Panel Hearing</i>		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.
<i>Declaration Report</i>		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.
<i>Appeal</i>		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.
<i>Construction</i>		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
<i>Final Cost Report</i>		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

11. THE ESPLANADE, INDENTED HEAD - PROPOSED FOOTPATH CONSTRUCTION - SRC 338 - INTENTION TO DECLARE

Portfolio:	Infrastructure – Cr Lindsay Ellis
Source	City Services - Engineering Services
General Manager:	Gary Van Driel
Index Reference	Special Rates and Charges; The Esplanade, Indented Head

Purpose

This report seeks a resolution by Council to consider an intention to declare a Special Charge Scheme to partially fund the construction of a footpath along west side of The Esplanade between No 270 The Esplanade and Walpole Avenue, Indented Head. (See plan – Appendix 4)

Summary

- It is proposed to construct 200 lineal metres of 1.5 metre wide footpath to provide for pedestrian access along The Esplanade, Indented Head. Further work includes a modified intersection layout for Pigdon Street and The Esplanade which includes new kerb and channel with associated vehicle laybacks and drainage provision.
- It is further proposed that the section of The Esplanade adjacent to properties 270, 271 and 272 The Esplanade be widened. The proposed work will include new kerb and channel and vehicle laybacks. This work will provide 40 metres of kerb and channel section and complete the 'missing link' for The Esplanade North of Pigdon Street.
- There are ten (10) properties abutting the proposed footpath that will receive special benefit. There are no Council owned properties in the scheme.
- The total estimated project cost is \$143,284. This includes a net Council contribution of \$112,046 which includes scheme costs and direct funding and a property owner contribution of \$31,238.
- A Benefit Ratio of 0.34 has been calculated in accordance with Section 163 of the Local Government Act, which equates to a Council contribution to the scheme of \$41,167 and property owner contribution of \$21,484. A summary of costs is provided at the financial implications section below.
- Property owners are considered to receive benefit from the works by way of improved pedestrian access and general amenity including pedestrian safety improvements.
- The scheme has been prepared in accordance with the Special Rate and Charges provisions of the Local Government Act 1989 along with the 2004 Ministerial Guidelines and Council's Special Rates and Charges Policy.

Cr Ellis moved, Cr Richards seconded -

That Council:

Gives notice of its intention to declare a Special Charge Scheme in accordance with Section 163 (1A) of the Local Government Act 1989 (The Act), as follows:

- a. The Special Charge is declared for a period of four (4) years commencing upon completion of the works and scheme finalisation.**

- b. The Special Charge be declared for the purpose of defraying any expenses incurred by Council in relation to the construction of the footpath on The Esplanade between No 270 The Esplanade and Walpole Avenue, Indented Head which project:**
 - i. Will provide proper pedestrian access, improved pedestrian safety and enhancement to the general amenity for each of the properties included in the scheme;**
 - ii. Council considers is or will be a special benefit to those persons required to pay the special charge (and who are described in succeeding parts of this Resolution); and**
 - iii. Arises out of Council's function of planning for and providing infrastructure for property owners.**
- c. The total cost of project, be recorded as \$143,284(Schedule A).**
- d. It be recorded that, for the purposes of Section 163 (2A) of the Act, the special charge proceeds will not exceed the amount calculated in accordance with the prescribed formula ($R \times C = S$), the:**
 - i. 'benefit ratio' (R) being calculated at 0.34 represents the special benefits to all persons liable to pay the special charge (Schedule B);**
 - ii. 'total cost' (C) of performing the function described in part 1 (b) of this resolution based on estimated cost be recorded as \$62,651; and**
 - iii. 'maximum levy' (S) be recorded as \$21,484.**
- e. the following be specified as the area for which the special rate is so declared:**
 - i. the area within municipal district of Council highlighted in the plan attached to this Resolution (Appendix 4).**
- f. the following be specified as the land in relation to which the special charge so declared:**
 - i. land within the area shown on the plan.**
- g. the following be specified as the criteria which form the basis of the special charge so declared:**
 - i. ownership of any land described in Part 1(e) of this Resolution.**
- h. the following be specified as the manner in which the special charge so declared will be assessed and levied:**
 - i. Each lot receives a primary access and amenity benefit;**
 - ii. The maximum levy is divided 50% on access and 50% amenity on a frontage share basis;**
 - iii. The special charge will be levied by sending a notice to the person who is liable to pay, pursuant to section 163(4) of the Act.**
- i. having regard to the preceding parts of this Resolution but subject to Section 166 (1) of the Act, it be recorded that;**

