

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 12 August 2014

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

COUNCIL:

Cr. D. Lyons <i>Mayor</i>	(G21 Geelong Regional Alliance, Finance, Governance, Regional Cities)
Cr. T. Ansett (<i>Windermere</i>)	(Heritage, Rural Communities)
Cr. L. Ellis (<i>Coryule</i>)	(Coastal Communities, Infrastructure, Parks and Gardens)
Cr. J. Farrell (<i>Beangala</i>)	(Community Safety, Youth, Women in Community Life)
Cr. K. Fisher (<i>Corio</i>)	(Community Development, Aboriginal Affairs)
Cr. B. Harwood (<i>Kardinia</i>)	(Enterprise Geelong, Primary Industries)
Cr. M. Heagney (<i>Brownbill</i>)	(Central Geelong, Planning)
Cr. J. Irvine (<i>Austin</i>)	(Sport and Recreation)
Cr. E. Kontelj (<i>Cowie</i>)	(Aboriginal Affairs, Multicultural Affairs, Finance)
Cr. Dr. S. Kontelj (<i>Kildare</i>)	(Finance)
Cr. R. Macdonald (<i>Cheetham</i>)	(Major Projects, Knowledge Economy & Education)
Cr. R. Nelson (<i>Deakin</i>)	(Major Events, Tourism)
Cr. A. Richards (<i>Buckley</i>)	(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, 12 AUGUST 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 *(7.05pm), R Nelson,
A Richards

Also present: D Frost (Acting Chief Executive Officer), J Brown (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), S Cavanagh (Acting General Manager Projects,
Recreation and Central Geelong), D Chiller (Co-ordinator Communication &
Marketing), A Paterson (EO – Mayor)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

Council acknowledges Wadawurrung Traditional Owners of this land and all Aboriginal
and Torres Strait Islander People who are part of the Greater Geelong community today.

APOLOGIES: Cr Macdonald

LEAVE OF ABSENCE:

Cr Richards moved, Cr Ellis seconded -

**That Leave of Absence be granted to Cr Harwood from 30 July to 15 August, 2014,
and Cr Fisher from 18 October to 4 November 2014.**

Carried.

CONFIRMATION OF MINUTES:

Cr Ansett moved, Cr E Kontelj seconded -

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

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Richards declared an Indirect Interest by Close Association in Agenda Item 14 – Heavy Vehicle Restriction Central Geelong – Review of Trial, in that he is close friends with two current residents and participate in external activity weekly with one of these two people. They have made their views known to me and I believe, as such, I have a Conflict.

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.

Edith Vasle asked Council for a long term solution to the re-routing of Heavy Vehicles travelling along McKillop Street?

The Mayor responded the question would be addressed during debate of the item.

** Cr S Kontelj entered the meeting room at 7.05pm*

Michael Garvey addressed Council as follows re Heavy Vehicle Restriction Central Geelong:

It is my understanding that Council's long term solution to East/West traffic problems rests on heavy traffic bypass the City Centre to the south. Could Council advise what level of priority it has managed to negotiate with VicRoads for the funding of this project and does the project appear in the priorities the RACV announced today it is presenting to government and opposition as its country priorities?

Gary Van Driel responded that Council is having discussions with VicRoads in relation to the next part of the trial. There are estimates in the order of between \$25-40million for works to identify plans to secure trucks to move south. Funding has not been secured but VicRoads is reviewing costings associated with such works.

Greg McHenry asked:

- 1) What will be happening to the disused Alcoa site and associated infrastructure? We, the public, have not been advised: Will it be restored to its former state? Will there be a clean up of the environment? Will the defunct power pylons between Point Henry and Anglesea be removed?

The Mayor responded the question would be taken on notice and advised Alcoa is presently working on helping those staff who have lost their jobs into securing alternative employment.

Gary Van Driel responded Alcoa are aware of their clean up obligations.

- 2) What is happening with the funds that have been collected from the 'water dispensing' machines that are all around Geelong? I think it is on behalf of Cotton On/Unite Geelong and was/is to be for programs for young people in the northern suburbs?

The Mayor responded he would have the question followed up with Cotton On who has the responsibility for this program and not Council.

Cr Ansett added this is not a Council issue but that of Cotton On.

Toni Sincock advised her concern that Stage 2 of the truck ban only seeks to restrict trucks on Ryrie and McKillop Streets, leaving Myers Street as the only east west street not planned as part of the ongoing trial. I am bewildered as to why this may be, particularly given the presence of Matthew Flinders High School, St John of God Hospital, Geelong Hospital and residential properties primarily to the east of Swanston Street. We have noticed trucks using Myers Street, and are concerned that any ban on trucks in Ryrie Street and McKillop Street will bring substantial numbers of trucks to Myers Street as it would remain the only option for east west truck traffic other than Fyans Street! Is it deliberate to leave Myers Street open to a significant increase in trucks? Would it not make more sense to extend the ban to Myers Street if the desire was to relocate truck traffic to Fyans Street and the Breakwater Bridge? Council could close Myers Street to trucks without VicRoads consent, why is this not proposed?

Gary Van Driel responded definitely – as part of negotiating Stage 2 we will certainly be ensuring Myers Street is identified and reflected in those discussions in relation to the format we're looking for. In relation to the current trial we are also undertaking quite extensive traffic monitoring including Myers Street. What we are seeing is higher truck numbers probably because of St John of God – we will monitor this.

Geoffrey Kenyon advised he believed Boundary Road was wrongly advertised as Mt Duneed, not Armstrong Creek, in that section of the road. Between Surfcoast Highway and Ghazepoore Road I also believe that the creek to the west behind the caravan park as in my letter, also runs through Armstrong Creek not Mt Duneed as you have replied in your letter I received this morning. Also no correspondence has ever been sent to us on these matters. Listed as adjoining land owners. So where is it, or when will it arrive. These things are like advertising, north, south, east or west, they all have different postcodes. If you are doing something in the east, then advertise it in the west, is that how it works, or vice versa. The Shire should know which suburbs they are talking about. Maybe this is why they only had one submission at the time.

There is still no mention in your letter today about the unsold land which fell over with the developers in the area, or the over valued land rates issues, and do we get a reduction in our rates because of this?. No reply as yet on this matter.

The Mayor took the questions on notice and was prepared to set up a meeting with the Mayor and Peter Bettess, General Manager Planning and Tourism.

Jan Pearce addressed Council as follows in relation to the Geelong West Bowling Club:

At the Council Meeting of 22 July the site of the Geelong West Bowling Club was rezoned from General Residential Zone 1 to Residential Growth Zone 2, thus allowing more intensive larger scale building when the site is sold as proposed by the Club:

- 1) Why was the site rezoned?

Peter Bettess responded the land was rezoned and was actually contrary to what the officer's recommended. Main reason was to give greater certainty as to what happened to the land.

- 2) Before any sale is finalised, would Council initiate a public discussion about the use of the land? This land was originally a public asset, and one option still possible would be to retain it for use as parkland through, for example, a State Government purchase?

Peter Bettess advised the land is privately owned by the Bowling Club and not a matter Council can dictate as to how or what they do with the land.

Helen Tinning asked the following in relation to the Geelong West Bowling Club – Removal of Covenant:

We feel very alienated from our Council and very concerned about the way in which the rezoning of the Bowling Club land has taken place.

We are also concerned about the lift of the covenant over this land. The original land for the Bowling Club land was purchased between 1911 and 1913 by donations from residents and the Geelong West Council. Presumably the covenant was placed over the land sold by the Council to the Club in 1986 because the sale for \$48,000 was greater under value.

- 1) Will you reconsider your vote at the last Council meeting to label this section of land in a Heritage Overlay Area to allow 10.5 metre buildings despite assurances in a Councillor's delivered letter, Councillors and Council officers at public meetings and despite the fact that the panel, Council officers and your own motion on March 25 stated that development in Heritage Overlay area should not exceed 9 metres in height?

Also, are you prepared to facilitate a proper community consultation with the residents directly involved to discuss what has happened and the future use of this land including ways in which we could all work together to save this green space for future community use?

Cr Heagney responded that the report relates to the removal of a covenant from the land which is privately owned by the Bowling Club. The covenant does not apply to the whole Bowling site.

The Mayor took the questions on notice.

Sam Tucker asked Council to not remove the covenant, and resolve not to take any further action on the site until Council has conducted a comprehensive public submissions process, engaging all interested parties on the future of this site including future usage of the site, and all potential means of supporting of potential options including support from State and Federal Governments?

If the covenant is removed this evening, that Council conduct a comprehensive public submissions process, engaging all in interested parties on the future of this site before any planning process is undertaken, and that the deadline for the Expression of Interest be extended until at least 26 September 2014, to allow this to happened and give time for the proper consideration of all options?

The Mayor responded the questions will be addressed during debate of the item.

1. AMENDMENT C305 EXHIBITION - CONNECTIONS PARK AND (FORMER) ROSEWALL PRIMARY SCHOOL SITE, CORIO

Portfolio:	Planning - Cr Heagney
Source	Planning and Tourism - Strategic Implementation
General Manager:	Peter Bettess
Index Reference	Council Reports 2014

Purpose

This report seeks Council approval to exhibit a planning scheme amendment to rezone part of Connections Park Corio to the General Residential Zone.

Summary

- This is a Council-initiated amendment supported by the Department of Education and Early Childhood Development.
- It is proposed to rezone part of Connections Park Corio from the Public Park and Recreation Zone to the General Residential Zone.
- The amendment will also apply a Design and Development Overlay to the former Rosewall Primary School site and to the land being rezoned.
- The rezoning will provide for the future reallocation of titles owned by the Greater Geelong Council and the Department of Education through a formally arranged land exchange and planning permit application process.
- The Department of Education land can then be offered for sale to the private market with improved residential development potential and the land acquired by Council can be used as part of the planned redevelopment of the Rosewall Neighbourhood Centre.
- The Design and Development Overlay will ensure public access is maintained to Connections Park.
- The amendment is supported by the Corio Norlane Structure Plan 2012 which includes the implementation of the Former Rosewall Primary School Concept Plan.
- The amendment is consistent with the Corio North Community Infrastructure Plan, noted at the 11 February 2014 Council Meeting to guide the delivery of community service infrastructure in Corio North.
- The amendment is an important first step in the redevelopment of the former school site and planned improvements to the Rosewall Neighbourhood Centre.
- It is recommended that the amendment be placed on public exhibition.

Cr Heagney moved, Cr Ansett seconded -

That Council resolves to:

- 1) Support the preparation and exhibition of Amendment C305 to the Greater Geelong Planning Scheme to:**
 - a. Rezone part of the land at Connections Park, Corio, from the Public Park and Recreation Zone to the General Residential Zone as shown in Appendix 4; and**
 - b. Apply the Design and Development Overlay to the land being rezoned and the land at 26-34 Sharland Road, Corio (former Rosewall Primary School Site) as shown in Appendix 6.**
- 2) Request the Minister for Planning to authorise the preparation and exhibition of Amendment C305.**

Carried.

Background

The former Rosewall Primary School site at 26-34 Sharland Road, Corio, ceased operating in 2009 and now stands idle. All buildings have been removed from the site. Closure of the school was part of the former State Government's *Corio Norlane Education Regeneration Project*.

The land is presently owned by the Department of Education and Early Childhood Development and is to be sold to the private market. The land has an area of 3 hectares and is located in the General Residential Zone. The site sits within an established residential area and adjoins Connections Park, an irregular open space reserve owned by the City of Greater Geelong (zoned Public Park and Recreation Zone - PPRZ).

The Rosewall Neighbourhood Centre is directly adjacent to the school site, and in fact, the eastern portion of the building is located on Department of Education land.

An aerial map of the immediate area is shown at **Appendix 1** and a current zoning map is at **Appendix 2**.

The Department of Education originally planned to sell the land in the 2011-12 financial year. However, because a portion of the Neighbourhood Centre building is located on the Department's land, there needs to be resolution of this matter before any sale can occur.

As part of the preparation of the Corio Norlane Structure Plan, Council officers in collaboration with other agencies, including the Department of Education, worked on a preferred reconfiguration of both the school site and Connections Park. Principle 2 of the Corio Norlane Structure Plan is to support opportunities for sustainable urban renewal and states:

"The planned closure of a number of schools in Corio and Norlane has created an opportunity for new housing development in established neighbourhoods. Redevelopment of the former Rosewall Primary School site provides an opportunity to address the lack of permeability in the existing street layout, as well as improve the surveillance and security of the Connections Park open space area. Part of the former school site could be used to provide an expansion of the Rosewall Neighbourhood Centre and adjacent community garden. The Rosewall Concept Plan (see page 22) represents the preferred redevelopment option for this site and includes the reallocation of land between the CoGG and the Department of Education and Early Childhood Development."

A key direction of the Structure Plan is then to: *“Support the redevelopment of the Rosewall Primary School site for future residential use integrated into a safe and accessible street and open space network (see Rosewall Concept Plan).”*

The Former Rosewall Primary School Concept Plan is shown at **Appendix 3**.

Discussion

Proposed Rezoning

In order to implement the Rosewall Concept Plan Council planning officers have initiated this amendment. The amendment will rezone a strip of Council-owned PPRZ land wedged between the former primary school land and private properties (3 of which are owned by the Office of Housing) to the General Residential Zone.

A map showing the land proposed to be rezoned is at **Appendix 4**.

The land to be rezoned is part of Connections Park. A title search states the land description as: Reserve 1 on Plan of Subdivision 123692, Volume 09332 Folio 122 (see **Appendix 5**).

Residents to the north benefit as the existing PPRZ land to the rear of their properties will become the General Residential Zone. Ultimately, the future development of the land to be rezoned – most likely to form part of new housing – will provide significantly improved safety, security and amenity.

The amendment has support from Council departments, namely Recreation and Open Space, Community Development and Engineering Services. The Community Development department has advised that the rezoning is a high priority in order to facilitate a land transfer and redevelopment of the Rosewall Neighbourhood Centre.

Proposed development controls

In order to ensure that the future development of the Department of Education land incorporates fundamental design principles, the former school land and PPRZ land to be rezoned will be covered by a Design and Development Overlay. The overlay will include design objectives to maximise surveillance of open space and community facilities and maintain public open space connections.

The land to which the Design and Development Overlay will be applied is shown at **Appendix 6**.

The western edge of the PPRZ land to be rezoned to the General Residential Zone is impacted by the flood extent determined by the Kosciusko Avenue flood study. Amendment C265 will apply a Special Building Overlay to this land.

Proposed actions to follow Amendment C305

The western portion of the school land will remain in the General Residential Zone (GRZ) and is proposed to be acquired by Council. The land to be rezoned will be sold to the DEECD (subject to Council resolution).

Appendix 7 shows a graphical representation of the proposed land reallocation and consolidation.

A future council-initiated planning permit would allow for the subdivision and consolidation of the various land parcels. The permit would also remove the 'reserve' status from the land sold. The permit and sale of land process would be aligned.

The rezoning will facilitate the future reallocation of land between Council and the Department of Education. The land exchange is supported by the Department and discussions are ongoing with Council's Property Advisor. The exchange will benefit the Department as the land rezoned for residential use will make their parcel more attractive to prospective developers.

Similarly, the land to be acquired by Council is needed to support the redevelopment of the Rosewall Neighbourhood Centre. Improvements to the Centre are recommended in the Corio North Community Infrastructure Plan – noted at the 25 February 2014 Council Meeting. Capital expenditure is budgeted for the Rosewall site in Council's Strategic Resource Plan for 2015-18.

Acquisition of the land will also allow for improved surveillance, access and functionality of Connections Park and the planned community facilities.

Environmental Implications

There are no environmental impacts as a result of this amendment.

Financial Implications

No impact to budget as part of this amendment. Ongoing land exchange negotiations may result in costs to Council to purchase the balance Department of Education land. For this, \$150,000 has been allocated in the 2014-15 Budget.

Policy/Legal/Statutory Implications

The amendment is directly supported by Clause 22.18 *Corio Norlane* of the Greater Geelong Planning Scheme. This clause lists as further work: *"Support the redevelopment of the former Rosewall Primary School in accordance with the Rosewall Concept Plan including reconfiguration of adjacent public open space"*.

The amendment will implement the 'Former Rosewall Primary School Concept Plan' contained in the Corio Norlane Structure Plan, July 2012.

The amendment is consistent with the Corio North Community Services Infrastructure Plan prepared by the City of Greater Geelong. The Plan provides a practical vision for Council to plan, design and deliver community services infrastructure at Sharland Road, Rosewall. The Plan identifies additional land required – land currently owned by the DEECD – to achieve this vision.

Alignment to City Plan

The Amendment supports the 'Community Wellbeing' and 'Sustainable Built and Natural Environment' strategic directions of City Plan. The rezoning and built form controls will facilitate the development of the former school land and adjacent open space and community facilities.

Officer Direct or Indirect Interest

No Council officer involved in the report has any direct or indirect interest, in accordance with Section 80(c) of the Local Government Act.

Risk Assessment

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

Social Considerations

The amendment is an important step in the long term redevelopment of the former Rosewall Primary School site and planned improvements to the Rosewall Neighbourhood House. These changes will have significant positive benefits for the local community.

Human Rights Charter

The amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

Consultation and Communication

There was extensive community consultation about the former Rosewall Primary School land as part of the Corio Norlane Structure Plan process.

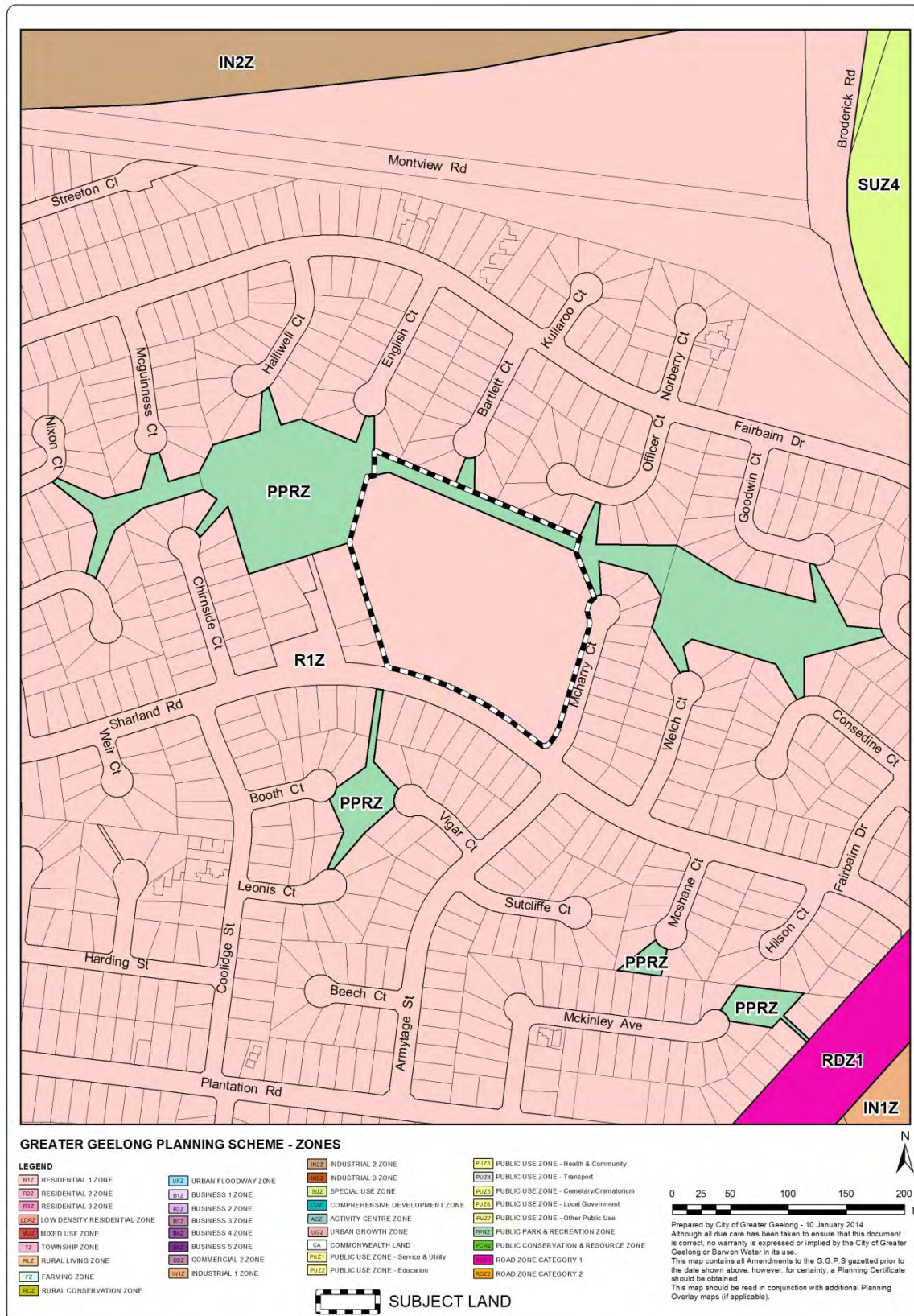
Landowners and occupiers directly abutting the land proposed to be rezoned from the Public Park and Recreation Zone to the General Residential Zone will be informed in writing about this amendment.

Amendment C305 will be exhibited in accordance with the requirements of the *Planning and Environment Act 1987*.

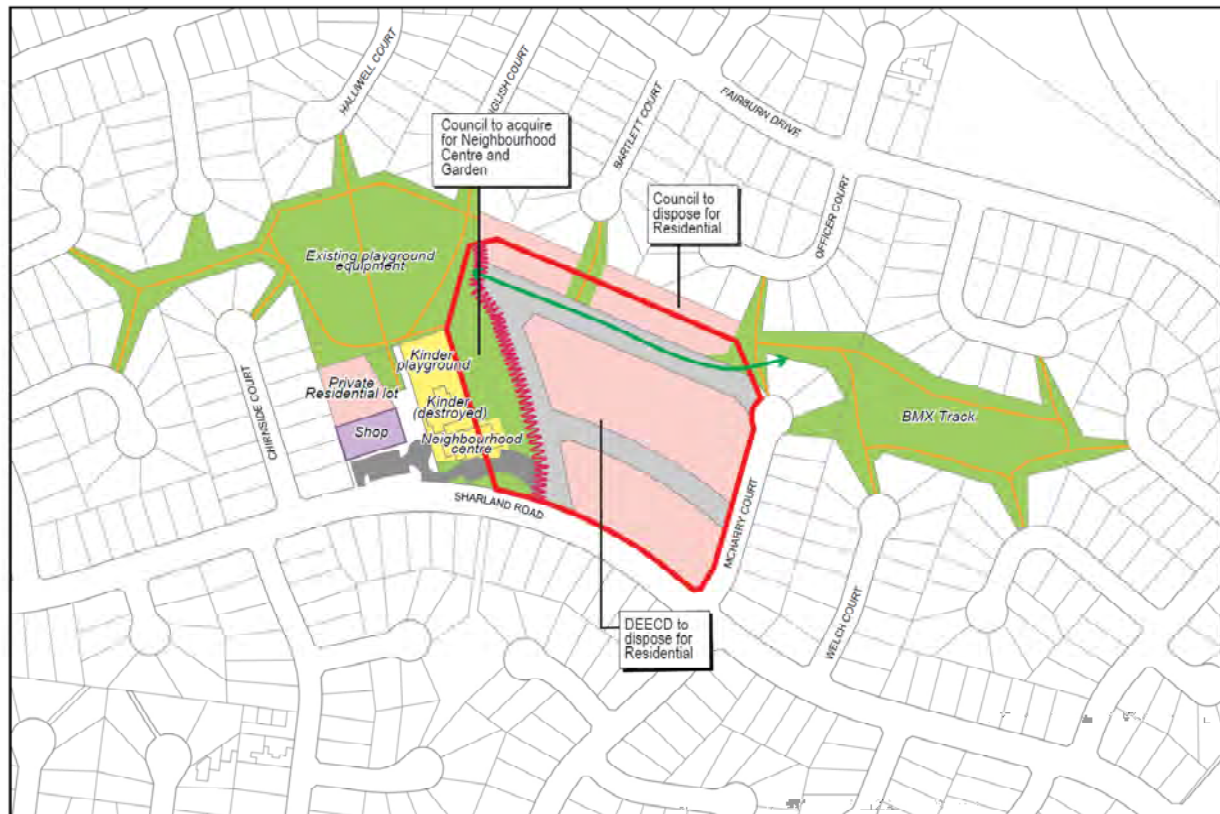
Appendix 1 - Aerial map of immediate area



Appendix 2 - Current zoning map



Appendix 3 - Former Rosewall Primary School Concept Plan



City of Greater Geelong Final - July 2012

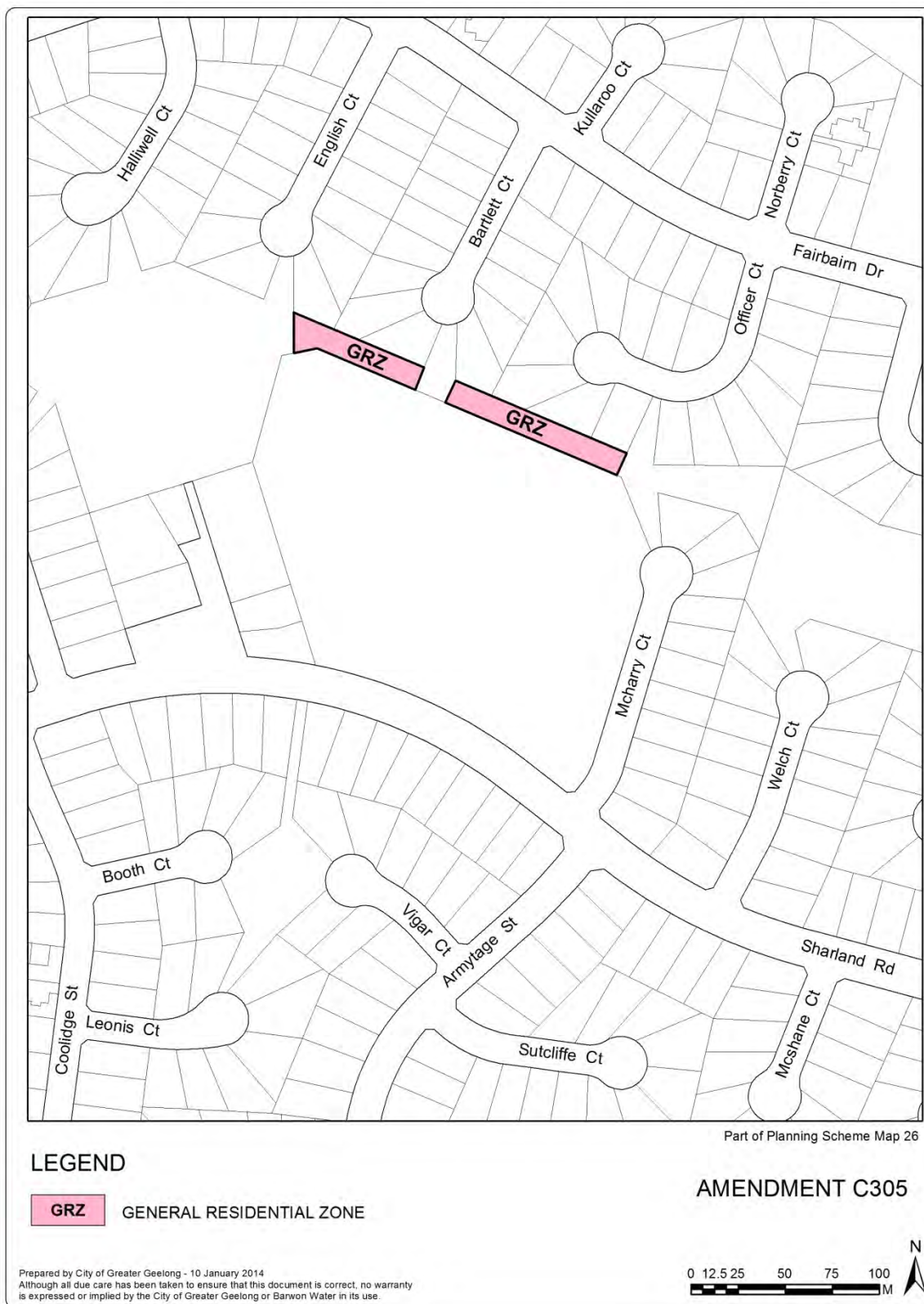


LEGEND

—	Former Primary School land	—	Proposed Actions
—	Existing Pathways	—	New pedestrian and cycle link
	Public open space		New Residential land
	Shop		New Streets (indicative only)
	Community Uses	~~~~~	Improved surveillance of open space
	Carpark		

**FORMER ROSEWALL PRIMARY
SCHOOL CONCEPT PLAN**
CORIO NORLANE STRUCTURE PLAN

Appendix 4 - Proposed rezoning map



Appendix 5 - Connections Park, Corio, Land Title

VIC LTO ALTS Title Search

Page 1 of 2

Legalco Online Information System

Information provided through Legalco Management Pty Ltd an approved LPINSW Information Broker.

VIC LTO ALTS Title Search

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09332 FOLIO 122

Security no : 124037482613H

Produced 18/04/2011 02:02 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 123692.

PARENT TITLE Volume 08953 Folio 518

Created by instrument H348881 19/12/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF CORIO.

H348881 19/12/1978

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP123692 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 11 MCHARRY COURT CORIO VIC 3214

DOCUMENT END[!]>

Delivered by LANDA (A/SL) Land Victoria (Lands) 10/09/2011 14:03 Page 1 of 1

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER
HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS
ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

EDITION 2

APPROVED 16 18 178

HOUSING COMMISSION VICTORIA

CORIO 'E' ESTATE

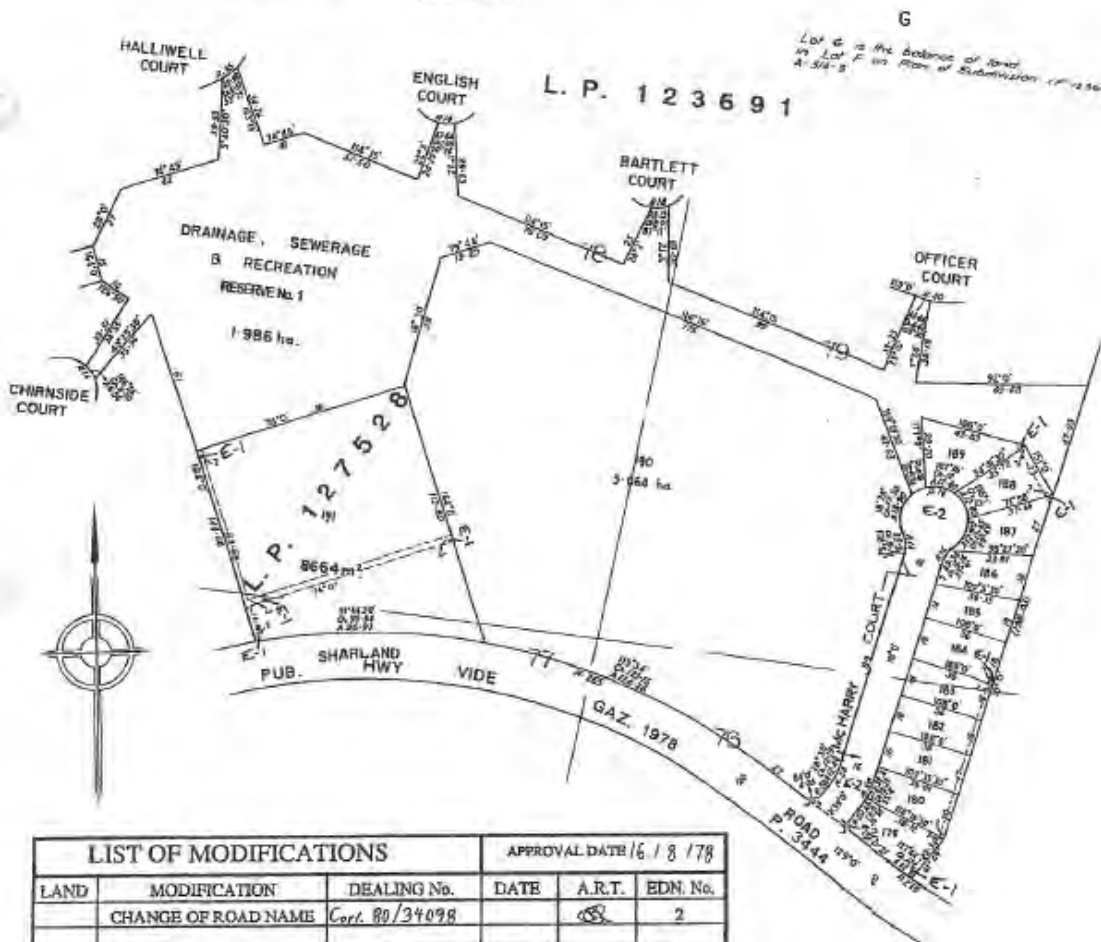
PLAN OF SUBDIVISION OF PART OF CROWN PORTIONS 75, 77, 78 & 79	APPROPRIATIONS Gravel - High & Drainage Blue - Drainage & Sewerage	OTHER NOTES Lots 1 & 728 both inclusive have been reserved from this plan.
PARISH OF MORANGHURK COUNTY OF GRANT	MEMORANDUM TO THE RECORDS	

CHART No. 6

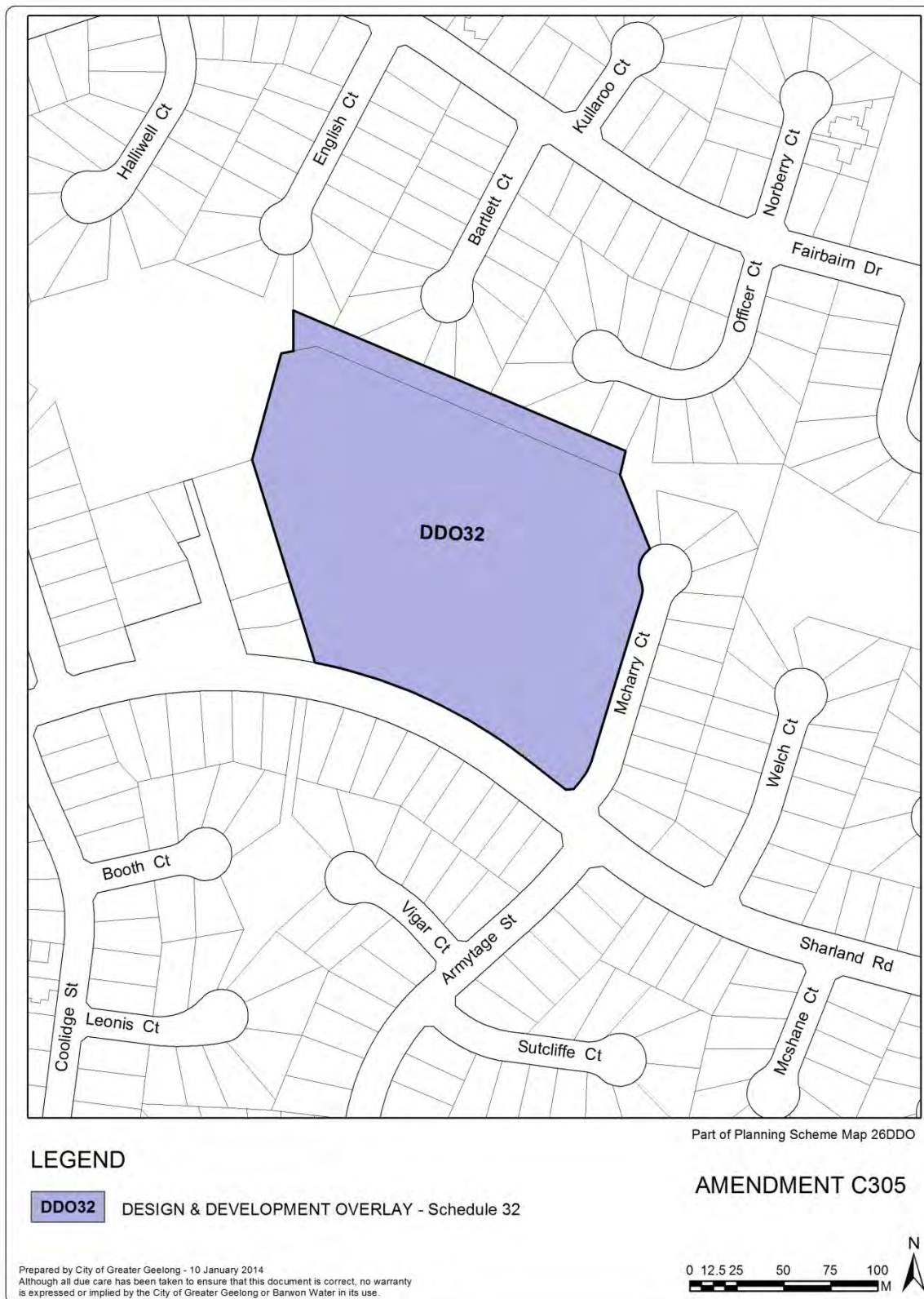
VOL.8953 FOL.518

COLOUR CONVERSION

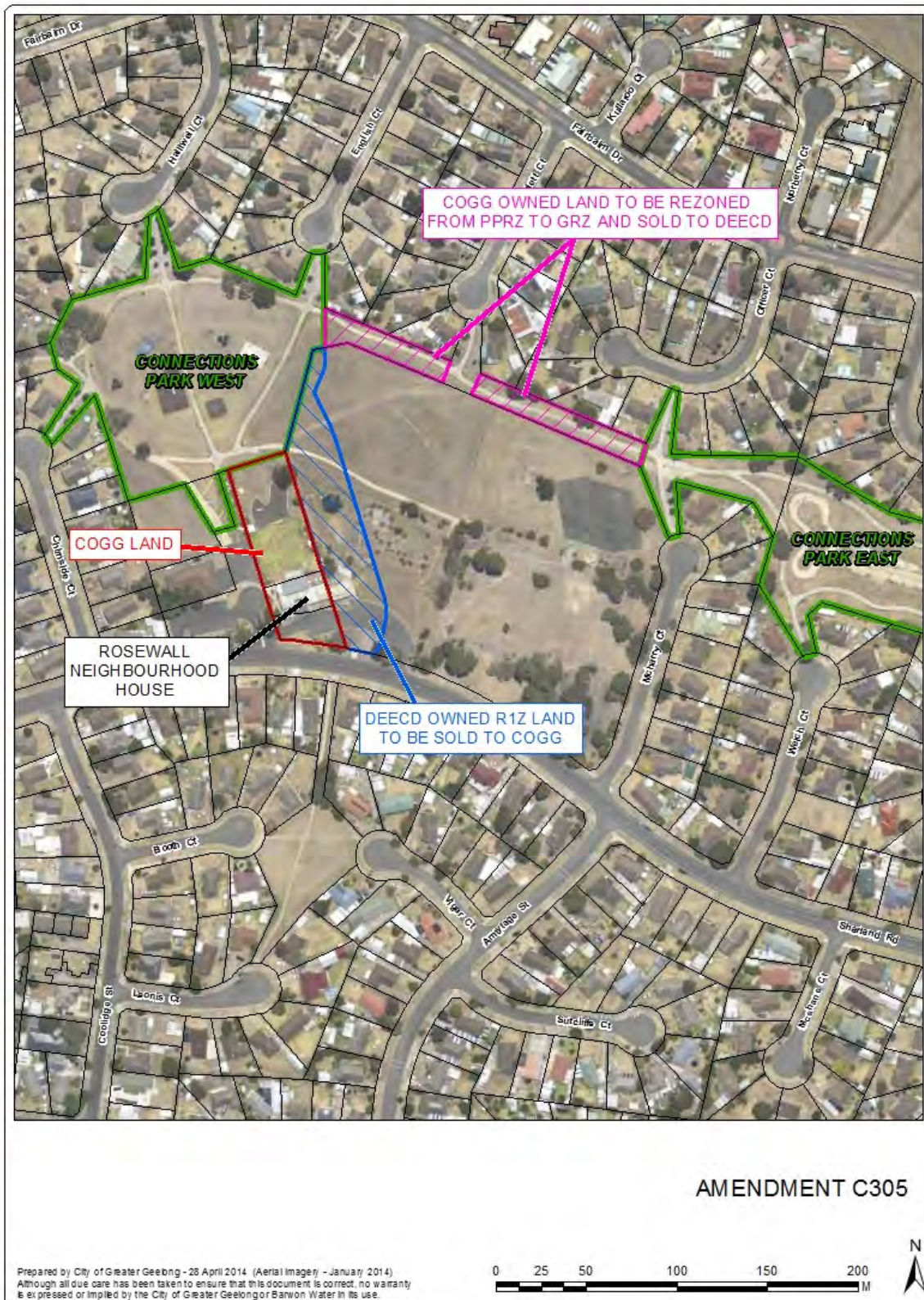
E-1 = BLUE
E-2 = BROWN

[illegible]

Appendix 6 - Proposed Design and Development Overlay Schedule 32 map



Appendix 7 - Land reallocation map



2. AMENDMENT C266 –CANTERBURY ROAD WEST, LARA – CONSIDERATION OF SUBMISSIONS AND PARTIAL ADOPTION.

Portfolio:	Planning – Cr Heagney
Source	Planning & Tourism – Strategic Implementation.
General Manager:	Peter Bettess
Index Reference	Application: C266 and 780/2013

Purpose

This report acknowledges submissions in response to the exhibition of Amendment C266, which seeks to re-zone land from Farming Zone (FZ) to General Residential Zone (GRZ) Schedule 1, to apply the Special Building Overlay (SBO) and draft Planning Permit 780/2013, which would allow the multi-lot subdivision of the re-zoned land.