- i. the owners of the land described in column 3 of Schedule C to the resolution are estimated liable for the respective amounts set out in column 7 of Schedule C; and
 - ii. such owners may, subject to any further resolution of Council pay the special charge in the following manner;
 1. the charge will become due and payable within one month of the issue of the notice requesting payment pursuant to Section 167 (3) of the Act;
 2. interest will not be charged for six months after the issue of the notice provided the person liable makes timely payment in accordance with any repayment arrangements that may be agreed on by Council; and
 3. in accordance with Section 172 of the Act, the interest rate payable on the special charge which has not been paid by the specific 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 this section).
- 3) Council's Chief Executive Officer be authorised to levy the Special Charge in accordance with Section 163 (4) of the Act.

Carried.

Background

In 2009/10 Council facilitated the Northern Bellarine Walkability Study where extensive consultation with the local community of Indented Head including the Locomote Walking Group was carried out. The method of consultation included public advertising, resident surveys and community meetings.

The study identified the priority pathway networks of which The Esplanade was listed as a high priority for construction. It is considered that the proposed new footpath will provide the missing pedestrian link between Pigdon Street and Walpole Avenue, Indented Head and become a valuable community asset.

Due to the Walkability Study as the driving mechanism for this footpath link, the traditional survey to affected property owners has not taken place on this occasion. It is anticipated that detailed correspondence will be sent to all affected property owners should Council make its intention to declare a Special Charge Scheme.

Discussion

This project involves the proposed construction of 200 metres total length of 1.5 metre wide footpath. It is expected to be a safety improvement for pedestrian traffic and fulfil part of the footpath priority obligations of the Northern Bellarine Walkability Study.

It is evident that one of the affected properties within this scheme is occupied by the property owners on a full time basis. Due to the lack of permanency the vehicle driveways, although in place, have sunken slightly and been substantially overgrown by the local nature strip grass. Should the footpath be constructed, a level discrepancy between the new footpath and driveway will most likely result.

For this reason, Council will reinstate the driveway levels with compacted crushed rock to match the new footpath levels at its cost.

Another aspect of this project is the intersection modification of Pigdon Street and The Esplanade. This intersection is being re-aligned to 'square up' the intersection to slow traffic turning movements as a safety initiative. It is proposed that this work will also be funded by Council with the exception of the proposed new vehicle laybacks which will be funded by property owners in accordance with Council Policy.

A 40 metre section of road way north of Pigdon Street is also proposed to be constructed. This work involves the widening of the road pavement, new kerb and channel and three new vehicle crossovers. It is proposed that the road widening work will be funded by Council but the new kerbing and vehicle laybacks will be funded by benefiting property owners in accordance with Council policy.

Cost apportionment for the scheme has been divided into access and amenity benefits. It is considered that all abutting properties with direct frontages to the proposed new footpath, regardless of size and shape, receive the same access benefit. An exception to this rule is corner properties with dual frontages where a reduction of the access benefit has been applied.

In this case 50% of the total benefit has been apportioned to access. The access benefit includes the provision of an all weather sealed surface that reduces the risk of accidents caused by uneven and slippery surfaces. In simple terms, it is considered that a new footpath improves accessibility for all abutting properties.

The remaining 50% of benefit is attributed to amenity and this can best be described as the benefit the pathway provides to an abutting property by way of improved aesthetics, enjoyment, comfort and property value. The amenity benefit is based on the actual footpath frontage to a property when existing driveways and footpath extents are taken into consideration. This is known as the apportion-able frontage and is shown at Column 5 of Appendix 3.

The section of The Esplanade between Pigdon Street and Walpole Avenue is relatively flat and the footpath construction should not pose any difficulty for the selected contractor.

Environmental Implications

The provision of a sealed pathway surface provides a permanent and safe means of access. During the course of construction and the manufacture and procurement of materials, energy is expended resulting in some greenhouse gas emissions. This ceases when construction is complete.