Summary

- A combined Amendment Request and planning permit application was received from TGM Group Pty Ltd on behalf of Point Cook Pty Ltd, the owners of 50 – 68 Canterbury Road West, the land proposed to be re-zoned and in relation to which the permit for multi-lot subdivision has been received.
- In addition to the re-zoning of 50 – 68 Canterbury Road West from Farming zone (FZ) to General Residential Zone (GRZ) schedule 1, the amendment also seeks to apply the Special Building Overlay (SBO) together with a Schedule to the SBO (SBO2) to the re-zoned land and adjoining vacant General Residential Zone (GRZ) Schedule 1 land at 26 – 48 Canterbury Road West.
- The land at 50 – 68 Canterbury Road West is occupied by a single dwelling and is surrounded to the west and north by residential land in the process of subdivision and staged development (Grand Lakes Estate). The adjoining land to the east, 26 – 48 Canterbury Road West, is vacant land in the GRZ (Schedule 1) and is surrounded to the north and east by established residential development located in the GRZ (Schedule 1).
- Following the exhibition of Amendment C266 between 10th April 2014 and 12th May 2014 8 submissions were received; 2 supporting, 1 objecting to the re-zoning and planning permit, and 5 from statutory authorities not objecting.
- As the Amendment and draft Planning Permit have been exhibited and submissions received, Council can decide to adopt changes consistent with the submissions, abandon the Amendment and Planning Permit or request the Minister to appoint an Independent Panel to consider and make recommendations to Council.
- As no objecting submissions were received in relation to the application of the SBO and schedule, the report recommends that Amendment C266 be split into 2 parts, Part 1 to consist of the application of the SBO and Schedule 2 to 26 – 68 Canterbury Road West and Part 2 to consist of the re-zoning of 50 – 58 Canterbury Road West.
- This will enable amendment C266 (Part 1), to permit the application of the Special Building Overlay (SBO) and Schedule 2 to the SBO, to be considered by Council and adopted as exhibited and forwarded to the Minister for approval.

- As an objecting submission has been received to the balance of the Amendment C266 (Part 2), which proposes to re-zone land from the Farming zone (FZ) to the General Residential zone (GRZ), Schedule 1 and draft Planning permit, the report recommends that C266 (Part 2) together with draft Permit 780/2013 be referred to a Planning Panel for consideration.
- As part of the Panel process all submitters will be notified and given the opportunity to appear before the Panel.
- With respect to the application of the SBO, in relation to which no objecting submissions were received, the report recommends that the changes be adopted by Council and Ministerial approval be sought for the application of the SBO as exhibited.

Cr Heagney moved, Cr Ansett seconded -

That Council having considered all submissions to Amendment C266 & Planning Permit 780/2013, resolves in accordance with Section 23 of the *Planning and Environment Act 1987* to:

- 1) Adopt that part of the amendment relating to the application of the Special Building Overlay and Schedule 2 to the SBO as exhibited;**
- 2) Request the Minister for Planning to approve the application of the SBO and Schedule 2 to the SBO, to the extent identified in Appendix 1, as C266 (Part 1);**
- 3) Request that the Minister for Planning appoint an Independent Panel under Part 8 of the *Planning & Environment Act 1987* to consider submissions relating to the balance of the Amendment, to be known as C266 (Part 2), and Planning Permit 780/2013, contained in Appendix 2;**
- 4) Refer all submissions to the Panel; and**
- 5) Submit to the Panel its response to the submissions as outlined in this report.**

Carried.

Background

Amendment C266 seeks to apply the Special Building Overlay (SBO) to vacant land in the Farming Zone (FZ) and General Residential zone (GRZ) land subject to overland flow on the north side of Canterbury Road West, located between two residential subdivisions. The location of the subject land and surrounds is identified on **Appendix 3**.

The amendment also seeks to re-zone the FZ land to GRZ. Each instance of the proposed application of the SBO has previously been the matter of public consultation at the time the respective drainage studies were adopted by Council.

The SBO identifies land that may be subject to flooding when heavy rains cause the capacity of the underground drainage system to be exceeded and overflow. The SBO currently applies to many properties across the municipality, this amendment seeks to extend the coverage to additional areas that have been identified in the flood and drainage study which accompanied the application.

Application of the SBO means that a planning permit is required for most new buildings and works (including some fences) in the area covered by the SBO. Circumstances where a planning permit is not required are specified in the overlay.

As specified in the overlay, a schedule can specify buildings and works that are exempted from the need for a planning permit. The exhibited schedule 2 to the SBO will exempt the development of a dwelling and associated works from the need for a planning permit where the requirements of the schedule are met.

The application of this overlay will also ensure that the flood risk is disclosed to potential purchasers of affected properties on any Planning Certificate issued by Council and through the provision of this information as part of the Section 32 Statement at the time of purchase.

Discussion

A total of 8 submissions were received to the amendment. Submissions from the Corangamite Catchment Management Authority, Barwon Water, Vicroads, the Country Fire Authority and the Environment Protection Authority did not object to the Amendment or Draft Planning Permit. Two supporting submission, were received, one from the proponents on behalf of the owner of 50 – 68 Canterbury Road West and one from the owner of 26 – 48 Canterbury Road West. In addition 1 submission objecting to the re-zoning and draft planning permit was also received.

The objecting submission raised the following concerns:

- Was told when purchasing the property that the land could not be developed as it was on a flood plain.
- Will lose view and privacy.

Officer Response:

The objectors property adjoins 26 – 48 Canterbury Road West, which is already located in the GRZ (Schedule 1).

The draft permit for subdivision does not apply to this land, but to 50 – 68 Canterbury Road West.

The re-zoning and planning permit for subdivision of 50 – 68 Canterbury Road West will not impact on the objectors property, which already abuts land in the GRZ.

- Did not receive notice of the subdivision.

Officer Response:

As the draft permit for subdivision is being considered in combination with a Planning Scheme Amendment there is no provision for the erection of a notice on the land to which the permit applies.

In assessing the extent of notification required Council officers determined to notify;

- All owners and occupiers of land adjoining or located opposite the land to be re-zoned.
This did not include the objectors land, which is neither opposite nor adjoining 50 – 68 Canterbury Road West, and
- The owners and occupiers of all properties affected by the proposed Special Building Overlay.

Again this did not include the objector's property, which is not included within the SBO.

- The round-about at the corner of Forest Road and Canterbury Road will not cope with the additional traffic.
- Forest Road is already too busy since the Grand Lakes development was constructed.
- Lot sizes are too small.
- Inadequate shops and other infrastructure.
- Inadequate transport services and services for youth.

Officer Response:

While understanding the objector's concerns, there are sound planning reasons for supporting the re-zoning and subdivision of the land in the manner set out in the Amendment and draft planning permit.

The permit application was accompanied by detailed reports which have been assessed by Council's Statutory Planning Unit as complying with the requirements of Clause 56 of the Planning Scheme for subdivisions in excess of 60 lots or more, including the requirements in relation to minimum lot sizes. The conditions contained in the draft permit reflect the assessments of Council officers of the application for subdivision.

The strategic basis for the amendment is also set out under the headings below.

Council can now resolve in one of the following ways:-

- to abandon the proposed re-zoning and permit in accordance with the objecting submission; or
- to adopt the application of the SBO and schedule 2 to the SBO and to request the Minister for Planning to approve the Amendment as C266 (Part 1) see **Appendix 1** and
- to request the Minister for Planning to appoint an Independent Panel; to consider all submissions in relation to the Re-zoning and draft planning permit as C266 (Part 2) see **Appendix 2**.

The officer recommendation as to the preferred course is set out in the resolution earlier in this report.

Environmental Implications

The amendment will not have any adverse effects on the environment. In particular, the application includes reports which show that the extent of application of the SBO and schedule is consistent with best practice.

Financial Implications

The re-zoning of the land and the application of the SBO will have no adverse financial impact on Council. In particular, the application of Schedule 2 to the SBO will ensure that lots within the resulting residential subdivisions will be created in a manner which ensures that overland flow of water during high rain events is limited to the road ways and drainage system. This will avoid the need for planning permits to be required for the subsequent development of lots within the subdivision in a manner consistent with that specified in the schedule to the overlay.

Policy/Legal/Statutory Implications

Amendment C266 is consistent with the following state and local planning policies:

- Clause 11 Settlement states that Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns.
- The Amendment takes advantage of existing settlement patterns by providing for integrated in-fill residential development within the existing pattern of GRZ subdivision.
- The Amendment and permit support the objectives and strategies of Clause 15 Urban Design by creating an urban environment that is safe, functional and provides a good quality environment with a sense of place and cultural identity.
- In particular, the re-zoned land will be enhanced by the provision of public open space within the proposed subdivision and excellent connectivity to the adjoining Grand Lakes subdivision and the extensive passive open space contained within that development.
- The Amendment supports the objectives and strategies of Clause 19.03 Stormwater by the application of the SBO which will ensure that the subdivision of the land will provide a sustainable approach to managing stormwater from the site by integrating with the existing drainage system through the adjoining Grand Lakes development, which is also affected by the SBO.
- Clause 21.05-7 Flooding- ensures the subdivision of the land does not adversely impact the function of flood prone land.
- Clause 21.06-2 Urban growth - ensure development occurs within designated settlement boundaries.
- Clause 21.06-3 Urban consolidation- provides for the consolidation of existing urban areas in a managed way at an appropriate development density consistent with the zoning of the land.
- Clause 21.08-5 Accessibility- ensures access to existing facilities for all members of the community.
- Clause 21.13 Lara- in so far as implementing the Directions of the Lara Structure Plan which supports the rezoning of the subject land from Rural Living Zone to Low Density Residential Zone. The rezoning will retain the rural living character of the area by utilising the Low Density Residential Zone Schedule 1 and will increase residential density in this location providing good access to existing services.

Alignment to City Plan

The recommendations are consistent with the City Plan's strategic directions *Growing our Economy* and *Sustainable Built and Natural Environment*. In particular, both the amendment and permit facilitate sustainable development in accordance with an adopted township Structure Plan and promote sustainable design and development.

Officer Direct or Indirect Interest

No officers involved in the preparation of this report have any direct or indirect interest in the matters under consideration, consistent with the requirements set out in Sec 80 (c) of the Local Government Act.

Risk Assessment

The re-zoning of the land and application of the Special Building Overlay, together with a schedule which specifies minimum finished floor and surface levels and the subsequent subdivision of the land does not result in any risks to Council.

Social Considerations

The amendment will facilitate a number of positive social and economic outcomes including:

- Maintaining an adequate supply of residential land in Lara;
 - Provision of economic development and employment; and
- Efficient utilization of existing community infrastructure, services and facilities.

Human Rights Charter

The Amendment and planning permit for subdivision will not impact on any basic rights, freedoms and responsibilities set out in the Charter. Planning legislation ensures an open community consultation process occurs, providing an opportunity for people to freely express their views and, if required, to obtain a fair hearing before an Independent Planning Panel.

Consultation and Communication

The Amendment and draft permit were exhibited in accordance with the requirements of the Planning and Environment Act, 1987, including direct notification to affected owners and occupiers and the placement of a notice in newspapers circulating within the community.

Appendix 1 Amendment C266 (Part 1)

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C266 (Part 1)

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

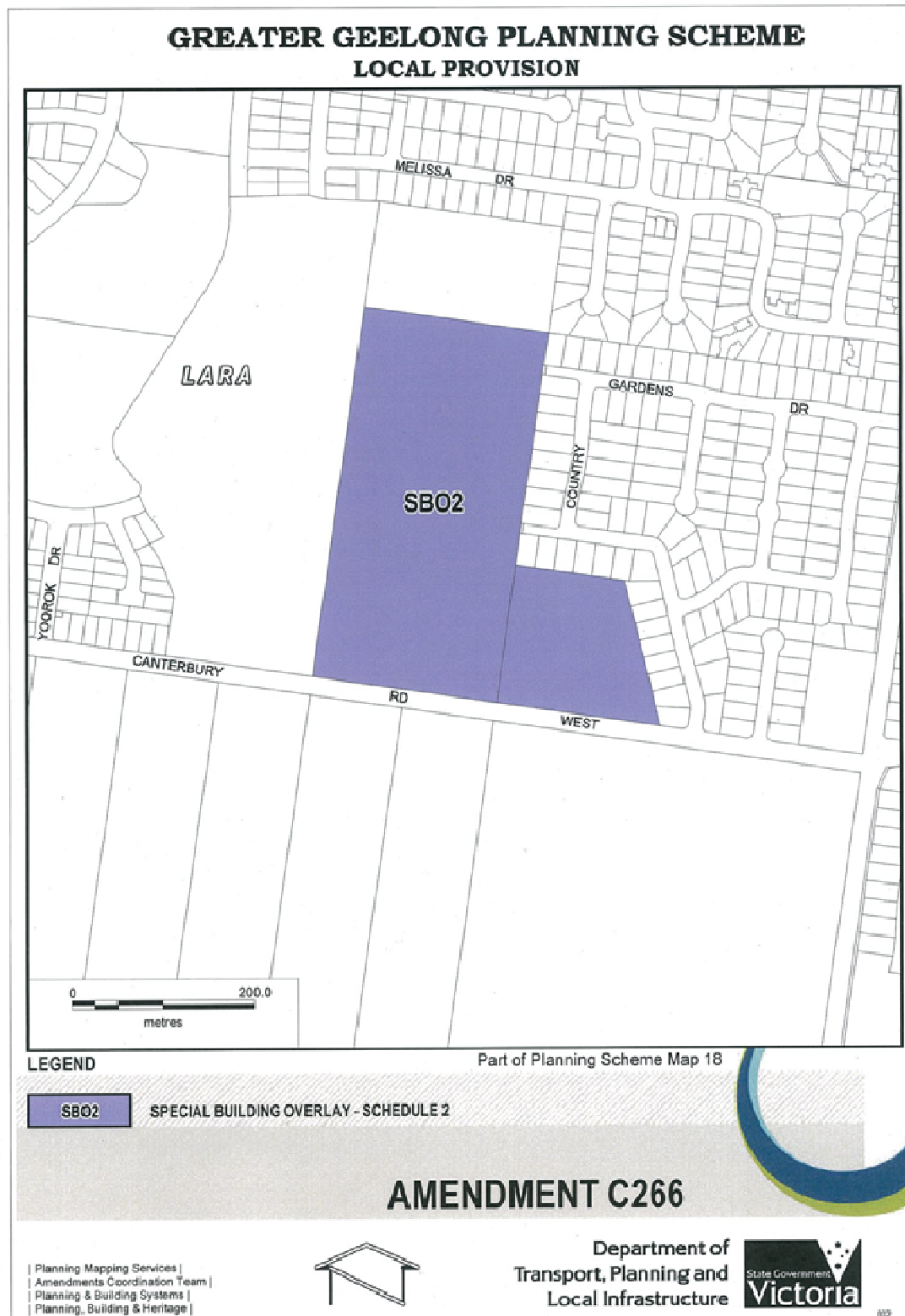
Overlay Maps

1. Planning Scheme Map No. 18 SBO is amended in the manner shown on the attached map marked "Greater Geelong Planning Scheme, Amendment C266".

Planning Scheme Ordinance

2. In Overlays – following Clause 44.05, insert a new Schedule 2 in the form of the attached document.

End of document



GREATER GEELONG PLANNING SCHEME

SCHEDULE TO THE SPECIAL BUILDING OVERLAY

Shown on the planning scheme map as **SBO2**

1.0 Permit requirement

A planning permit is not required to construct the following buildings or to construct or carry out the following works on land specified in the table to this Schedule, where the following requirements are met:

Buildings:

All buildings, including dwellings and outbuildings, where no part of the floor level of the building is lower than the finished floor level specified as a restriction on the Plan of Subdivision, and / or in the table which forms part of this schedule.

Works:

- Any works on the boundary of a lot where it abuts a road reserve, including but not limited to the construction of a vehicle crossing or driveway.
- Any other works typically located in residential lot frontages abutting a road reserve including (but not limited to) fencing, walking and vehicle paths, landscaping, letter boxes, in-ground water tanks, and service supplies including stormwater drainage pipes, power, gas and water supply.

Application requirements

An application to construct a building or construct or carry out works must be accompanied by four sets of plans drawn to scale which show:

- The boundaries and dimensions of the site.
- Relevant ground levels, to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.
- The layout of all existing and proposed buildings and works.
- Finished floor levels of any existing and proposed buildings to Australian Height Datum, taken by or under the direction and to the satisfaction of a licensed surveyor.

Referral of applications

An application to construct a building or construct or carry out works or an application to amend a permit does not have to be referred to the floodplain management authority if the application:

- Is accompanied by the relevant floodplain management authority's written approval. The written approval must:
 - Be granted not more than three months prior to lodging with the responsible authority.

GREATER GEELONG PLANNING SCHEME

- Quote the reference number, version number and date of the approved plans.
- State the applicable flood level and any required floor levels; and
- Is in accordance with an adopted local floodplain development plan.

TABLE TO SCHEDULE 2 – DESIGNATED FLOOD LEVELS, MINIMUM LOT FINISHED SURFACE LEVELS & MINIMUM FINISHED FLOOR LEVELS

Plan of subdivision	Lots affected	Designated flood level a.h.d.	Minimum lot finished surface level – a.h.d.	Minimum finished floor level – a.h.d. (see note 1.)
Plans of Subdivision not otherwise listed in this table which include lots on land to which this Schedule applies.	The relevant lot/s specified on the title to the land.	The designated flood level for the relevant lot/s, as set by the Drainage Authority on the advice of the Floodplain Management Authority.	Not less than 300mm above the designated flood level of the relevant lot/s.	The minimum finished floor level for the relevant lot/s as specified on the Plan of Subdivision, or otherwise in accordance with Note 1, below.
Lots on Plans of Subdivision listed in the table, where a level is not specified.	The relevant lot number /s specified in the table			Must comply with Note 1, below.

Note 1: Freeboard to be consistent with *Guidelines for Development in Flood-prone Areas*, Melbourne Water 2003.

Appendix 2: Amendment 266 (Part 2) and Permit

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C266 (Part 2)

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

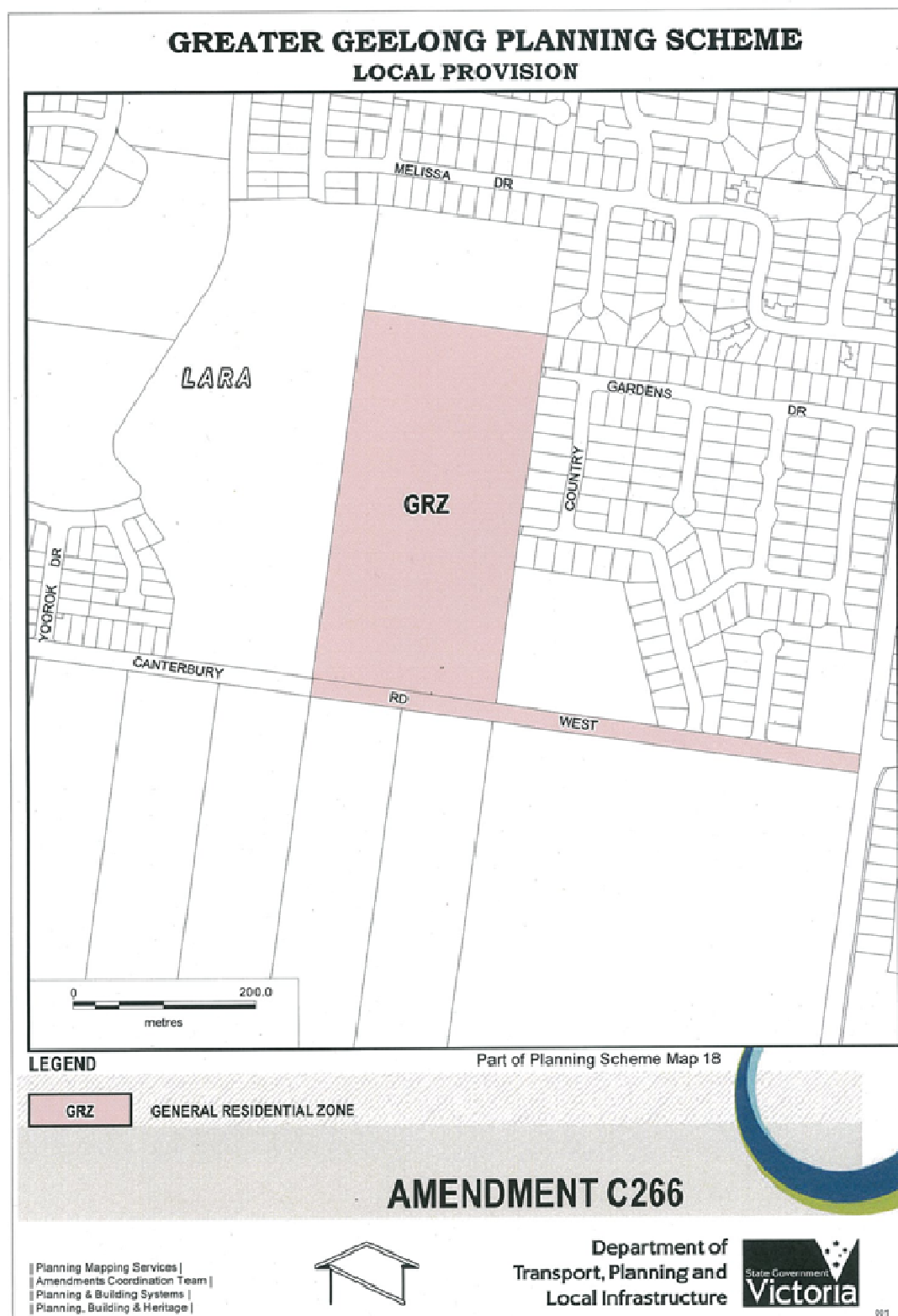
Planning Scheme Maps

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

Zoning Maps

1. Amend Planning Scheme Map No. 18 in the manner shown on the attached map marked "Greater Geelong Scheme, Amendment C266".

End of document



Planning and Environment Regulations 2005 Form 9

PLANNING PERMIT

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

Permit No: 780/2013

Planning Scheme: Greater Geelong Planning Scheme

Responsible Authority: City of Greater Geelong

ADDRESS OF THE LAND: 50-68
CANTERBURY ROAD WEST, LARA

THE PERMIT ALLOWS: MULTI LOT
SUBDIVISION AND THE REMOVAL OF
VEGETATION

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

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

Engineering Conditions

2. Prior to certification of the plan of subdivision for each stage, drainage easements in favour of the City of Greater Geelong shall be created on the Plan of Subdivision to the satisfaction of the Responsible Authority.

3. Prior to the commencement of site works, detailed engineer designed road and drainage construction plans, designed in accordance with the Infrastructure Design Manual and associated CoGG Design Notes, must be submitted to and approved by the Responsible Authority.

4. All stormwater quantity and quality systems are to be provided in accordance with the Water Sensitive Urban Drainage Masterplan including an underground stormwater drainage system and detention basin and must be constructed within easements and/or road reserves to cater for all lots, roads, streets and courts created by the subdivision and the surrounding developed and undeveloped area, all to the satisfaction of the Responsible Authority.

Date Issued:

Date Permit comes into
operation:

(or if no date is specified, the permit
comes into operation on the same day as
the amendment to which the permit
applies comes into operation)

Signature for the Responsible
Authority

Permit No.:

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Planning and Environment Regulations 2005 Form 9

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

- a) 80% retention of the typical annual load of suspended solids;
- b) 45% retention of the typical annual load of total phosphorous;
- c) 45% retention of the typical annual load of total nitrogen; and
- d) 70% retention of the typical annual load of gross pollutants.

6. Prior to the issue of Statement of Compliance for each stage of the subdivision, all roads (internal and external to the site) and drainage must be constructed in accordance with the approved plans and specifications to the satisfaction of the Responsible Authority and must include:

- a) Fully sealed pavement with kerb and channel;
- b) Concrete footpaths; and
- c) Underground stormwater drainage.

7. Prior to the issue of a Statement of Compliance for each stage of the subdivision the stormwater drainage system shall be constructed within easements, reserves and/or road reserves, in accordance with the approved plans, the satisfaction of the Responsible Authority.

Note: An inspection is required to satisfy this condition.

8. Prior to the issue of Statement of Compliance for the relevant stage, street lighting must be provided in accordance with the relevant Australian Standard within and abutting the subdivision, including intersection treatment sites required as part of this permit, at the full cost of the developer, to the satisfaction of the Responsible Authority.

9. A fee equivalent to 3.25% of total cost of civil works (a minimum fee of \$100 applies of the 3.25% amount is less than \$100) excluding GST, is to be paid to Council for design checking and supervision. Relevant evidential documentation defining the cost of the civil works is to be provided.

10. During the construction phase of the development, the following conditions must be met:

- a) only clean rainwater shall be discharged to the stormwater drainage system;
- b) stormwater drainage system protection measures shall be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enters the stormwater drainage system;
- c) vehicle borne material from the premises shall not accumulate on the roads abutting the site;
- d) all machinery and equipment must be cleaned (if required) on site and not on adjacent footpaths or roads;
- e) fencing is to be fitted and installed so as to ensure safe access for pedestrians; and
- f) all litter (including items such as cement bags, food packaging and plastic strapping) must be contained on site;

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

Planning and Environment Regulations 2005 Form 9

All to the satisfaction of the Responsible Authority.

11. All site works must be carried out in accordance with the endorsed Construction Management Plan, to the satisfaction of the Responsible Authority.

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

13. All disturbed surfaces on the land authorised by this permit, except areas set aside for roadways and footpaths, are to be dressed with topsoil, and where appropriate, revegetated and stabilised, to the satisfaction of the Responsible Authority, to prevent any erosion or siltation on or adjacent to the subject site.

Prior to Certification

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

15. Prior to certification of the plan of subdivision, engineering plans for the construction of new council infrastructure must be submitted to the satisfaction of the Responsible Authority for approval.

General Conditions

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

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

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

18. Utility service substations, kiosk sites and the like must not be located on any land identified as public open space or land to be used for any municipal purpose unless otherwise agreed by the responsible authority.

Date Issued:

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

Signature for the Responsible Authority

Permit No.:

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

Landscape Master Plan

20. Prior to the commencement of works, a landscape master plan (incorporating a street tree master plan) for the permit area, prepared by a person suitably qualified or experienced in landscape design, must be approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three hard copies plus an electronic copy must be provided. The plan must show and include the following to the satisfaction of the responsible authority:

- a) A survey (including location, size and botanical name) of all existing vegetation on the land;
- b) Any vegetation that is approved to be retained, removed and/or lopped, including details of tree protection zones;
- c) The landscaping theme and graphical concepts to be developed for the subdivision and reserve;
- d) The species to be used for and general layout of all street tree planting;
- e) A species list of all proposed vegetation;
- f) The areas which will be available for landscaping;
- g) A play space in the public open space reserve;
- h) Footpath and on-road bicycle lane linkages through the permit area and public reserves, indicative connections to nearby open space and indicative connections to the external path network;
- i) The location and indicative design of any drainage and/or WSUD infrastructure within public reserves;
- j) Maintenance vehicle access points;
- k) The style and location of fencing, which is to be visually permeable, to all private property that directly abuts a reserve (except road reserve).

Landscape Plan

21. Prior to Statement of Compliance being issued for each relevant stage of the subdivision, landscape plans to the satisfaction of the Responsible Authority for all landscape works in that particular stage of subdivision must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three hard copies plus an electronic copy must be provided. The plan must be consistent with the endorsed landscape master plan and provide detailed planting, construction and specification details for all of the proposed landscaping works on public reserves and road reserves. The landscape plan must show the following to the satisfaction of the responsible authority:

- a) All existing vegetation to be retained, protected and/or removed, including methods of tree protection (in accordance with AS 4970-2009) to be used during construction;
- b) Proposed topography and earthworks. Any embankment should be accessible to ride-on mowers;
- c) Any drainage infrastructure within public reserves;

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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Planning and Environment Regulations 2005 Form 9

- d) Detail of landscaping and planting within all public open spaces and road reserves;
- e) A planting schedule of all trees, shrubs, grasses and ground covers, including botanical names, common names, supply sizes and plant numbers. All street trees and other trees are to be planted and are to be in a minimum 45 litre container with a minimum planted height of 1.5 metres;
- f) The proposed layout, materials and finishes of all surfaces, structures, play spaces, fences, maintenance access points and parks and street furniture;
- g) Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
- h) Additional supporting information, such as certified structural designs or building forms;
- i) A playground design complying with AS4685:2004 Playground Equipment Safety and AS/NZS4422:1996 Playground Surfacing;
- j) The maintenance schedule for all proposed landscaping, including hard and soft landscape elements;
- k) Location of temporary materials storage (e.g. soils and road construction materials).

Completion of Landscape Works

22. Before the Responsible Authority grants a Statement of Compliance for the Plan of Subdivision, all landscape works forming part of the endorsed landscape plans for that particular stage of a subdivision must be completed to the satisfaction of the Responsible Authority. Where landscaping works forming part of the endorsed plans are not completed to the satisfaction of the Responsible Authority prior to the applicant seeking a Statement of Compliance for particular stage of a subdivision, the Responsible Authority may issue a Statement of Compliance where the works are appropriately bonded or covered by a bank guarantee.

23. Before the issue of practical completion of landscaping works, or any other time as agreed in writing by the responsible authority, the following must be provided to the responsible authority:

- a) Building permits and structural engineering compliance certificates where necessary;
- b) Landscaping maintenance plan including playground inspection regime and asset listing;
- c) As-built landscaping plans in PDF and GIS-ready AutoCAD (DXF) format; and
- d) An independent playground auditor's report with evidence of rectification of any identified defects. The report must relate to all playground equipment, fitness equipment, natural play elements, softfall areas and edging to ensure that all aspects of the playground construction meet Playground Standards AS/NZS4422 1996 and AS4685 parts 1-6 2004 and is in good working order and safe condition.

24. Unless otherwise agreed in writing by the responsible authority, a maintenance bond must be submitted to the responsible authority on application for practical completion of landscaping works.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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Note 1: The incomplete landscape works bond or bank guarantee must be 125 per cent of the estimated cost of incomplete landscape works; the maintenance bond or bank guarantee must be 100 per cent of the estimated cost of maintenance of landscape works for a two (2) year period.

Note 2: A practical completion inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The incomplete landscape works bond will be returned on award of practical completion.

Maintenance of Landscaping Works

25. All works forming part of the endorsed landscaping plans must be maintained for a minimum period of 24 months, to the satisfaction of the Responsible Authority. The maintenance period will commence on the date of issue of the Statement of Compliance for all, or a particular stage, of a subdivision only where the landscaping works have been completed to the satisfaction of the Responsible Authority. Where the landscape works are bonded or covered by a bank guarantee, the maintenance period will commence from the time that the landscape works have been awarded Practical Completion by the Responsible Authority. During this period, any dead, diseased or damaged plants, landscaped areas and hard landscape elements are to be repaired or replaced by the permit holder and at no cost to council.

Note 1: Playgrounds must be inspected weekly and maintained to ensure public safety for the duration of the landscape maintenance period. Unless otherwise agreed in writing, council will not be responsible for the equipment, the site or public liability until a handover inspection has taken place and written acceptance of handover has been issued.

Note 2: A handover inspection is required to satisfy this condition and must be organised by the permit holder with two weeks' notice given for onsite inspections. The landscape maintenance bond will be returned on acceptance of handover.

Note 3: No handovers will be accepted during the summer period, between 30 November and 1 March.

26. Vegetation within the road reserve must not be damaged, removed or lopped other than in locations approved by the Responsible Authority to allow vehicle access to the lots.

Street Names – Place Signs

27. Prior to Statement of Compliance being issued for any relevant stage the subdivider must provide and place relevant street signs to the satisfaction of the Responsible Authority.

Street Lighting

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

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
Permit No.:		Page 6 of 11

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Public Open Space Contribution

29. The owner of the subject land must provide Public Open Space in part by land and the balance by cash-in-lieu equivalent to 10 per cent of the site value of all of the land in the subdivision pursuant to the Schedule to Clause 52.01 of the Greater Geelong Planning Scheme. The contribution will be payable prior to the issue of a Statement of Compliance for each stage of the subdivision.

Development Contributions

30. Prior to Statement of Compliance being issued for any relevant stage of the subdivision, the owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority. The owner must pay the costs of preparation, execution and registration of the agreement and the agreement must be registered on the newly created title/s. The Section 173 Agreement may be ended by the Responsible Authority at the written request of the owner and at no cost to Council. The agreement must provide for the following:

- a) The payment of development contributions to the satisfaction of the Responsible Authority of an amount of \$900 per allotment towards the provision of community infrastructure.

Barwon Water Conditions

General

- 31. The owner shall create easements for Pipelines or Ancillary Purposes in favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision.
- 32. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.

Water

- 33. The payment of New Customer Contributions for each additional lot created and/or each additional metered connection for water supply within the subdivision.
- 34. An additional tapping(s) is to be supplied to service the proposed development. A dimensioned plan showing location of all new tapplings relative to the allotment boundaries, and its number(s), is to be submitted, where a meter is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.
- 35. Reticulated water mains or a water extension are required to service the proposed development.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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Planning and Environment Regulations 2005 Form 9

36. Barwon Water's records indicate that an existing water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.

Sewer

37. The provision of sewerage services to all lots in the subdivision in accordance with Barwon Water's requirements and Victorian Plumbing Regulations. Individual allotment house connection drains are to be provided for and extend into each allotment.
38. The payment of New Customer Contributions for sewer for each additional lot created and/or each additional metered connection within the subdivision.
39. Reticulated sewer mains or a sewer main extension are required to service the proposed development.
40. For the economical and efficient servicing of this development, Barwon Water may require the owner or permit holder to acquire an easement through other land to the west in the vicinity of this development not owned by the applicant to connect this development to Barwon Water sewerage system. This clause empowers the permit holder to acquire these easements compulsorily on behalf of Barwon Region Water Corporation in accordance with Section 36 of the Subdivision Act 1988.
41. These easements shall be for Pipelines or Ancillary Purposes and shall be made in favour of and without cost to Barwon Region Water Corporation; that is, the owner or permit holder shall pay all costs associated with creating these easements including payment of any compensation to other land owners for these easements.

Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision. It would be appreciated if all communications between the developer/agent and Barwon Water quote Barwon Water reference number **L008123**.

Tenix Conditions

42. The plan of subdivision submitted for certification must be referred to SP AusNet (Gas) in accordance with Section 8 of the Subdivision Act 1988.

Powercor Conditions

43. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

Date Issued:	Date Permit comes into operation: (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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Planning and Environment Regulations 2005 Form 9

44. The applicant shall:

- a) provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor. (A payment to cover the cost of such work will be required). In the event that a supply is not provided the applicant shall provide a written undertaking to Powercor Australia Ltd that prospective purchasers will be so informed.
- b) where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor.
- c) Any buildings must comply with the clearances required by the Electricity Safety (Network Assets) Regulations.
- d) Any construction work must comply with the Officer of the Chief Electrical Inspector "No Go Zone" rules.
- e) Set aside on the plan of subdivision for the use of Powercor Australia Ltd reserves and/or easements satisfactory to Powercor Australia Ltd where any electric substation (other than a pole mounted type) is required to service the subdivision. Alternatively, at the discretion of Powercor Australia Ltd a lease(s) of the site(s) and for easements for associated powerlines, cables and access ways shall be provided. Such a lease shall be for a period of 30 years at a nominal rental with a right to extend the lease for a further 30 years. Powercor Australia Ltd will register such leases on the title by way of a caveat prior to the registration of the plan of subdivision.
- f) Provide easements satisfactory to Powercor Australia Ltd, where easements have not been otherwise provided, for all existing Powercor Australia Ltd electric lines on the land and for any new powerlines required to service the lots and adjoining land, save for lines located, or to be located, on public roads set out on the plan. These easements shall show on the plan an easement(s) in favour of Powercor Australia Ltd for 'Powerline Purposes' pursuant to Section 88 of the Electricity Industry Act 2000.
- g) Obtain for the use of Powercor Australia Ltd any other easement external to the subdivision required to service the lots.
- h) Adjust the position of any existing easement(s) for powerlines to accord with the position of the line(s) as determined by survey.
- i) Obtain Powercor Australia Ltd's approval for lot boundaries within any area affected by an easement for a powerline and for the construction of any works in such an area.
- j) Provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.

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

Page 9 of 11

Planning and Environment Regulations 2005 Form 9

Expiry

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

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

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

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

Date of amendment	Brief description of amendment

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

Permit No.:

Page 10 of 11

Planning and Environment Regulations 2005 Form 9

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT APPEALS?

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



Appendix 3

Aerial Photo of subject land and surrounding development.



C266 Subject land

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, Barwon Water or the State of Victoria in its use.



Oct 24, 2013 11:10 AM

Prepared by the City of Greater Geelong - PLACES

MGA Zone 55

Scale 1 : 5000

3. COMBINED AMENDMENT C261 AND PLANNING PERMIT 1163/2013 - 130-150 FOREST ROAD SOUTH, LARA - CONSIDERATION TO EXHIBIT

Portfolio:	Planning - Cr Michelle Heagney
Source	Planning and Tourism - Strategic Implementation
General Manager:	Peter Bettess
Index Reference	Amendment C261 and Planning Permit 1163/2013

Purpose

The purpose of this report is to seek Council approval to prepare and exhibit a combined Planning Scheme Amendment/Planning Permit on land situated at 130-150 Forest Road South, Lara.