The project does not create waste with the exception of some excavated material.

The proposal does not affect any natural habitats.

The proposal will require some nature strip shrubs removal.

Financial Implications

The project is a one off capital cost and there will be minimal ongoing maintenance costs. If approved, the scheme could proceed this financial year.

Financial details are as follows:

Maximum scheme levy to property owners (income)	\$21,484
Scheme levy to Council	\$41,167

Direct Funding by owners to construct new kerb and channel including laybacks.	\$9,754
Direct funding by Council to reinstate gravel driveway, construct new kerb and channel for intersection modification at Pigdon Street and reinstatement of asphalt pavement.	\$70,879
Total Project Cost	\$143,284

From the table above, the total net cost to Council for this project is estimated to be \$112,046

Policy/Legal/Statutory Implications

The scheme has been prepared in accordance with the Special Rate and Charge provisions of the Local Government Act 1989 along with the 2004 ministerial guidelines and Council's Special Rates and Charges Policy.

Alignment to City Plan

This report aligns with the City Plan as follows:

Sustainably Built and Natural Environment

- Support our Community to live sustainably – Encourage increased use of alternatives to car transport and seek efficient traffic movement throughout the municipality.
- Advocate for and promote sustainable design and development – Promoting sustainable design and retrofitting.
- Acknowledge the community's desire to have their say and be involved in planning for the future of Greater Geelong.

Officer Direct or Indirect Interest

No Council Officer involved with this process has any direct or indirect interest in the properties.

Risk Assessment

Provision of a sealed pathway will provide safer walking and cycling conditions for pedestrians and cyclists by minimising the risk of personal injuries through conflict with vehicles and the elimination of uneven and slippery surfaces.

There are no identified risks for Council in making its intention to declare the scheme.

Social Considerations

The provision of properly sealed and drained pathways is aligned to Council's City Plan as described above and provides improved connectivity and safety for pedestrians and cyclists. It is further considered that the footpaths will enhance the general amenity of the area.

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 adverse human rights issues.

It is further considered that the construction of the footpaths upholds the right to freedom of movement (Section 12 of the Human rights Charter) by enhancing a person's ability to move freely within the area they choose to live.

Consultation and Communication

Community consultation for the proposed footpath construction was carried out during the 2009/ 2010 Northern Bellarine Walkability Study. Consultation with the Locomote Walking Group was included during this study and is ongoing. Further correspondence to the affected property owners and the Locomote Walking Group will be sent should Council make its intention to declare a Special Charge Scheme.

**Appendix 1
Page 1**

SCHEDULE 'A'

The works for the construction of footpaths in The Esplanade, Indented Head which consist of excavation, footpath, kerb and channel, road widening, reinstatement of nature strip and driveways, miscellaneous construction works, legal advice and professional services associated with survey, engineering design, drafting, supervision and administration of the project all as included in the cost estimate shown below.

**COST ESTIMATE FOR CONSTRUCTION OF FOOTPATH –
THE ESPLANADE, INDENTED HEAD**

COST ESTIMATE - FOOTPATH CONSTRUCTION					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.0	ITEM	\$6,317.00	\$6,317.00
1.02	Traffic management costs.	1.0	ITEM	\$3,000.00	\$3,000.00
1.03	Setting out of works.	1.0	ITEM	\$540.00	\$540.00
1.04	Service / Cable locations	1.0	ITEM	\$700.00	\$700.00
1.05	Internal supervision fee (COGG construction)	1.0	ITEM	\$3,340.00	\$3,340.00
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	57.9	m ³	\$60.00	\$3,476.13
2.02	Trimming / Removal and disposal of shrubs as indicated on plan.	1.0	ITEM	\$1,000.00	\$1,000.00
3.00	DRAINAGE				
3.01	Adjust existing Junction Pit lid to match finished surface level.	1	No.	\$770.00	\$770.00
4.00	CONCRETE WORKS:				
	KERBING				
4.01	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	4.0	No.	\$250.00	\$1,000.00
	PAVING				
4.02	75mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	193.3	m ²	\$105.00	\$20,295.45
4.03	125mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	78.6	m ²	\$110.00	\$8,649.30
4.04	Tactile Ground Surface Indicator Tiles, supplied and placed.	3.0	m ²	\$250.00	\$750.00
5.00	LANDSCAPING				
5.01	Top soiling and seeding nature strips.	265.2	m ²	\$8.00	\$2,121.60
6.00	SIGNING AND LINE-MARKING				
6.01	Relocate existing permanent sign and post as per plan.	1.0	No	\$250.00	\$250.00
SUB-TOTAL					\$52,209.48
10% CONTINGENCY					\$5,220.95
Design					\$3,132.57
Project administration					\$2,088.38
CONSTRUCTION COST ESTIMATE					\$62,651.38

OWNER FUNDED WORKS - KERB AND CHANNEL					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.0	ITEM	\$941.00	\$941.00
1.02	Traffic management costs.	1.0	ITEM	\$500.00	\$500.00
1.03	Setting out of works.	1.0	ITEM	\$70.00	\$70.00
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	5.4	m ³	\$60.00	\$321.30
2.02	Saw-cutting of concrete and/or Asphalt paving.	22.4	m	\$10.00	\$223.50
2.03	Saw-cut of concrete kerb and channel	1.0	ITEM	\$10.00	\$10.00
2.04	Removal and disposal of 125mm thick concrete as per plan.	4.2	m ²	\$60.00	\$251.40
3.00	CONCRETE WORKS:				
	KERBING				
3.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	24.3	m	\$136.00	\$3,302.08
3.02	Concrete layback for vehicle crossing 3.0m - 3.75m wide, including bedding & formwork.	5	No.	\$350.00	\$1,750.00
	PAVING				
3.04	125mm concrete paving with SL62 mesh including crushed rock bedding and reinstate nature strip.	6.9	m ²	\$110.00	\$759.00
SUB-TOTAL					\$8128.28
10% CONTINGENCY					\$812.83
Design					\$487.70
Project administration					\$325.13
CONSTRUCTION COST ESTIMATE					\$9,753.94

COUNCIL FUNDED WORKS					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.01	Initial site establishment and set up, decamping and site cleanup and other fixed costs up to time of completion of works.	1.0	ITEM	\$6,182.00	\$6,182.00
1.02	Traffic management costs.	1.0	ITEM	\$500.00	\$500.00
1.03	Setting out of works.	1.0	ITEM	\$390.00	\$390.00
1.04	Service / Cable locations	1.0	ITEM	\$300.00	\$300.00
1.05	Internal supervision fee (COGG construction)	1.0	ITEM	\$3,000.00	\$3,000.00
2.00	EARTHWORKS & DEMOLITION				
2.01	Excavation and disposal of all materials to limits of work as indicated on plan, including trimming for new road pavement, excavation of soft spots and removal of concrete.	105.8	m ³	\$60.00	\$6,349.53
2.02	Saw-cutting of concrete and/or Asphalt paving.	278.1	m	\$10.00	\$2,781.30
2.03	Saw-cut of concrete kerb and channel	34.0	ITEM	\$10.00	\$340.00
3.00	PAVEMENT WORKS				

3.01	150mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	39.4	m ³	\$120.00	\$4,725.72
3.02	200mm compacted depth Class 3 40mm crushed rock, supplied, spread and compacted.	52.5	m ³	\$100.00	\$5,250.80
3.03	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	11.8	m ³	\$120.00	\$1,420.32
3.04	30mm compacted depth 10mm nominal size type N Asphalt spread and compacted including emulsion prime & grit using a paver.	262.5	m ²	\$35.00	\$9,188.90
4.00	DRAINAGE PIPE				
4.01	Connect existing household storm water to kerb and channel. Including excavation, supply and placement of kerb adapters.	6.0	No.	\$250.00	\$1,500.00
4.02	100mm dia Sub-Soil drains including excavation, supply, placement and provision of approved backfill.	100.0	m	\$48.00	\$4,800.00
	PITS				
4.03	900mm x 600mm SEP, less than 1.5m deep with Gatic type cover, supplied and placed including excavation, placement of approved fine crushed rock bedding and back-filling with approved material.	1.0	No.	\$1,400.00	\$1,400.00
4.04	Modify ex 900mm x 600mm SEP to 900mm x 1200mm SEP, less than 1.5m deep with Gatic type cover, supplied and placed including excavation, placement of approved fine crushed rock bedding and back-filling with approved material.	1.0	No.	\$1,400.00	\$1,400.00
4.05	Tap into existing drainage pit or pipe.	1.0	No.	\$385.00	\$385.00
5.00	CONCRETE WORKS: KERBING				
5.01	B2 Barrier kerb and channel 450mm wide, including fine crushed rock bedding.	52.2	m	\$136.00	\$7,101.92
5.02	Concrete layback for vehicle crossing 3.0m - 3.75m wide, including bedding & formwork.	1	No.	\$350.00	\$350.00
6.00	DEMOLITION				
6.01	Remove and dispose existing SEP and abandon ex 300mm dia RCP backfill with approved materials as per plan.	1	No.	\$1,200.00	\$1,200.00
7.00	SIGNING AND LINE-MARKING				
7.01	Line-marking	1.0	ITEM	\$500.00	\$500.00
SUB-TOTAL :					\$59,065.49
10% CONTINGENCY : D					\$5,906.55
Design					\$3,543.93
Project administration					\$2,362.62
CONSTRUCTION COST ESTIMATE					\$70,878.59