Summary

- An application has been made by TGM Group P/L on behalf of L. Bisinella Developments P/L for a combined Planning Scheme Amendment/Planning Permit on a vacant 8.16ha site situated at the south west corner of Canterbury Road West and Forest Road South, Lara.
- The application seeks the rezoning of the land from Farming Zone to General Residential Zone Schedule 1 (GRZ1). The permit application seeks approval for a conventional 108 lot residential subdivision on the northern half of the site and removal of some native grassland . Most of the southern half of the land has been set aside for a retarding basin and open space.
- The application includes detailed technical reports addressing all the major issues including planning, stormwater management, vegetation removal, traffic and cultural heritage management as outlined in this report.
- The proposal is consistent with State and Council planning policies. The Lara Structure Plan designates land on the south side of Canterbury Road West as “investigation area for increased residential densities” which applies to the northern half of the subject land . The town’s settlement boundary runs through the subject land with its southern half falling within the non-urban buffer to the Geelong Ring Road Employment Precinct.
- Support for this application will provide a precedent for consideration of rezoning proposals of other similar properties on the south side of Canterbury Road West which would similarly need to demonstrate an ability to address stormwater management issues applying to these properties and the wider area.
- It is recommended Amendment C261 and the accompanying permit be exhibited as described in this report.

Cr Heagney moved, Cr Ansett seconded -

That Council resolves to

- 1) Support the preparation and exhibition of Amendment C261 to the Greater Geelong Planning Scheme to rezone land at 130-150 Forest Road South, Lara from Farming Zone to part General Residential Zone Schedule 1, part Public Use Zone 6 and part Public Park and Recreation Zone;**
- 2) Consider the Application for Planning Permit to provide for the residential subdivision of the land being rezoned to General Residential Zone Schedule 1 concurrently with the preparation of the Amendment in accordance with the Planning and Environment Act, and that the draft Planning Permit 1163/2013 be prepared and exhibited with the Amendment, subject to the resolution of the detail of the permit conditions; and**
- 3) Request the Minister for Planning to authorise preparation and exhibition of Amendment C261 and Planning Permit 1163/2013.**

Carried.

Background

An application has been made by TGM Group P/L on behalf of L. Bisinella Developments P/L for a combined Planning Scheme Amendment/Planning Permit on land situated at 130-150 Forest Road South, Lara, pursuant to section 96A of the Planning and Environment Act.

The application seeks the rezoning of the vacant 8.16 hectare site from Farming Zone to General Residential Zone Schedule 1 (GRZ1). The permit application seeks approval for a conventional 108 lot residential subdivision on the northern half of the site and removal of some native grassland. Most of the southern half of the land has been set aside for a retarding basin and open space and will need to be transferred to Council's ownership. A remnant portion of the land along the Forest Road frontage does not form part of the subdivision development proposal and will remain in the ownership of L. Bisinella Developments. **Appendix 1** shows the proposed future subdivision development of the site.

The existing zoning of the subject land and surrounding area is shown in **Appendix 2**. An aerial photo of the same area is **Appendix 3**.

The application includes detailed technical reports addressing all major issues including planning, stormwater management, vegetation removal, traffic and cultural heritage management which are addressed in the next section of this report.

Discussion

The consideration of this application raises a number of issues as follows:

Strategic Planning

The Lara Structure Plan map (clause 21.13-4 of the MSS) provides strategic guidance regarding the future development of the subject site. It shows the northern half of all properties on the south side of Canterbury Road West, between O'Hallorans Road and Forest Road South, as being within an "investigation area for increased residential densities" and their southern half being part of the "Buffer to Geelong Ring Road Employment Precinct – retain existing zones". The Lara Township Settlement Boundary runs through these properties and clearly restricts any long term development potential to the northern half. **Appendix 4** is a copy of the Lara Structure Plan map showing the location of the subject land.

The Lara Structure Plan provides strategic support for the consideration of this application and proposes residential subdivision of the northern half of the land. Support for this application will set a precedent for the consideration of future similar development proposals on other properties on the south side of Canterbury Road West, which will similarly need to demonstrate that all stormwater management issues can be adequately addressed.

Detailed Planning Issues

As shown in **Appendix 1**, the proposed residential subdivision virtually occupies the entire northern portion of the site. The proposal neighbourhood park of 0.5 hectares including a children's playground is located in the southern area as is a major stormwater retarding basin. Agreeing to locate the neighbourhood park outside the proposed residential zoned area will assist the developer in maximising lot yields.

Council officers have indicated to the applicant that as part of the 10% open space provision requirement an unencumbered 0.5 hectare neighbourhood park must be provided. It has also been indicated that Council would be prepared to accept areas around the perimeter of the proposed retarding basin as part of the 10% contribution provided it is satisfied it will constitute usable and functional open space. The applicant proposes to construct a 2.5 metre wide shared path around the edge of the basin.

The open space arrangements which provide for a 0.5 ha unencumbered open space together with the recreational use of land surrounding the retarding basin will satisfy the open space/recreational requirements for the proposed residential subdivision. It is proposed that specific requirements for the planning, delivery and maintenance of open space infrastructure to be provided by the developer will be included as conditions on the residential subdivision permit. An earlier initial proposal by the applicant to construct soccer fields in the base of the retarding basin has been withdrawn at the request of Council officers essentially because of the expensive on-going maintenance costs.

It is proposed that the northern half of the land be included in a General Residential Zone Schedule 1 (GRZ1), the retarding basin land be included in a Public Use Zone 6 (Local Government) and the neighbourhood park be included in a Public Park and Recreation Zone. The small southern portion of the site to be retained by the applicant will remain within the existing Farming Zone for the time being until its future use has been determined. **Appendix 5** shows the proposed rezoning of the land.

It is intended that the standard requirement that a developer pays a \$900 per lot community contribution be a condition applied to the accompanying residential subdivision permit.

It should be noted that a Public Acquisition Overlay (PAO) to provide for the potential future widening of Forest Road affects the whole eastern edge of the subject land. The current subdivision application shows two residential lots and a local road within the PAO area in an apparent attempt to encourage VicRoads to commence negotiations re their future purchase of the land. It is proposed that permit conditions require amended plans to show the future subdivision layout avoiding the PAO area.

Stormwater Management

The subject land and surrounding area is generally flat with grades of approx 1:100. It drains naturally to the north west into Grand Lakes but there is a localised entrapped low area on the subject land and adjoining properties which plays an important flood storage role. The subject land is also subject to significant sheet flows from the rural and industrial land to the south.

The applicant was also requested, as part of their detailed investigations and modelling, to consider the potential future development of all of the properties on the south side of Canterbury Road South.

The 1% AEP Modelled flood extents are similar in nature to the Grand Lakes Estate and adjoining Amendment C266 land (Point Cook P/L) in that flooding is contained in some of the road reserves.

Whilst the site sits within the same floodplain as Grand Lakes and the major drainage infrastructure forms an extension to the Grand Lakes waterway, the proposed local subdivision road network is only marginally affected by a 1:100 flood event. Rather than apply a Special Building Overlay, it is proposed the subdivision permit include conditions requiring finished levels of residential lots to ensure inundation cannot occur.

A number of detailed drainage and other engineering issues which have been raised are being resolved with the applicant and will be able to be further addressed by the inclusion of detailed conditions on the residential subdivision permit. Provision has been made to allow east-west connectivity with the adjoining land to the west as requested by Council; however design of culverts and bridging structure will need to demonstrate no adverse impact on flood levels.

Vegetation Removal

The Vegetation Assessment prepared by the applicant's consultant has identified some areas of native grassland which appears to otherwise have a history of cropping and grazing. The site is assessed by the consultant as containing degraded treeless vegetation which is rated as having negligible to local significance for biodiversity conservation.

Council's Environment and Natural Resources Unit has inspected the site which is being grazed by cattle, making identification of native grasses more difficult. In any areas where native grass species exceed 25% vegetation cover, offsetting will be required.

From a development perspective the areas containing native grasses are heavily modified and degraded. As such the Environment Unit has no objection to the land being developed subject to ensuring that permitted clearing has a neutral impact on Victoria's biodiversity (i.e. offsetting, if required).

This issue will be addressed in on-going negotiations with the applicant and implemented by the inclusion of conditions on the residential subdivision permit.

Planning Permit

It is proposed that draft planning permit 1163/2013 be prepared and exhibited with the amendment documentation. It will enable the northern part of the land to be subdivided into residential allotments generally as shown in **Appendix 1** with a retarding basin and neighbourhood park constructed on the southern half of the land. The permit will include standard conditions as required by internal Council units and external authorities, together with other conditions as referred to in this report.

Environmental Implications

The Amendment gives effect to recommendations of the Lara Structure Plan which has addressed the wider environmental implications of development of the town.

A Vegetation Assessment report accompanying the application rates the site as having local significance for biodiversity conservation which does not present limitations to development.

Financial Implications

All the costs associated with the development and the provision of additional services to the area will be met by the developer. The Council will become responsible for the ongoing maintenance of the new retarding basin and neighbourhood park.

Policy/Legal/Statutory Implications

The proposed Amendment is considered to be consistent with a range of State and Council planning policies in the Planning Scheme. In particular, this area has been identified for investigation for future residential growth in the adopted Lara Structure Plan as described in this report.

Alignment to City Plan

Amendment C261 supports both the Growing our Economy and Sustainable Built and Natural Environment strategic directions of City Plan, particularly insofar as it is facilitating sustainable development in accordance with an adopted township Structure Plan.

Officer Direct or Indirect Interest

No Council officers have any direct or indirect interest, in accordance with Section 80 (c) of the Local Government Act.

Risk Assessment

No risks have been identified in exhibiting Amendment C261 and the accompanying planning permit as being recommended by this report.

Social Considerations

Whilst the subject land is located on the edge of the town, it is located on a public bus route and is within easy walking distance to Lara Lake primary school. It adjoins existing and developing residential areas and will have good access to the town's open space network.

Human Rights Charter

Amendment C261 does not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open Community Consultation process enabling people to freely express their views and obtain a fair hearing before an Independent Panel.

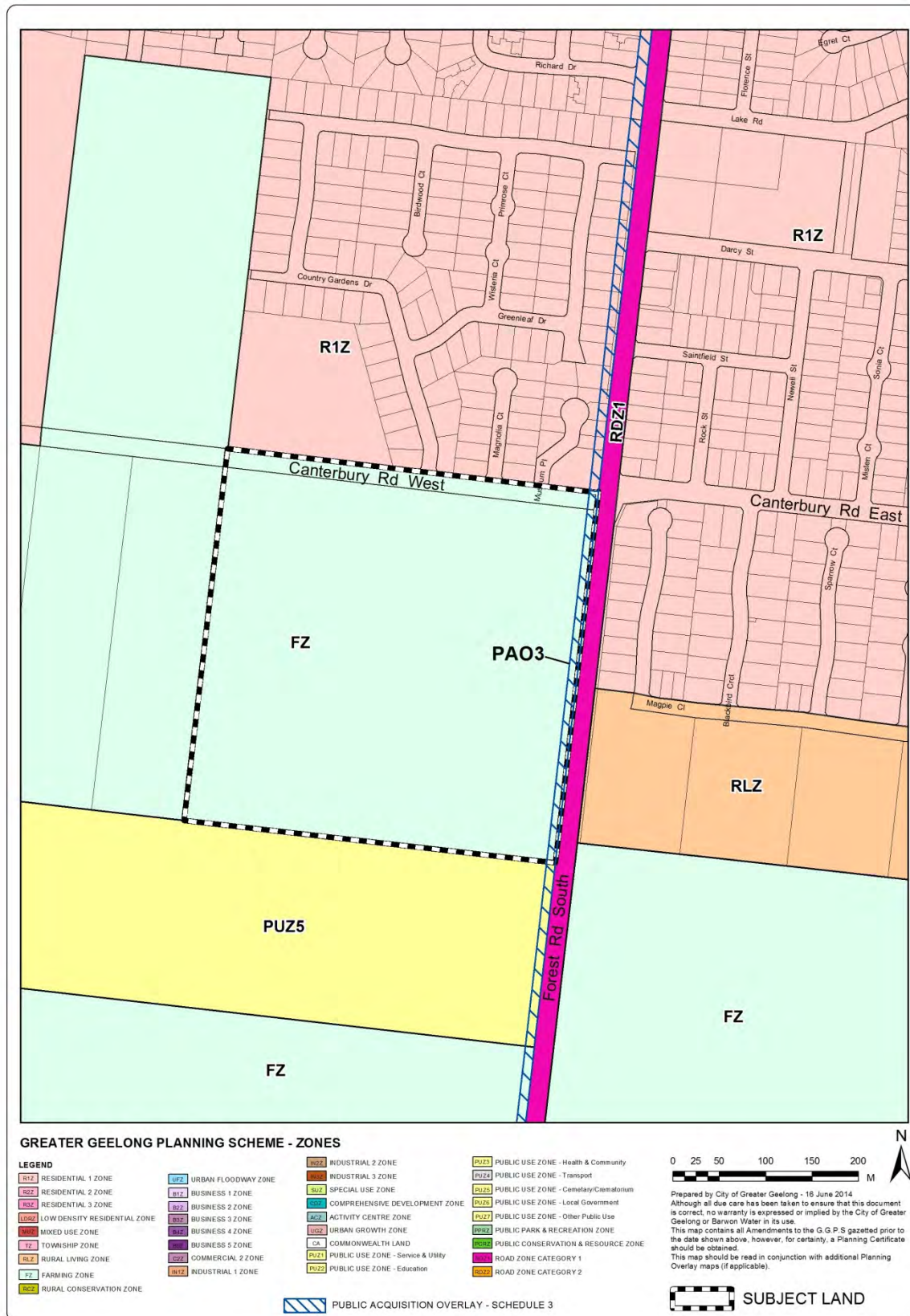
Consultation and Communication

Full public notification of the Amendment has been given in accordance with the provisions of the Planning and Environment Act. All adjoining and nearby property owners will receive direct notification of the exhibition of the Amendment and have an opportunity to present their submission to an Independent Panel appointed by the Minister for Planning.

Appendix 1: Landscape Concept Plan



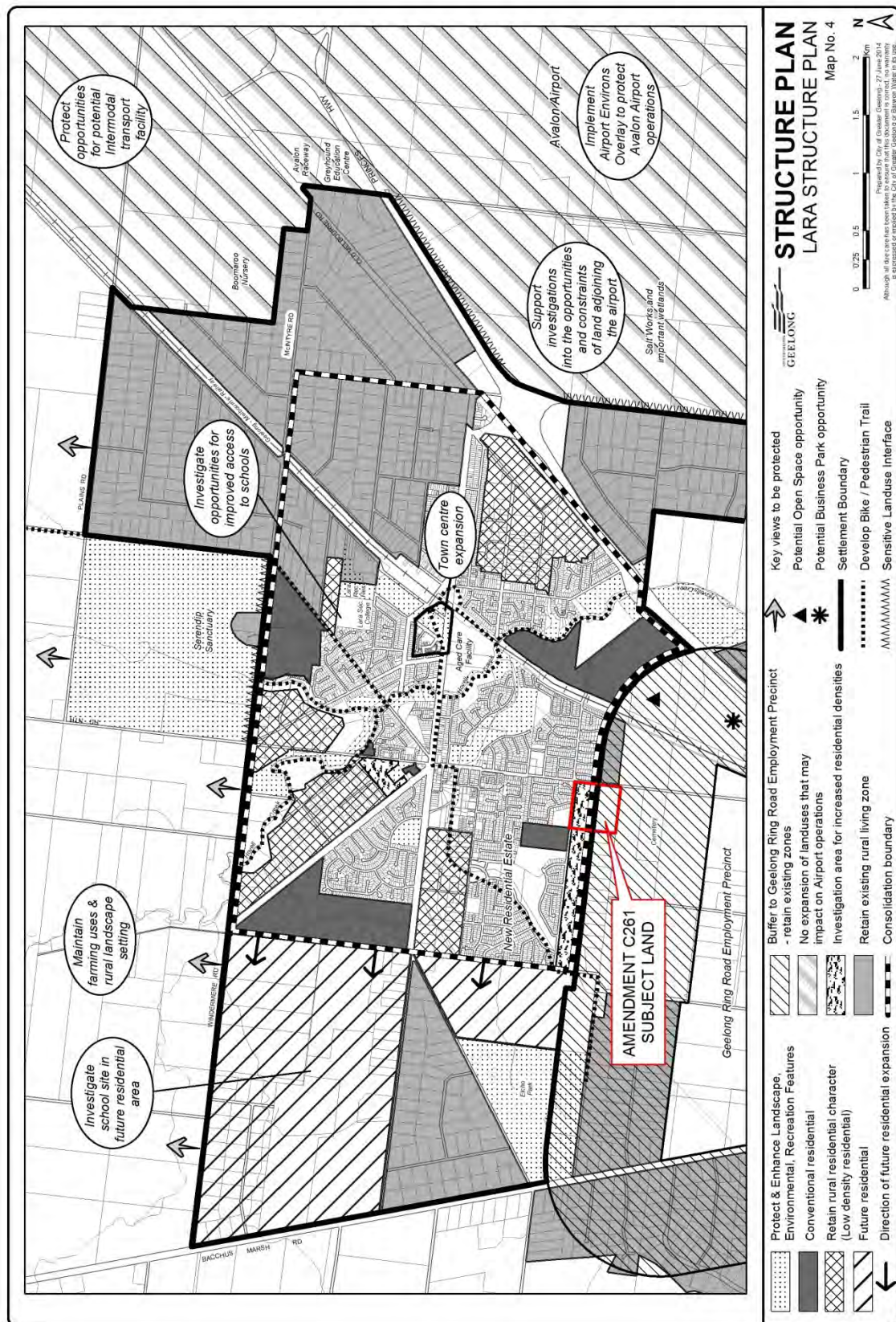
Appendix 2: Existing Zoning Map



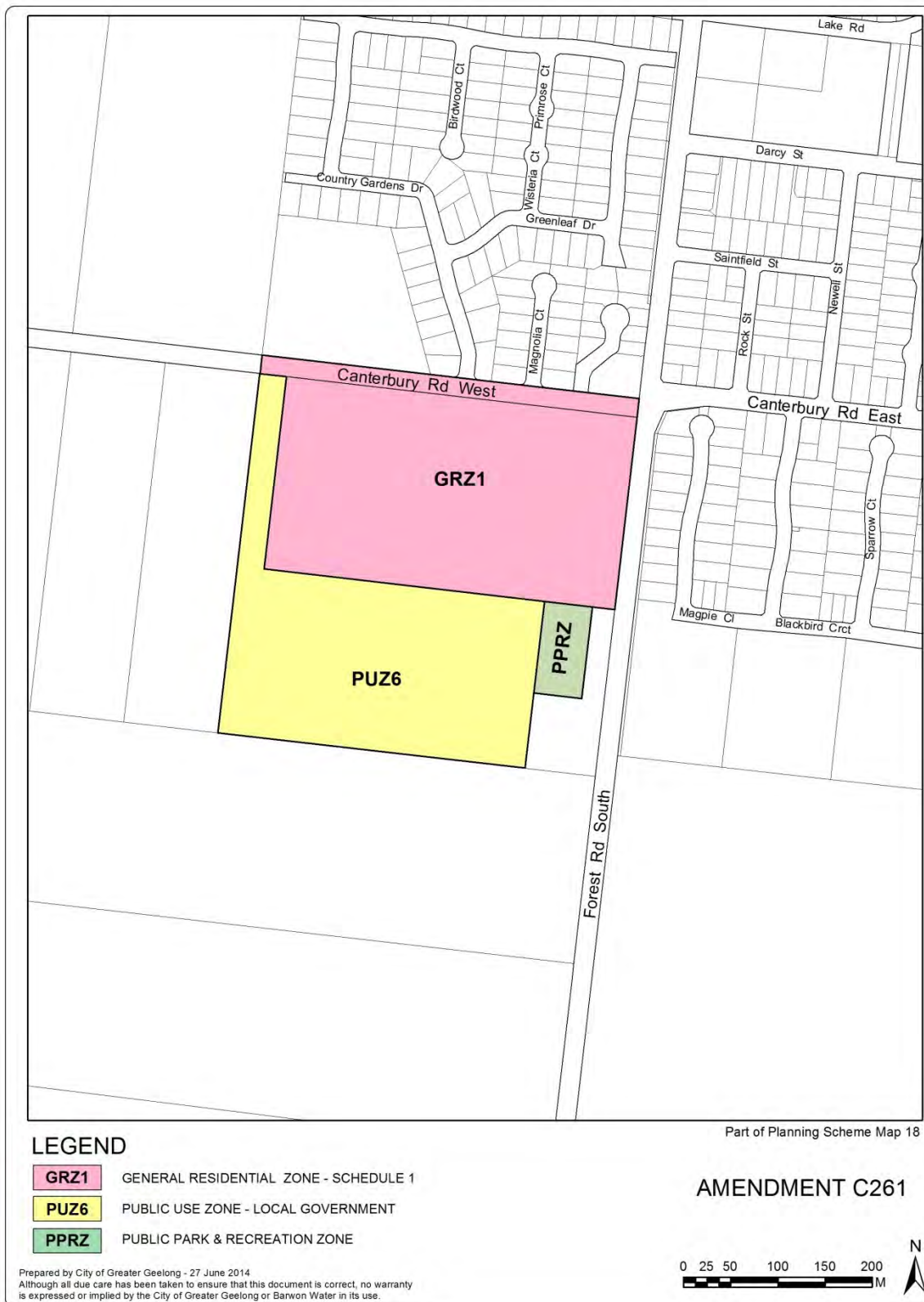
Appendix 3: Aerial Image



Appendix 4: Structure Plan



Appendix 5: Proposed Zoning



4. AMENDMENT C303 - 3 – 5 FOREST ROAD SOUTH LARA - ADOPTION

Portfolio:	Planning - Cr Heagney
Source	Planning and Tourism - Strategic Implementation
General Manager:	Peter Bettess
Index Reference	Application C303

Purpose

This report acknowledges submissions to Amendment C303 and recommends adoption of the Amendment.