Appendix 2

Benefit Ratio – Schedule 'B'

A Purpose	To construct a footpath in The Esplanade, Indented Head to provide all weather pedestrian access for property owners and the wider community.		
B Coherence	The works will provide a physical pathway connection between Pigdon Street and Walpole Avenue and will provide a special benefit to adjoining and remote properties.		
C Total Cost C			
	Total Estimated cost of works		\$143,283.90
	Direct funding by Owners to new kerb and channel construction		\$9,753.94
	Direct funding by Council to reinstate gravel driveways, new kerb and channel for intersection modification at Pigdon Street and asphalt pavement reinstatement		\$70,878.59
TOTAL SCHEME COST of Footpath Construction			\$62,651.37
D Identify Special Beneficiaries	10 properties with frontages to the proposed footpath are considered to receive access and amenity benefits.		
E Properties to include			
	The 10 abutting properties receive both access and amenity benefits. Therefore:		
	Total Special Benefits (in) is apportioned to 10 properties		
	There are no Council owned properties in the scheme. Therefore:		
	Total Special Benefits out of the scheme	TSB (out) =	0
F Estimate of Total Special Benefits			
	For this scheme it is considered that the greater proportion of benefit is for pedestrian access given the purpose of the scheme. Therefore it is estimated that 80% of the benefits relate to access and 20% to amenity. Estimated pedestrian use of the paths is 80% for the wider community and 20% for abutting property owners. Amenity benefits are based on frontage with 87% of the footpaths fronting benefiting properties and 13% within Council's road reserves. TSB (in) is therefore calculated as follows:		
	TSB (in) = 80% X 20%(access) + 20% X 87% (amenity) =		33.4%
G Estimate of Total Community Benefit -TCB			
	It is considered that people in the community will receive a benefit from the works as the pathway is used to access other areas considering the walkability study for the area. There are no amenity benefits considered for the wider community. TCB is calculated as follows:		
	TCB = 80% X 80% =		64%
H Calculate "Benefit Ratio" - R			
	Benefits Ratio =	$\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{33.4}{33.4 + 0 + 64}$	0.343
I Maximum Total Levy (S)			
	Maximum Total Levy S = R X C		\$21,484.15
	Council Contribution to Special Charge Scheme		\$41,167.22

Appendix 3

SCHEDULE 'C'

SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION

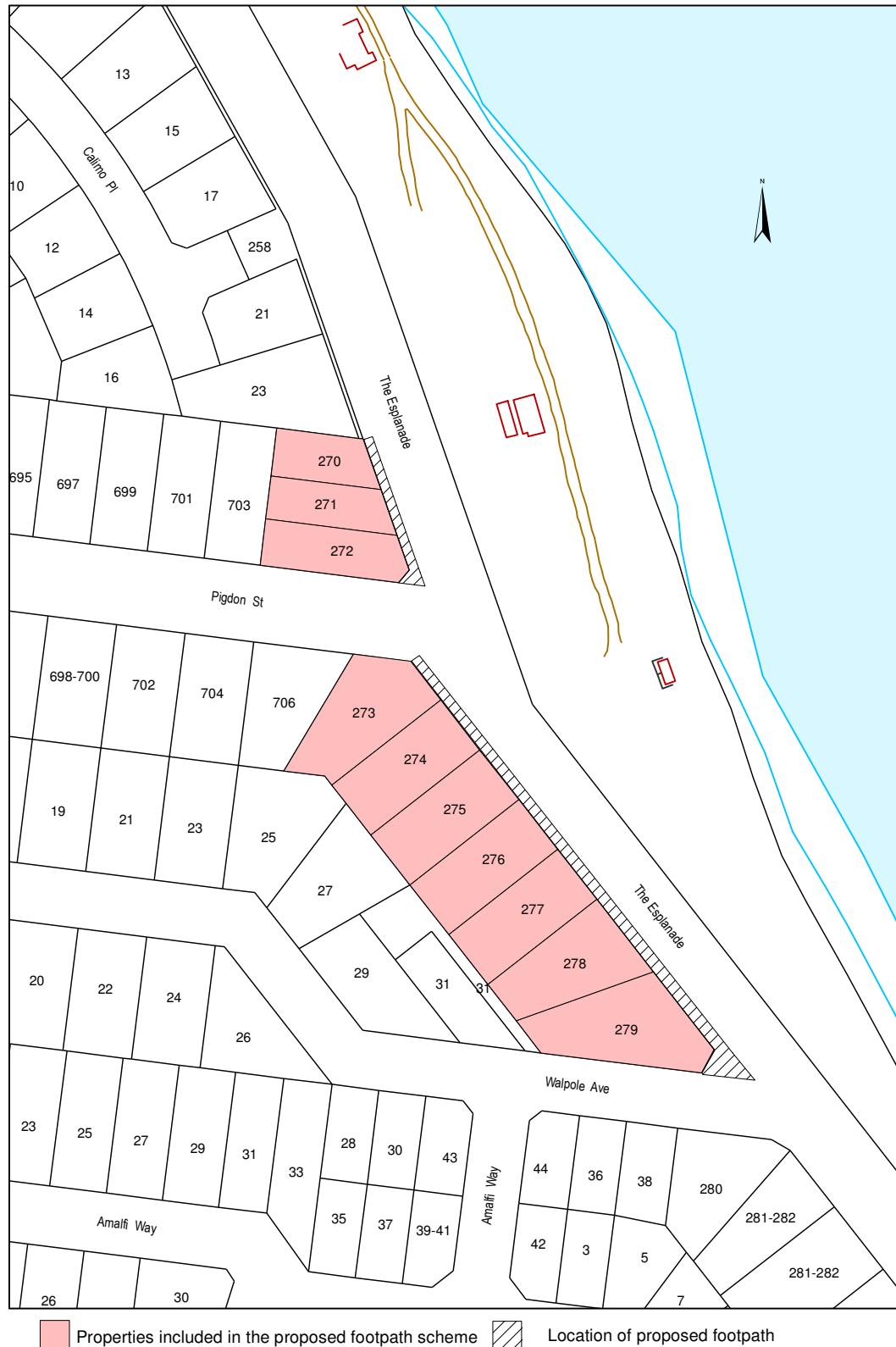
THE ESPLANADE, INDENTED HEAD

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
Prop Key	Address	Legal Details	Apportionable frontage	Footpath Cost	Kerb and layback costs	Total Cost
311634	270 The Esplanade, Indented Head	Lot 1 PS 435184	10	\$1,947.98	\$3,726.83	\$5,674.81
311635	271 The Esplanade, Indented Head	Lot 2 PS 435184	8.74	\$1,861.77	\$3,477.79	\$5,339.56
311636	272 The Esplanade, Indented Head	Lot 3 PS 435184	7.66	\$1,155.99	\$1,709.32	\$2,865.31
250791	273 The Esplanade, Indented Head	Lot 9 TP 827456	12.96	\$1,518.62	\$420.00	\$1,938.62
250792	274 The Esplanade, Indented Head	Lot 1 TP 1408	16.76	\$2,410.51	\$420.00	\$2,830.51
250793	275 The Esplanade, Indented Head	Lot 10 TP 827456	16.76	\$2,410.51		\$2,410.51
250794	276 The Esplanade, Indented Head	Lot 1 TP 118689	16.76	\$2,410.51		\$2,410.51
250795	277 The Esplanade, Indented Head	Lot 11 TP 827456	16.76	\$2,410.51		\$2,410.51
250796	278 The Esplanade, Indented Head	Lot 12 TP 827456	24.4	\$2,933.24		\$2,933.24
250797	279 The Esplanade, Indented Head	Lot 1 TP 14712	26.2	\$2,424.51		\$2,424.51