Summary

- An Amendment request was made Fadgyas Planning Associates on behalf of S.C.G. Properties Pty Ltd, the owner of land at 3 – 5 Forest Road South, Lara.
- The Amendment proposes to rezone the proponents land from General Residential zone (GRZ), to Commercial 1 zone (C1Z).
- The subject land is occupied by recently constructed shops, adjacent to and opposite established shops and related businesses in the C1Z to the north and west.
- Public exhibition of Amendment C303 commenced on 8 May 2014 and closed on 9 June 2014.
- Two supporting third party submissions were received suggesting that the application of the Commercial 1 zone be extended to the portion of the lot at 1 Forest Road South, to the north of the subject land, which is located in the General Residential zone. The owner of 1 Forest Road South also owns the dwelling located at 10 Station Lake Road, which abuts the eastern boundary of both 1 and 3 – 5 Forest Road South. Council Officers support this request.
- Submissions were received from VicRoads and the CFA, together with a combined response from the Department of Transport, Planning and Local Infrastructure and Public Transport Victoria. None of these agencies objected to the Amendment.
- No objecting submissions were received from third parties.
- The proposal is supported by Clause 21.13-1 & 21.13-2 of the Municipal Strategic Statement, with respect to meeting the commercial and retail needs of Lara residents.
- The Amendment can now be adopted with no need to refer the Amendment to an Independent Planning Panel.

Cr Heagney moved, Cr Ansett seconded -

That Council resolves to:

- 1) Adopt Amendment C303 in the form as outlined in Appendix 1 of this report; and**
- 2) Submit the adopted Amendment with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

The subject land has been recently developed for Commercial use via a planning permit, consistent with the provisions of the Residential 1 zone, which was the zone that applied to the land at the time the permit issued.

The property at 3-5 Forest Road South, is bounded by existing Commercial 1 land to the north and General Residential zone (Schedule 1) land to the East and South.

The proposed re-zoning will bring the zoning of the land into conformity with the purpose for which it has been developed.

The land to which the exhibited rezoning applies is shown with a blue border in the aerial photo at **Appendix 2**.

Council resolved under delegation on 14th March 2014 to place the Amendment on exhibition.

Discussion

The subject land is bounded by an automotive service station to the north and existing dwellings to the east and south. The dwellings are located in the GRZ. The developed (western) portion of the service station is zoned C1Z and the predominantly undeveloped (eastern) portion is zoned GRZ.

Exhibition of Amendment C303 took place between 7 May 2014 and 9 June 2014 with notices in local newspapers and the Government Gazette. Notice of the Amendment was sent to relevant Ministers under the *Planning and Environment Act* and to surrounding land owners and occupiers.

All adjoining landowners and occupiers were directly notified.

Submissions were received from VicRoads and the CFA, together with a combined response from the Department of Transport, Planning and Local Infrastructure and Public Transport Victoria. None of these agencies objected to the Amendment.

No objecting submissions were received from third parties.

One submission was received from the owner of the adjoining service station at 1 Forest Road South, to the north, requesting that the re-zoning be extended to incorporate the portion of their title currently zoned GRZ. The proposed addition to the extent of application of the C1Z is show outlined in red at **Appendix 2**.

A submission suggesting the same extension of application of the C1Z was also received from the proprietor of the service station.

In determining whether the extent of application of the C1Z should be increased to include the rear, undeveloped portion of the service station site without further exhibition, in accordance with the two submissions received, Council must consider the potential for detriment to result from such a change to the proposed amendment.

Given the location and size of the area proposed by the submitters to also be included in the re-zoning, together with its current undeveloped state, it is the view of Council officers that the only parcel of land which could be adversely affected by the extension of the re-zoning would be the dwelling located at 10 Station Lake Road. This property is zoned GRZ and abuts both the eastern boundary of the exhibited amendment and the eastern boundary of the land now requested to be included as part of the amendment.

In considering the potential for detriment Council officers are conscious of both the nature of development which can already occur on the vacant land under its current zoning and the limitations which the scheme applies to development with adverse amenity potential occurring on land which abuts residential land. In view of these considerations, Council officers have formed the view that no person would be disadvantaged by the extension of the re-zoning to include the area outlined in red on **Appendix 2**.

This view is further supported by the provision of written advice from the owner of 10 Station Lake Road, who also owns the service station site, that she does not believe that any detriment would result to her, as the owner of 10 Station Lake Road, by the re-zoning of the undeveloped portion of the service station land to C1Z.

Because there are no objecting submissions, the Amendment does not need to be heard by an Independent Planning Panel.

Council is now able to adopt the Amendment and forward it to the Minister for Planning seeking approval.

Environmental Implications

The amendment will not have any adverse effects on the environment. The orientation of the recently development site has been designed to locate the car park adjacent to the existing commercial premises to the north and as far as possible from the residential units on the adjoining lot to the south. This will minimise any potential for adverse environmental impacts, especially with regard to car movements on the site.

Financial Implications

There are no financial implications for the Council.

No impact to budget.

Policy/Legal/Statutory Implications

Amendment C303 is generally consistent with Council's Municipal Strategic Statement.

At clause 21.13-1 of the planning scheme, Key issues and influences, it is noted that:

"Retail and commercial expansion is required to meet the needs of local residents..."

Clause 21.13-2 Strategies includes the following:

"Limit the Patullos Road shopping strip to the existing Business 1 zoned land."

Clause 22.03, Assessment Criteria for Retail Planning Applications, specifies selection criteria for the exercise of discretion in regard to applications in specified circumstances, including out-of-centre proposals. These criteria were required to be met at the time the permit was issued for the development of the existing commercial premises on the land.

Alignment to City Plan

The Amendment supports the 'Growing our Economy' strategic direction of City Plan, by consolidating the role and function of the Patullos Road shopping strip in a manner that will allow it to better meet the needs of local residents .

Officer Direct or Indirect Interest

No officers involved in this report have any direct or indirect interest In accordance with Sec 80 (c) of the Local Government Act.

Risk Assessment

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

Social Considerations

The Amendment is not expected to generate any significant social impacts.

Human Rights Charter

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and if necessary obtain a fair hearing before an Independent Panel.

Consultation and Communication

The Amendment was exhibited in accordance with the *Planning and Environment Act* 1987, including direct notification to all adjoining landowners and occupiers.

Appendix 1 - Amendment C303 to be Adopted

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C303

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

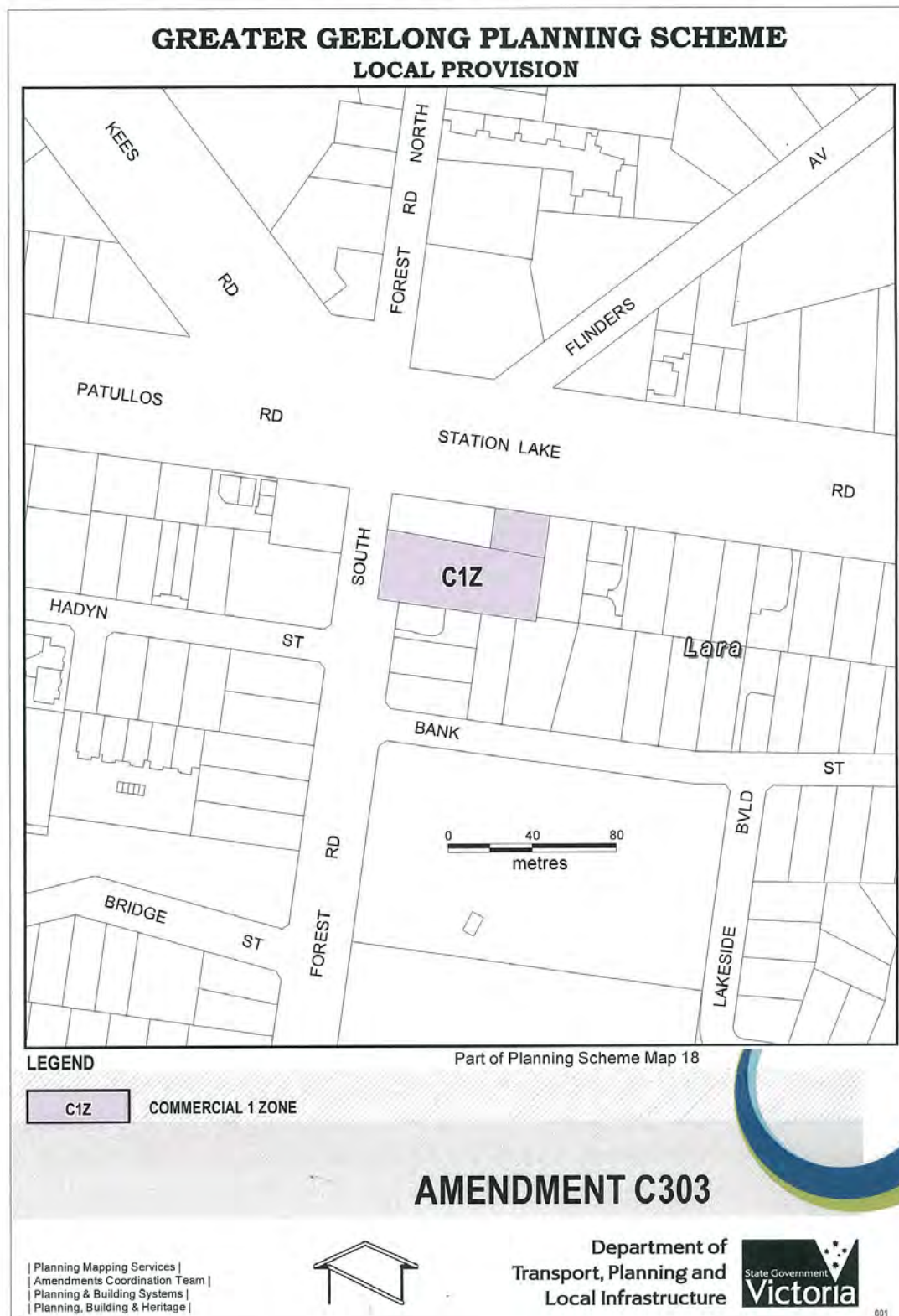
Planning Scheme Maps

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

Zoning Maps

3. Amend Planning Scheme Map No. 18 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C303".

End of document



Appendix 2 - Aerial Photo of exhibited amendment area and surrounds



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, Barwon Water or the State of Victoria in its use.

Scale 1 : 750

MGA Zone 55

Prepared by the City of Greater Geelong - PLACES

Jul 1, 2014 3:41 PM

5. HENDY STREET FAMILY AND CHILDREN'S CENTRE

Portfolio:	Community Development – Cr Fisher
Source	Community Services / Family Services
General Manager:	Jenny McMahon
Index Reference	Subject: Community Services / Family Services Planning

Purpose

The purpose of this report is to seek endorsement from Council to resubmit an application to the Department of Education and Early Childhood Development for funding of \$1.6 million towards the development of an Integrated Children's Centre in Hendy Street, Corio.

Summary

- On 25th February 2014 a report was presented to Council seeking endorsement from Council on the project scope for the development of an Integrated Children's Centre at Hendy Street, Corio and for Council to authorise officers to make a submission for funding to DEECD for \$1.6 million.
- The application to DEECD was unsuccessful, however CoGG has now been invited to resubmit an application for the current round of Integrated Children's Centre Grants 2014-15.
- The report to Council indicated that the total cost of the project was in the order of \$4.7 million. Costs have now escalated by approximately 9.4%, (\$450k approx) bringing the total project cost of \$5.15 million.
- The concept of an Integrated Children's Centre at the site in Corio has been endorsed by Council in the report Future Provision of Community Services Infrastructure in Norlane/Corio, in November 2010. The proposed facility will replace the previous facility at Rosewall which was burnt down in 2011, incorporates the existing Maternal and Child Health Centre and William Hovell Kindergarten, and allow for expansion of services for this community.
- The proposal to develop the Integrated Children's Centre in Hendy Street is a key finding of the Corio North Community Services Infrastructure Plan, which has been developed through extensive consultation with the community, key stakeholders and community groups.
- It is proposed to build a new Integrated Children's Centre adjacent to the Northern Bay College P-8 School in Hendy Street, Corio that will include: two kindergarten rooms; a multi-purpose room to host playgroup or occasional care; consulting rooms for Maternal and Child Health (MCH) and other family support services such as early intervention services.
- Grants are available through the State Government for Integrated Children's Centres. On July 10, 2014, an expression of interest was submitted to DEECD for a \$1.6 million grant towards the proposed centre. On July 21, 2014 DEECD invited Council to develop a full proposal for consideration.
- The proposed location of the new Integrated Children's Centre at Hendy Street, will link closely with the Hendy Street campus of the Northern Bay Secondary College, Hendy Street Hall, Scouts and adjacent recreation and open space.
- Discussions in regard to governance of the facility and responsibility for service provision are progressing and will be the subject of a future report to Council.

Cr Ansett moved, Cr Fisher seconded -

That Council:

- 1) authorises officers to proceed with the submission to DEECD for a contribution of \$1.6 million;**
- 2) commits the \$2 million identified in Council's Resource Plan and the \$1.19 million insurance payment and refers the amount of \$450,000 to the 2015-2016 budget.**

Carried.

Background

In November 2010 Council endorsed the concept of developing an integrated community facility on the proposed site at Hendy Street, in the Future Provision of Community Services Infrastructure in Norlane/Corio report.

The proposed new family and children's centre will replace the existing William Hovell Kindergarten located at the site as well as replace the Rosewall Kindergarten, which was destroyed by fire in 2011. This service is currently operated at the Wathaurong Children's Centre until such time that the new facility is completed.

Consistent with existing policy directions, the proposed site of the new Integrated Children's Centre provides the opportunity to co-locate services with the Northern Bay College P-8 School in Hendy Street and to create a more integrated streamlined service for families and children.

The school has previously indicated strong and enthusiastic support for the potential development of an integrated family and children's centre on the proposed site, which would complement and extend their existing education and community programs.

The location of the proposed Hendy Street Integrated Children's Service is a key recommendation of the Corio North Community Services Infrastructure Plan. The Plan has had extensive community consultation and aims to provide future direction for the delivery of community services to the Corio North area. The Plan considered a range of service needs and facilities in the area including Rosewall Neighbourhood Centre, MCH, kindergarten and early years' services, community garden, plus community meeting spaces. The Plan aims to maximise access to services as well as ensure co-location, integration and multi-use.

At this stage it is not proposed to include a long day care service within the scope of the new centre. Current service information suggests that the need for child care in the Hendy Street area is being met through existing service provision.

The operational model for the new centre is being developed and will be the subject of a further report to Council.

Discussion

The need for integrated services, particularly for families with young children has been clearly articulated in previous reports to Council, including the Municipal Early Years Plan.

Contemporary community facility planning and service development practices in children's services has shifted away from the provision of single purpose buildings to the development of multi-purpose facilities, which incorporate a wide range of compatible and complementary services and programs.

Integrated children's centres, partially funded by the state government, are expected to provide a range of services that include long day care, kindergarten, MCH, along with provision for early intervention and family support services.

Services to be included in the design and delivery of the new centre are as follows:

- Kindergarten – two rooms and outdoor playground areas (including kitchen, toilets, and storerooms) licensed for up to 66 children (including groups for four and three year old children).
- Maternal and Child Health (MCH) – two consulting rooms, waiting room, and storage areas.
- Multi-purpose room – for group programs (playgroups, new parent groups, occasional care, and early intervention programs).
- Consulting rooms – three flexible consulting rooms for the delivery of child and family support services, paediatric allied health, clinical and therapeutic services for children and families.
- The new centre will provide enhanced capacity for the delivery of kindergarten, MCH and family support services beyond the capacity provided by the current facilities. The new facility will accommodate provision for occasional care if local needs require this in the future.

The destruction by fire in 2011 of the Rosewall Kindergarten and closure of the Rosewall Primary School and Flinders Peak Secondary College have impacted on the community and local service provision. The planning and development of new facilities will provide a boost for the local community and enable a range of improved services, programs and activities to be delivered in the local area.

The relocation and expansion of services at this site will encourage strong relationships within the services working with local children and families and will provide a safe stimulating and nurturing environment for children that facilitates their development and actively encourages their potential.

The catchment area of the proposed family and children's centre is recognised as an area of socio-economic disadvantage with relevant demographic indicators identifying higher proportions of young children being developmentally vulnerable in the Corio North area compared with average local, state and national benchmarks.

The design of the centre combined with governance and management arrangements will act as vehicles for integrated planning and delivery of multi-disciplinary services and activities, enabling parents, children and community members to join together to plan, develop and be part of activities that are comprehensive, local, child centred, welcoming, responsive, non-judgemental, inclusive, sustainable, and, most importantly, engaging.

Environmental Implications

There are no known environmental implications associated with this project. Environmental Sustainable Design principles will be incorporated into the detailed design of the facility, consistent with contemporary quality and design principles and requirements.

While the proposed facility will be designed to maximise environmental benefits, any costs provided do not include environmental features over those that are required by the building code.

Financial Implications

The cost of the Hendy Street Integrated Children's Centre is estimated to be approximately \$5.15 million.

An amount of \$3.6 million is included in Council's Four Year Resource Plan for the Hendy Street project.

As a result of the fire at Rosewall in 2011 Council received a \$1.19 million insurance payout to be utilised to redevelop family and children's services in the local area.

Should Council be successful in achieving the \$1.6 million DEECD grant, after applying the \$1.19 million insurance payment the net cost to Council for the project would be \$2.45 million.

The net additional operating cost to Council of the new facility is expected to be in the order of \$6,000 per annum, dependant on centre utilisation and management arrangements. This will be the subject of a further report to Council.