Appendix 4

Plan

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Attachment 1

PROCESS CHART

**SPECIAL CHARGE PROJECTS –
(Section 163 – Local Government Act 1989)**

THE ESPLANADE, INDENTED HEAD

Stage	Status	Description
<i>Approval to prepare scheme</i>	✓	Decision made to prepare scheme following consideration of surveys of residents and feed back from the community via the Northern Bellarine Walkability Study. 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.
<i>Intention to Declare Scheme</i>	✓	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.
<i>Advertisement</i>		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.
<i>Submissions</i>		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.
<i>Submissions Review Panel Hearing</i>		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.
<i>Declaration Report</i>		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.
<i>Appeal</i>		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.
<i>Construction</i>		Council may then proceed to construct the works. Invoices are issued seeking payment of the estimated cost within one month of commencement.
<i>Final Cost Report</i>		At the completion of the works the scheme is "finalised" taking into account actual costs incurred and payments are adjusted accordingly.

NOTICE OF MOTION – Cr S Kontelj

BARWON RIVER USERS GROUP COUNCILLOR REPRESENTATION

The Barwon River Users Group (BRUG) is an advisory group drawn together from various interest groups and users of the Barwon River and environs that are managed by the Corangamite Catchment Management Authority (CCMA). The group's input on relevant issues enables the CCMA to be more responsive to the changing needs and concerns of the river issues.

The role of the BRUG is to create a link between the CCMA and the community that ensures greater awareness of river management issues and the activities, projects and actions undertaken.

The aims of the BRUG are to:

- 1) strengthen the CCMA's relationship with the Geelong community and user groups in the long term management of the Barwon River in Geelong;
- 2) seek the input from the community and user groups in the management of the Barwon River in Geelong.

CCMA have recently extended the BRUG's terms of reference to include a COGG Councillor whose ward has a direct interface with the management area. Currently there is staff representation through the Sport and Recreation Department. Other members are drawn from major river users of the Barwon River and environs, environmental management or interest groups and general community. It is chaired by a CCMA Board member appointed by the board.

Membership will be initially for a two year term. The BRUG meetings are held quarterly.

The CCMA has approached Cr Dr Stretch Kontelj to seek his interest in filling this position.

Cr S Kontelj moved, Cr E Kontelj seconded -

That Council support the nomination of Cr Dr Stretch Kontelj to the Barwon River Users Group.

Carried.

NOTICE OF MOTION – Cr Fisher

EARLY CHILDHOOD EDUCATION (15 HOURS OF KINDERGARTEN)

In November 2008 the Council of Australian Governments (COAG), as part of its early childhood reforms, endorsed the national agenda, including Universal Access to Early Childhood Education (15 hours of kindergarten).

Universal Access to Early Childhood Education (UAECE) is a commitment by the Commonwealth Government to provide access to a quality early childhood education program for all children in the year before formal schooling by 2013, delivered by a university trained early childhood teacher, for 15 hours a week, 40 weeks a year, (often referred to as ‘preschool’ or ‘kindergarten’).

Currently the State Government funds 65% of the total cost of delivering 10 hours of the kindergarten program, the Commonwealth Government funds 65% of the remaining 5 hours and the community through parent fees, fundraising and Council support fund 35% of the government shortfall.

However, the Commonwealth Government has not committed to continue funding the five hours beyond December 2014. Without continued funding, kindergarten programs hours would be reduced back to 10 hours or parents would be required to meet significant fee increases.

The Commonwealth Government is currently undertaking a review of the National Partnership arrangements and the MAV has been working to ensure the funding continues. With the Review report due at the end of June, it is timely for Council to write to local and state members of parliament to stress the importance of maintaining the 15 hours of kindergarten for every 4 year old in Victoria.