Policy/Legal/Statutory Implications

The project is consistent with federal, state and local government policy in relation to the development of integrated children's services.

The proposal is also consistent with key objectives contained within Council's Municipal Early Years Plan, Creating Communities for Children, and the Structure Plan for Corio Norlane, along with previous community infrastructure plans endorsed by Council.

This project aligns with, and closely complements existing developments in the area in relation to the Corio Norlane Education Regeneration Project, Extended Schools Hub Project, and Department of Human Services' Building for the Future Urban Renewal Project.

Alignment to City Plan

The draft plan supports previous planning undertaken in relation to community infrastructure provision as a priority for the City of Greater Geelong and local communities. The project is identified for funding as part of Council's Four Year Strategic Resource Plan.

Community consultation with regard to infrastructure provision is in accordance with City Plan strategic directions – 'Community Wellbeing' and 'Sustainable Built and Natural Environment'.

Officer Direct or Indirect Interest

Pursuant to Section 80(c) of the Local Government Act 1989, no Council staff involved in the preparation of this report have a direct or indirect interest in the matter to which this report relates.

Risk Assessment

There is a risk to Council's reputation if it is unable to provide essential early childhood services to the Corio North/Hendy Street community.

Existing facilities in the area provided by Council for children and families do not meet quality and service requirements, with previous reports recommending replacement of these facilities.

The nature of existing service facilities in the area results in staff working in an isolated environment, which increases exposure to potential occupational health and safety risks that are difficult to address or mitigate in the current service locations.

Social Considerations

The provision of strong and effective support to children and families in the early years of children's development and family formation are widely recognised as having significant long-term benefits and implications for children's early development, family participation and community wellbeing.

Provision of high quality services, facilities and environments that support and encourage positive participation and access by children and families have been identified as being critical to improving children's early development outcomes, addressing disadvantage, reducing family isolation and contributing to the creation of more vibrant, cohesive and prosperous communities.

Human Rights Charter

The United Nations *Convention on the Rights of the Child* (CRC) requires governments to take all appropriate measures to "render appropriate assistance to parents and legal guardians in the performance of their child-rearing responsibilities".

The United Nations CRC, in conjunction with the Human Rights Charter, upholds the rights of children to receive appropriate support and assistance, which protects their welfare, health, and well-being.

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

Consultation and Communication

Council's Community Development and Family Services Departments will be responsible for communicating and reporting on the information contained within this report.

6. FYANS PARK KINDERGARTEN

Portfolio:	Community Development - Cr Fisher
Source	Community Services/Family Services
General Manager:	Jenny McMahon
Index Reference	Subject: Community Services/Family Services Planning

Purpose

The purpose of this report is to seek approval from Council for officers to make a funding application to the Department of Education and Early Childhood Development (DEECD) for \$350,000 for an Early Learning Facility Upgrade Grant for Fyans Park Kindergarten.

Summary

- Fyans Park Kindergarten is located at 204 West Fyans Street, Newtown and provides 29 Kindergarten places to families from a range of socio-economic backgrounds.
- Fyans Park Kindergarten has been identified in the West Fyans Street Structure Plan 2010 for an extension/upgrade in response to increased local service demand.
- The planned extension will include a second kindergarten room, increasing service capacity to 66 and a shared consulting space/parent room which will allow for expansion of services for this community.
- On July 10 2014, an Expression of Interest was submitted to DEECD for a \$350,000 grant towards the proposed works. On July 21 2014 DEECD invited Council to develop a full proposal for consideration.
- The estimated gross capital cost of the project is \$1,213,149. The initial cost to Council was estimated to be approximately \$600K, with an anticipated State Government contribution of \$650K. The actual amount that Council can apply for is \$350K, resulting in a shortfall of \$263,149. The net cost to council if the application to DEECD is successful will be \$863,149.
- The kindergarten is operated by Geelong Kindergarten Association with the building lease being held by Fyans Park Kindergarten Committee. Council officers will work in collaboration with the kindergarten Committee of Management and Geelong Kindergarten Association throughout the development of this project.

Cr Fisher moved, Cr S Kontelj seconded -

That Council:

- 1) refer the sum of \$863,149 to the 2015/2016 budget;**
- 2) authorise Council officers to proceed with a funding application to DEECD under the Early Learning Facility Upgrade Grant Program for a contribution of \$350,000.**

Carried.

Background

Population mapping indicates growth in population of 0-4 year olds in the Geelong suburb of Newtown. Operating from the only council owned kindergarten facility in Newtown, Fyans Park Kindergarten provides the opportunity for Council to plan for growth of kindergarten provision in this large geographic area comprising Newtown and central Geelong.

The kindergarten is situated on a large corner allotment in close proximity to Fyans Park Primary School. An extension to this existing kindergarten building in a location which enables continued strong partnerships with the local primary school, is consistent with existing policy directions enabling streamlined services for families and children.

Council's West Fyans Street Structure Plan 2010 provides opportunities for social infrastructure in key locations to support the precinct's growing population including expansion of Fyans Park Kindergarten. The planned expansion/upgrade of Fyans Park Kindergarten will enable the kindergarten to accommodate 66 children, an increase of 37 children from current capacity of 29.

The upgraded facility will provide an additional flexible use room/office that will be able to accommodate visiting Maternal and Child Health services, parent meetings, early childhood intervention and family support professionals. The enhanced service delivery options that this extension will provide are in line with Council's Municipal Early Years Plan 2013-17 "A Place For Us!" fitting with the themes of: Safeguarding the best interests of children; Services working together; and Planning for now and the future.

Discussion

DEECD has recently announced the commencement of the 2014-15 round of children's capital funding grants. City of Greater Geelong has been invited to submit an application for an Early Learning Facility Upgrade Grant of \$350,000 for Fyans Park Kindergarten.

To meet the criteria of the grant City of Greater Geelong is required to demonstrate that; planning has been undertaken to determine the need for facility upgrade or extension; the planned work links to the Municipal Early Years Plan; that Council is able to contribute at least 60% of the project cost; the project will provide high quality early childhood infrastructure that will meet the needs of the community and the project is able to demonstrate partnerships that are planned with related early childhood and family services.

The planned works at Fyans Park Kindergarten as included in Council's West Fyans Street Structure Plan 2010 meets the requirements for an Early Learning Facility Upgrade Grant and provides an ideal opportunity for Council to seek DEECD funding.

In progressing this project council will work in partnership with GKA as the service provider, the kindergarten committee of management as lease holders and other internal and external early years stakeholders.

Environmental Implications

There are no known environmental implications associated with this project. Environmental Sustainable Design principles will be incorporated into the detailed design of the facility, consistent with contemporary quality and design principles and requirements.

While the proposed facility will be designed to maximise environmental benefits, any costs provided do not include environmental features over those that are required by the building code.

Financial Implications

The cost of the capital project is estimated to be \$1,213,149.

An amount of \$1.3 million is included in Council's Four Year Resource Plan for Fyans Park Kindergarten extension.

Should Council be successful in achieving the \$350,000 DEECD grant, the net cost to Council for the project will be \$863,149.

Policy/Legal/Statutory Implications

The project is consistent with federal, state and local government policy in relation to the development of integrated children's services.

The proposal is also consistent with key objectives contained within Council's Municipal Early Years Plan, Creating Communities for Children, and the Structure Plan for Corio Norlane, along with previous community infrastructure plans endorsed by Council.

Alignment to City Plan

The draft plan supports previous planning undertaken in relation to community infrastructure provision as a priority for the City of Greater Geelong and local communities. The project is identified for funding as part of Council's Four Year Strategic Resource Plan.

Community consultation with regard to infrastructure provision is in accordance with City Plan strategic directions.

Officer Direct or Indirect Interest

Pursuant to Section 80(c) of the Local Government Act 1989, no Council staff involved in the preparation of this report have a direct or indirect interest in the matter to which this report relates.

Risk Assessment

There is a risk to Council's reputation if it is unable to provide essential early childhood kindergarten places to the Newtown community.

Existing facilities in the area provided by Council for children and families will not continue to meet quality and service requirements.

Social Considerations

The provision of strong and effective support to children and families in the early years of children's development and family formation are widely recognised as having significant long-term benefits and implications for children's early development, family participation and community wellbeing.

Provision of high quality services, facilities and environments that support and encourage positive participation and access by children and families have been identified as being critical to improving children's early development outcomes, addressing disadvantage, reducing family isolation and contributing to the creation of more vibrant, cohesive and prosperous communities.

Human Rights Charter

The United Nations *Convention on the Rights of the Child* (CRC) requires governments to take all appropriate measures to “render appropriate assistance to parents and legal guardians in the performance of their child-rearing responsibilities”.

The United Nations CRC, in conjunction with the Human Rights Charter, upholds the rights of children to receive appropriate support and assistance, which protects their welfare, health, and well-being.

Human rights have been considered in the development of this report, particularly in relation to the ‘right to protection of families and children’ and the ‘right to take part in public life’.

Consultation and Communication

Council’s Community Development and Family Services Departments will be responsible for communicating and reporting on the information contained within this report.

7. EARLY YEARS SERVICES MANAGEMENT - GROVEDALE CHILDREN AND COMMUNITY CENTRE

Portfolio:	Community Development – Cr Fisher
Source	Community Services / Family Services
General Manager:	Jenny McMahon
Index Reference	Project: Grovedale Community Hub

Purpose

The purpose of this report is to recommend to Council the future management and operational arrangements for the new integrated early years services located within the new Grovedale Children and Community Centre.

Summary

- The Victorian Coalition Government, as one of its election commitments in 2010, contributed \$2 million towards the construction of a new integrated children's centre for the Grovedale community. Council approved the construction of this centre on the site of the current Grovedale Community Centre in Heyers Road.
- Construction of the early years service infrastructure commenced in March 2014, alongside an upgrade of the current Grovedale Community Centre. Early years service provision is scheduled to commence operation from the centre in January 2015.
- Council is contributing \$4.7 million to the overall \$6.7 million construction costs for the expanded community centre in Grovedale.
- Current services and groups based at the Grovedale Community Centre include the Grovedale Neighbourhood House, Grovedale Senior Citizens and the Paddington Toy Library. The new early childhood services that will be based at the expanded community centre include three and four year old kindergarten programs, playgroups, family/parenting support and allied health services. The new facilities will also allow for the relocation of two EFT from the maternal and child centre in Reynolds Road. This will ensure that local children and their families receive holistic, 'joined up' support from a range of different agencies and services.
- Early years services operating from the centre will use a partnership-based, integrated service delivery model that will deliver a range of services to local children and their families.
- Extensive community and stakeholder consultation has occurred in relation to the development of services at the expanded community centre, including the formation of a Project Reference Group that has included representation from a number of community service organisations and local community groups.
- The initial proposed operational budget indicates an additional cost to Council of \$35,000 for the first six months of operation in 2014/2015. This figure includes initial implementation costs but excludes depreciation and the costs of providing maternal and child health services in Grovedale. Early years service delivery costs are included in the 2014/15 Council budget. It is anticipated that, by 2015/2016 (excluding the cost of operating the maternal and child health services and assuming that the service is at full capacity), the budget for the delivery of the early years' services will achieve a cost neutral position.

- A range of potential models have been examined in relation to the future management of integrated early years' services at the new centre. The preferred option is for these services to be directly managed by Council as this would provide the best opportunity to deliver an integrated service model across the proposed range of programs, see Attachment 1.
- Further work will be undertaken to develop options for an over-arching integrated governance and management model for the expanded centre (incorporating early years and adult service provision). This will take into account ongoing negotiations with State Government in relation to the future management of the Neighbourhood House and will form the basis of a future report to Council.
- Due to the termination of their current lease arrangements by the Uniting Church, the GKA operated kindergarten in Grovedale East will not be able to operate kindergarten programs in 2015. Families impacted by the temporary closure of the Grovedale East Kindergarten will be offered priority of placement in a kindergarten program at the Grovedale Children and Community Centre.

Cr Richards moved, Cr Fisher seconded -

That Council directly manages the early childhood services located within the Grovedale Community and Children's Centre.

Carried.

Background

The expansion of early years services at the current Grovedale Community Centre has been designed to meet the growing community demand for services for local children and their families.

These services will use a partnership-based, integrated service delivery model that seeks to deliver a range of services to local children and their families. It will ensure that there is a single point of entry to all centre-based services, with children linked into a co-ordinated program of education and support. A specific focus of the service will be on engaging vulnerable children within the local area with universal services and, where needed, targeted support services.

The new centre will bring together a range of services for children, including:

- Three year old and four year old kindergarten programs that will operate from the two new kindergarten rooms.
- A Maternal and Child Health service that will operate from dedicated consulting rooms.
- Playgroups, parenting programs and other group-based programs and activities that will operate from the community room.
- Paddington Toy library that will be located in a permanent, purpose built space.
- Targeted support services for families, including enhanced maternal and child health, family support and allied health services (e.g. speech pathologists, occupational therapists). These services would operate from the consulting rooms available at the centre.

Consideration will also be given in the future to the establishment of an occasional care service that would support parents who are accessing training courses at the Neighbourhood House.

Council currently directly manages the Grovedale Neighbourhood House (by agreement with the Department of Human Services (DHS) until June 2015) that offers a range of adult education opportunities (including accredited training courses) that coordinates a number of other community-based. Ongoing negotiations with DHS will determine the future management arrangements for the Grovedale Neighbourhood House from July 2015.

Given the service and management complexity that will underpin the expanded community centre, it is essential that effective and cohesive governance and management arrangements for the integrated early years' services are established. This will support not only the achievement of cohesive and integrated delivery of services for children and families but also for the broader community who are accessing education and social support services at the expanded centre. It will also support the establishment of a new benchmark in the delivery of integrated community services across both child/family- and adult-focused services.

A range of potential governance and management options for the operation of the new Centre have been examined as background to the recommendation contained in this report (see Attachment 1). In considering the merits of the various options available, this report proposes that the City of Greater Geelong assumes responsibility for the management of the early years' services at the Grovedale Children and Community Centre.

Council is already a registered kindergarten cluster manager and is responsible for the existing Maternal and Child Health service which is to be incorporated into the new Centre. Council successfully manages six long day care centres, two standalone kindergartens and the new integrated children's centre in Ocean Grove. The Boorai Centre Ocean Grove commenced operation at full service capacity in January 2014 and has already begun to establish a new benchmark in the delivery of integrated early childhood services in the City of Greater Geelong. From January next year, Council will also be operating the new integrated children's centres in Barwon Heads, Norlane and Leopold.

Discussion

The principles on which the new children's services at the Grovedale Children and Community Centre have been developed reflect a strong commitment to providing high quality, integrated early childhood services that will improve outcomes for local children. This will ensure:

- Families will find it easier to access early childhood and family support services.
- Local services will be more effectively integrated, undertaking joint planning and service delivery within an integrated practice model.
- Families will have stronger social support networks within their local community.
- Parents/carers will be better informed about available local services and community facilities.
- Increased accessibility for parents/carers of young children to education and training opportunities that support transition into employment.
- Concerns related to parenting capacity and/or children's health and development will be identified earlier, with earlier access to support that address these needs.

Research indicates that effective centre governance and management is essential to the achievement of these outcomes.

The centre will provide a service to the local community between the core hours of 9.00am to 5.30pm from Monday to Friday. Some programs and services will be offered in the evenings and on weekends, dependent upon the needs of the local community.

The following annual service utilisation is estimated for the new early years' services:

- 15 hours of 4 year old kindergarten for 66 children;
- 3-6 hours of 3 year old kindergarten for 40 children, as well as support from the teaching staff in relation to parenting practices;
- A minimum of 3 playgroups attended by up to 30 families;
- An average of 3 hours of consultation with a maternal and child health professional for up to 740 families;
- A minimum of 6 parenting programs for up to 40 families;
- Approximately 25 hours of specialist family support or allied health service access for up to 50 families.

Governance Options

The two governance options available for the integrated early years services at the Grovedale Children and Community Centre are:

- 1) Direct Council management through existing service structures.
- 2) Early years' service management contracted to a lead agency or through a multi-agency agreement via a tender/expression of interest process.

Each of these governance options has advantages and disadvantages that are identified within the options matrix in Attachment 1. Within each of these options, Council would retain responsibility for the management of the Maternal and Child Health service and building management for the entire community centre.

Council is a registered kindergarten cluster management agency and is focussed on achieving broader local community building and social planning priorities. Council also has well developed, robust and transparent governance, management, financial and reporting systems that are subject to public scrutiny and internal and external checks and balances.

Given the location of the proposed early years services within a broader community centre (that is currently directly managed by Council), a 'split' governance structure within the centre (across child/family- and adult-focused services) would reduce the potential for integrated service delivery across the different programs, as well as creating significant confusion within the local community in relation to overall service management and responsibility at the community centre.

Council is uniquely placed to bring together the various stakeholders and key agencies to ensure effective delivery of services across the whole life span (i.e. from birth to old age) through robust planning and service implementation. Its strong strategic planning foundations are also well aligned with key objectives associated with achieving integrated service development. Cost savings and efficiencies can be achieved due to economies of scale.

Council has successfully delivered early childhood and broader community services and programs over a long period and has strong community confidence and support. Council also has significant experience of delivering these services within communities where children and their families are more likely to be experiencing a range of social/financial challenges and/or vulnerabilities. A Council operated service will ensure that proactive engagement strategies are used to target children for participation in kindergarten programs and maternal and child health services that will build their emotional and physical resilience, as well as strengthening parenting capacity within their families.

Regular consultation with the local community will ensure local needs are met and resources are used effectively, both throughout the implementation and service delivery phases. For example, local parents, service providers and community stakeholders will be invited to participate in an early years' services advisory group that will provide advice to management in relation to service delivery and ongoing service development.

Negotiation will be required with the existing kindergarten Committee of Management and the Geelong Kindergarten Association in relation to the successful transition of children (who are currently enrolled at the Grovedale East Kindergarten and who choose to enrol in a kindergarten program at the new centre) and their families to the new centre, subject to Council endorsement of the recommendation contained in this report.

Environmental Implications

Environmental considerations are integral to the development of the service environment and physical infrastructure.

Financial Implications

As indicated in Table 1 (below), it is expected that integrated early years services will generate income of approximately \$152,000 in 2014-2015 in its initial six months of operation, increasing to \$380,000 in subsequent years. The projected income estimates have been conservatively calculated, based on 53 children attending the kindergarten program and approximately 740 children using one or more of the programs available at the centre.

The maternal and child health service will continue to be funded in accordance with existing arrangements.

	Income	Expenditure	Cost to Council (incl. MCH)	Cost to Council (excl. MCH)
2014-15	\$152,000	\$269,000	\$117,000	\$35,000
From 2015-16	\$380,000	\$549,000	\$169,000	\$0

Table 1: Estimated Annual Budget for early years services at the Grovedale Children and Community Centre. The above figures do not include Council facilities management costs which will be in the order of 2% of total capital cost.

Total consolidated expenditure across all early years services operating from the Grovedale Children and Community Centre is expected to be \$269,000 in the initial six month financial year period 2014-15, increasing to \$549,000 in subsequent years.

The additional cost to Council (subtracting the costs for which Council already contributes to the existing maternal and child health service) is expected to be \$35,000 in 2014-2015. Costs for the operation of the integrated early years' services at the new centre are contained in the 2014/2015 Council budget. It is anticipated that the budget for the early years' services (excluding maternal and child health services) will achieve a cost neutral position in subsequent years.

International economic research clearly demonstrates that the cost-benefit return on public investment in high quality childhood education is substantial.

Policy/Legal/Statutory Implications

The provision of integrated service delivery is supported by State and Federal Government policy initiatives and international evidence.

Local government has an intrinsic role in building the capacity and responding to the needs of children in their communities. Council's role in supporting engagement and participation of vulnerable children and families into universal early childhood and education services is consistent with local government requirements stipulated under Section 3E (a) and (b) of the Victorian Local Government Act 1989 and also the Victorian Charter of Human Rights and Responsibilities.