Cr Fisher moved, Cr Heagney seconded -

That Council:

1) Write to -

Local Federal Members of Parliament seeking confirmation that they will support for the continuation of Commonwealth Government funding towards the provision of 15 hours of kindergarten education, and

State Government Members of Parliament seeking their support to raise this matter with their Federal Government counterparts.

2) Seek a meeting with State and Federal Members of Parliament to raise Council’s concerns about the future funding of 15 hours of kindergarten education.

Carried.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Governance – Cr Lyons (Mayor)
Source: Corporate Services
Act/General Manager: Michael 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 Ansett seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 13 May 2014)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Women in Community Life Advisory Committee 7 April 2014	Cr Farrell	S Griffin (CEO) J Wager (CO ORD) H Waterson (OFF)	- Minutes from previous meeting - Council Communications - WCLAC Themes and Priorities	Nil.
Graffiti Reference Group 8 April 2014	Cr Farrell	H Manzl (CO ORD) M McKenzie (OFF) Z Smith (OFF) L Armstrong-Rowe (OFF) D Fitzsimmons (OFF) J Wager (CO ORD)	- Business arising from last meeting - Audit Update - Budget - Police and Court Report - Graffiti Team Leader Report - Department of Corrections Report - Other General Business	Nil.
CEO Recruitment 29 April 2014	Crs Lyons, Ansett, Harwood, Heagney, Macdonald, Fisher, E Kontelj, S Kontelj	A Keen (MGR)	- Overview of Recruitment Process - Feedback on CEO Role Profile	Nil.
Women in Community Life Advisory Committee 5 May 2014	Cr Farrell	H Waterson (OFF)	- Existing Network Links - Events/Activities for Women in Geelong - Training and Leadership Development - Council Policies and References – Gender Equality - Girl Rising - Request to join Women in Community Life Advisory Committee - Victorian Honor Roll for Women - Women in Community Life Facebook Page - Women in Community Life Advisory Committee Draft Key Themes - International Women's Day Event – Thank You Certificates - Hearing Women's Voices Event - WCLAC Themes and Priorities	Nil.

Councillor Briefing 6 May 2014	Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, S Kontelj, E Kontelj, Macdonald, Nelson, Richards	D Frost (A/CEO) J McMahon (GM) P Bettess (GM) G Van Driel (GM) P Jane (A/GM)) M Kelly (A/GM) K Krastins (OFF) R Anderson (CO ORD) L Allan (MGR) R Bourke (CO ORD) A Paterson (EO – MAYOR)	• Amendment C267 – Armstrong Creek Town Centre Precinct Structure Plan – Approval • Amendment C302 – 302-306 Aberdeen Street, Manifold Heights • Bellarine Peninsula Localised Planning Statement • Geelong Friends of Viqueque - Update Report • Kareenga Aboriginal Action Plan • Heavy Vehicles Charging and Investment Project • Council Heritage Logo • City Plan 2013-2017 (2014-2015 Update) • 2014-2015 Proposed Budget • Melville Avenue, Newtown – Proposed Footpath Construction SRC336 – Intention to Declare • The Esplanade, Indented Head – Proposed Footpath Construction SRC337 – Intention to Declare • The Esplanade, Indented Head – Proposed Footpath Construction SRC338 – Intention to Declare	Cr E Kontelj declared an Indirect Interest in Amendment C267 – in that one of the parties associated with the development has a close association with his employer company and left the meeting room prior to discussion. Cr S Kontelj declared an Indirect Interest in City Plan 2013-2017 in that his wife is a member of the Board of GPAC and left the meeting room prior to discussion. Cr Heagney declared an Indirect Interest in City Plan 2013-2017 in that she is an independent member of the Board of GPAC and left the meeting room prior to discussion. Cr E Kontelj declared an Indirect Interest in City Plan 2013-2017 in that his sister-in-law is a member of the Board of GPAC and left the meeting room prior to discussion.
CEO Recruitment 6 May 2014	Crs Ellis, Richards, Farrell	A Keen (MGR)	• Overview of Recruitment Process • Feedback on CEO Role Profile	Nil.

CLOSE OF MEETING

As there was no further business the meeting closed at 10.25pm. Tuesday, 13 May 2014.

Signed: _____
Chairperson

Date of Confirmation: _____