The provision of early childhood services is regulated by a range of legislated requirements and service standards including the following:

- Education and Care Services National Regulations (2011);
- Children Youth and Family Act (2005);
- Education and Care Services National Law (2010);
- Information Privacy Act (2000);
- Health Records Act (2001);
- Maternal and Child Health Program Standards (2009);
- Public Health and Wellbeing Regulations (2009);
- Victorian Early Years Learning and Development Framework (2010);
- Disability Discrimination Act (1992);
- Occupational Health and Safety Act (2004).

The planning role of Local Government in relation to the provision of services for the community is legislated in the Victorian Local Government Act (1989), Planning and Environment Act (1987) and the Health Act (1958).

Alignment to City Plan

The development of integrated early years services in Grovedale aligns with a range of existing Council strategies, policies and plans that inform Council's role in the provision of children's services and facilities. These include:

- City Plan (2013-2017). An objective in the plan's priority 'Connected, Creative and Strong Communities' is "promoting and providing opportunities for education and lifelong learning", whilst the 'Healthy Lifestyle' priority includes an objective in relation to "investing in prevention and improved health across all communities in Greater Geelong";
- Municipal Public Health and Well-being Plan (2013-2017) states that "We will provide safe and vibrant physical environments and infrastructure to support healthy living and connected communities";
- Municipal Early Years Plan (2013-2017);
- Council's Asset Management Policy (2012);
- Council Asset Management Strategy Version 1.06 – (2010).

Officer Direct or Indirect Interest

No officers or contractors involved in the preparation of this report have a direct or indirect interest in matters to which this report relates.

Risk Assessment

There are a number of inherent risks with a project of this nature. These risks are being mitigated through various control measures, and include financial, operational, and potential implications for Council's reputation.

Social Considerations

Given the significant local population growth, there are a number of demand pressures on Council relating to the provision of family and children's services in Grovedale and surrounding areas that will be at least partly addressed by the expansion of early years services at the Grovedale Children and Community Centre.

In addition, there is significant research demonstrating the effectiveness of integrated children's centres in delivering positive health, wellbeing, learning and development outcomes for young children.

There is also extensive Australian literature that demonstrates the benefits of high quality early learning services for children:

- attendance at pre-school programs is associated with improved educational and social outcomes for children, with the greatest benefit attributed to children from disadvantaged backgrounds;
- attendance at pre-school programs is associated with higher Year 3 NAPLAN scores.

Evidence that family characteristics (e.g. level of income, emotional support provided by parents) can be stronger determinants of childhood development outcomes than the quality of education programs clearly indicates that the provision of early intervention and support to families (that reduces the negative impact of these characteristics) can make a positive difference to children's development.

Supporting children in the years before school also greatly increases their chances of a successful transition to school and better learning outcomes whilst at school.

Human Rights Charter

The United Nations *Convention on the Rights of the Child* (CRC) requires governments to take all appropriate measures to "render appropriate assistance to parents and legal guardians in the performance of their child-rearing responsibilities".

The United Nations CRC, in conjunction with the Human Rights Charter, upholds the rights of children to receive appropriate support and assistance, which protects their welfare, health, and well-being.

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

Consultation and Communication

Council has undertaken extensive community consultation in relation to the location and development of new early years services within Grovedale, as well as in relation to the exploration of possible over-arching governance models for the management of the Grovedale Children and Community Centre as a whole.

Council will also be embarking on a community consultation process with children, parents and relevant community stakeholder to guide the establishment of an expanded centre that is responsive to local community needs, values and diversity.

8. RE-APPOINTMENT OF EXTERNAL REPRESENTATIVES ON THE AUDIT ADVISORY COMMITTEE

Portfolio:	Governance - Cr Lyons (Mayor)
Source	Internal Audit and Ombudsman's Office
Acting CEO:	Dean Frost
Index Reference	Audit- CG - Internal

Purpose

To re-appoint Mr Peter Bollen and Mr Ross Fraser to the Audit Advisory Committee.

Summary

- The Council has an Audit Advisory Committee (AAC) which operates under the Terms of Reference (Charter) which was reviewed and approved by Council in September 2013. Membership of the Committee consists of up to six members, being, three Councillors and three external independent persons.
- Mr Ross Fraser and Mr Peter Bollen are seeking re appointment to the Audit Advisory Committee due to their respective terms expiring.
- Mr Peter Bollen was first elected to the AAC on 1 June 2008, due to a resignation from Mr Peter O'Callaghan at the end of 2007. Mr Bollen is a previous Chief Executive Officer of the Surf Coast Shire, and has a wealth of Local Government experience. Mr Bollen is seeking a further two year term effective from 1 July 2014.
- Mr Ross Fraser was appointed to the Audit Advisory Committee in January 2011. Mr Fraser is an Accountant and his background and experience compliments the skills and Local Government knowledge of the other external members of the Committee. It is proposed that Mr Fraser be re-appointed to the Audit Advisory Committee for a period of three years as from 1 July 2014.

The re-appointment of Mr Peter Bollen and Mr Ross Fraser for the nominated terms has the support of the Acting Chief Executive Officer. External membership appointments have been staggered to provide some continuity of members in future years.

Cr Farrell moved, Cr S Kontelj seconded -

That Council approves the re-appointment of:

- 1) Mr Peter Bollen for a further two years as from 1 July 2014;**
- 2) Mr Ross Fraser for a further three years as from 1 July 2014.**

Carried.

Background

The Council has an Audit Advisory Committee (AAC) which operates under the Terms of Reference (Charter) which was reviewed and approved by Council in September 2013. Membership of the Committee consists of up to six members, being, three Councillors and three external independent persons.

Discussion

Mr Peter Bollen was first elected to the AAC on the 1 June 2008, due to a resignation from the then committee member in Mr Peter O'Callaghan at the end of 2007. Mr Bollen was previously the Chief Executive Officer of Surf Coast Shire, a position which he held for over five years. Mr Bollen is seeking a further two year term as from 1 July 2014.

Mr Fraser has extensive experience in risk management, auditing and financial management. His background and experience compliments the skills and Local Government knowledge of the other external members of the Committee. It is proposed that Mr Fraser be appointed to the Audit Advisory Committee for a period of three years as from 1 July 2014.

It is recommended that Council approves the re-appointment of Mr Peter Bollen and Mr Ross Fraser, current Committee members, for a further two and three years respectfully as from 1 July 2014. External membership appointments have been staggered to provide some continuity of members in future years.

The re-appointments have the support of the Acting Chief Executive Officer.

Environmental Implications

Not applicable.

Financial Implications

External members receive \$1,562.50 per meeting (ex GST).

Current approved budget.

Policy/Legal/Statutory Implications

Nil.

Alignment to City Plan

How we do business.

Officer Direct or Indirect Interest

Not applicable.

Risk Assessment

The re-appointment of Mr Peter Bollen and Mr Ross Fraser has the support of the Acting Chief Executive Officer.

Social Considerations

Not applicable.

Human Rights Charter

Nil.

Consultation and Communication

Not applicable.

9. CITY PLAN 2013-2017 PROGRESS REPORT TO JUNE 2014

Portfolio: Governance - Cr Lyons (Mayor)
Source Corporate Services - Corporate Strategy
A/General Manager: John Brown
Index Reference Corporate Management

Purpose

Council at its meeting on 25 June 2013 adopted City Plan 2013-2017, that outlined the Strategic Directions and Priorities planned by the City over that four-year period, and the Annual Business Plan Actions planned for 2013-2014.

This reports the organisations achievements against these actions.

Summary

Attachment 1 details the status and provides commentary against the Annual Business Plan actions. The key to the status of actions is:

On Schedule	(Green)	105
Completed	(Black)	129
Major Issue	(Red)	1
Minor Issue	(Yellow)	9
Not Started	(White)	14
Total Actions		258

Cr E Kontelj moved, Cr S Kontelj seconded -

That Council receives and notes the City Plan Progress Report to 30 June 2014.

Carried.

Background

That Council at its meeting on 25 June 2013 adopted City Plan 2013-2017, which has been developed within a framework of four strategic directions:

1. Community Wellbeing

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

2. Growing Our Economy

Securing Geelong's economic future.

3. A Sustainable Built and Natural Environment

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

4. How We Do Business

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

Discussion

This report and attachment indicates the status of the actions in City Plan 2013-2017 for the 2013-2014 financial year as at 30 June 2014.

Attachment 1 provides status and comments for each of the 258 actions within the four strategic directions.

There has been significant progress towards achieving the actions in 2013-2014 including:

Community Wellbeing

Status Summary		
On Schedule	(Green)	65
Completed	(Black)	70
Major Issue	(Red)	1
Minor Issue	(Yellow)	4
Not Started	(White)	9

- Three key strategies that address the well being of our Community were adopted in the June quarter. The 2014-2017 Disability Action Plan, The Physical Activity Strategy and The Karreenga Aboriginal Action Plan 2014-2017.

The 2014-2017 Disability Action Plan, in line with state and federal legislation, outlines the actions Council will take to reduce discrimination of people with disabilities in the areas of goods, services and facilities, employment, community participation and attitudes and practices. The adoption of the Disability Action Plan comes after Council released the draft 2014-2017 Disability Action Plan for public comment earlier this year.

The Karreenga Aboriginal Action Plan 2014-2017 and Statement of Intent were adopted on 27 May 2014. The Karreenga Aboriginal Action Plan documents 50 actions across five focus areas of cultural recognition and respect, employment and economic development, family and community support, Aboriginal cultural heritage, and arts and social enterprise. The Statement of Intent commits Council and the Aboriginal and Torres Strait Islander people in the Geelong region to work together in partnership.

The Physical Activity Strategy was developed as part of the State Government funded 'Be Active' program, sets out ways to create an environment that supports physical activity over the next four years. It identifies cost effective physical activity interventions such as facility development, policies, programs and services that are most likely to succeed in getting local people to be more active more often.

- Council has endorsed the Geelong Indoor Recreation Facilities Strategy which will guide the future provision and development of indoor recreation facilities for the next 20 years.

Key recommendations of the strategy include, a new regional centre at Brearley Reserve Marshall, expansion to the Leisuretime Centre, development of new courts on the Bellarine and the development of new growth area indoor recreation facilities at Armstrong Creek and Lara West as development is taken up and population triggers are met.

- A number of Recreation and Community projects were commenced or completed in the June quarter.

The St Leonards Men's Shed officially opened its doors. The St Leonards Men's Shed has more than 50 members with new members encouraged. There are now 10 Men's Sheds in the Geelong region.

Shell Road Reserve pavilion designs have been revealed. The facilities at Shell Road Reserve are based on the Ocean Grove Sporting Infrastructure Plan which was developed as a long term guide to identify the need for sporting facilities as the population of Ocean Grove grows.

New netball courts were opened at Winter and Herne Hill Reserves in May. The courts are available for the community when not being used by Belmont Lions and St Josephs Netball Clubs for training and games.

Works have started on the new Norlane Children's and Family Centre, located at Windsor Park and the new Grovedale Children's Centre. The projects are funded by Council and the State Government.

Geelong West Seniors Community Centre upgrade has been completed which incorporates a new tenant, the Geelong West Neighbourhood House. The upgraded building resulted in enhanced amenities including a ramp and improved access at the rear of the building, a refurbished kitchen, improved internal access, updated office areas and a new storage area.

- Council has rolled out their road safety footpath message to all schools. The purpose is to encourage children and their carers to cross safely at school crossings. Council has applied for a \$25,000 TAC Community Road Safety Grant to fund the roll out of a painted footpath stencil at all school crossings. Council is also working with every school in the municipality to develop school parking and travel paths, to highlight parking areas, pick up and drop off areas and safest walking and riding options.
- The City's Learn to Swim programs are again achieving outstanding results. In Term Two 2014 the City's programs attracted 5,874 enrolments across the four indoor leisure centres (Leisurelink, Waterworld, Splashdown and Bellarine Aquatic and Sports Centre).
- The community has been called upon to have their say on a new Open Space Strategy developed for Council. The strategy is to provide a long term framework to guide the planning and management of open space.
- Mountain to Mouth (M~M2014), Geelong's extreme arts walk took place in May. The Opening Elders Ceremony took place at the You Yangs Big Rock with an estimated 800 people attending this start to the walk. A total of 550 people pre-registered to walk one or more stages of the 80 kilometre pathway with 110 people carrying the artwork 'Canoe' and 200 people carrying Ward Flags. The closing ceremony at Barwon Heads attracted over 2,000 people.

Growing Our Economy

Status Summary		
On Schedule	(Green)	21
Completed	(Black)	20
Major Issue	(Red)	0
Minor Issue	(Yellow)	2
Not Started	(White)	3

- Council appointed six external committee members to the Central Geelong Task Force Special Committee to implement a 15 year blueprint to rejuvenate the city centre. Council agreed to increase the total number of committee members from nine to 11, allowing up to seven external members to be represented.

A report presented by the Central Geelong Marketing Committee to Council has outlined the economic benefits of more than \$5 million from the promotions and activities undertaken by the Committee. Major activities included the Central Geelong Sidewalk Sales, the Central Geelong School Holiday program, Tastes of Central Geelong and the Central Geelong Farmers Market. The activities were delivered through three key focus areas: More People, More Business and More Support. More than 300 activities across the three focus areas were provided.

- The Geelong region continues to support new and emerging growth sectors with four exciting announcements in the last quarter.

Premier Napthine officially opened the Carbon Nexus research facility at Deakin University in Waurin Ponds. Carbon Nexus is a global standard research centre which will provide research for industry on carbon fibre.

The \$90 million Waurin Ponds Shopping Centre Stage One expansion opened on 21 May 2014 with the centre being fully completed in August. The development will provide a huge boost to the Geelong economy creating 700 jobs in total.

Australian Sports Technologies Network officially launched the HeadStart Accelerator Program which will facilitate sport business start ups. HeadStart is expected to create 75 new jobs in Geelong in the first five years of operation.

Crop protection manufacturer Accensi has purchased land at Broderick Road at the Geelong Ring Road Employment Precinct for their Victorian headquarters. This development for Geelong with flow on economic benefit of \$100 million when fully operational will provide 45 new jobs in Geelong.

- Council has been trialling truck restrictions throughout Central Geelong since March 2014 and is calling for feedback. The trial is designed to reduce the number of trucks using Malop Street as an east-west thoroughfare and does not apply to trucks making deliveries in Central Geelong. Once submissions are received, Council will determine whether to abandon the trial, continue the trial, extend the restrictions to Ryrie or other streets, seek funding for infrastructure works to support the changes or seek funding for safety improvement works.
- A number of events showcasing our region were held during the June quarter including Geelong Playgroup Week, Million Paws Walk, Refuge Week, National Volunteer Week, Mothers Day Classic, Jobs Fair, Scarf Festival, Anzac Day Commemorative Services, Open Rooftop Cinema, Autism Awareness Walk, Sheepwash Classic Fun Run, Extravaganza Geelong Launch, National Youth Week, Blanket Geelong and National Celtic Week bringing in valuable economic benefit and showcasing our region.
- The City strengthened its focus of pursuing cruise ships into the city. The smaller "boutique" cruise ships can currently access Geelong's swing mooring area with larger ships preferring deep sea ports such as Portland. Three cruise ship visits have been confirmed for next year, including the fifth visit of the cruise ship "Seabourn Odyssey" on 5 June 2015. The City intends to encourage large P&O cruise ships once Yarra Street Pier is built. Portuguese Cruise line Portuscale signed a letter of intent to run cruises to Geelong if Geelong is successful in obtaining the Yarra Street Pier.

- The construction phase of the Geelong Library and Heritage Centre is now underway with the basement slab poured, 50 tilt slab panels erected, lift shaft installed, underground services in place and the installation of 42 piles to support the new building installed. The new centre will be an impressive addition to Geelong's architectural and cultural landscape. It will be a six-storey state-of-the-art facility with all the modern conveniences for today's library user.
- Geelong welcomed funding for roads, rail, education and health in the recent State Budget.

\$5.8 million was allocated to disability access at Geelong Station, \$12.9 million allocated to duplicate Pioneer Road to ease pressure on busy connector road and upgrade to bus interchanges at Moorabool Street and North Shore. \$8.5 million was allocated to Geelong High School and \$28 million funding for a community hospital in Geelong's north.

- Council also continues to lobby for major funding priorities with the Yarra Street Pier and Land 400 projects top of the list.

Sustainable Built and Natural Environment

Status Summary		
On Schedule	(Green)	14
Completed	(Black)	15
Major Issue	(Red)	0
Minor Issue	(Yellow)	2
Not Started	(White)	2

- The 'Rethink Your Rubbish' program continues to be a success with various initiatives undertaken in the last quarter. A small electrical appliance drop off day was held in May at The Potato Shed Drysdale where residents could drop off a large range of small appliances. 372 residents utilised the program. This was a free service provided by Council in conjunction with Sustainability Victoria.
- Council welcomed the State Government's announcement that the Geelong Manufacturing Council and Future Proofing Geelong were successful in obtaining a \$300,000 grant over a three year period to deliver market development program 'Cleantech Innovations Geelong', bringing the total funding to \$600,000. Cleantech Innovations Geelong is an alliance of business and industry looking to develop markets for cleantech. Clean technology is defined as economically viable products and processes that harness renewable materials and energy sources, dramatically reduce the use of natural resources and reduce or eliminate emissions and wastes.
- Council received a \$525,000 grant from State Government to continue its work in planning for and dealing with climate change as part of the Climate Change Adaption Strategy. Significant projects to date have included a partnership with RMIT and NetBalance Foundation in developing a Climate Change Adaption Toolkit and assisted with the development of a national manual to assist councils through the challenges presented by climate change.
- A number of environmental reserve maintenance programs have been completed with stage one and two of the Clifton Springs coastal erosion mitigation works completed. This involved the construction of a 150 metre sea wall. Further works in Clifton Springs included the completion of the stormwater slipway and central groyne. The St Helens boat harbour pontoon and fishing platform was completed and the Balyang Sanctuary pathway and fencing was also completed.

- The review of the Greenhouse Reduction Strategy commenced in June following the appointment of AECOM as the successful consultant to assist with the project. The first inception meeting of the project team was held and terms of reference have been developed. The review will be completed and an updated Greenhouse Strategy developed by mid-2015.

How We Do Business

Status Summary		
On Schedule	(Green)	5
Completed	(Black)	24
Major Issue	(Red)	0
Minor Issue	(Yellow)	1
Not Started	(White)	0

- Council adopted its first Emergency Management Strategic Plan 2014-2016 which coincides with the release of the 2013-2014 bushfire season report. The Emergency Management Strategic Plan is designed to ensure Council has clear guidelines in place for responding to and recovering from emergency situations. The plan was developed in consultation with council's internal Emergency Management Group the multi-agency Municipal Emergency Management Planning Committee (MEMPC). The plan focuses on six key objectives and lost over 60 performance measures. The six objectives: are Emergency management planning; Continuous improvement; Knowledge retention and staff development; Resource and service delivery; Community education and stakeholder relationships; and Financial investment.
- A number of corporate training programs have been undertaken including Assertiveness Skills, Council and Information Services Induction programs, Effective Management of Employee Performance Training, Stepping up to Leadership, Dataworks training, OHS Training and Plain English.
- A new Community Engagement Hub designed to provide a one stop shop for officers conducting community engagement is now available on Council's intranet. The hub is designed to provide information to better understand, implement and record community engagement activities within Council. It includes a ten step guide to planning engagement activities, an updated community engagement database, Engage (formerly Consult) and links to other resources. From 30 July 2014, a series of training sessions will be available to staff to further their knowledge of community engagement practices. The monthly sessions will form part of Council's Corporate Training Calendar.
- Federal Government funding of \$1.5 million has been received for major road upgrades. Improvements will be made in Belmont, Mannerim, Little River and Norlane areas at sites selected as having high rate crash rates. The upgrades will vary from the installation of splitter islands, pedestrian platforms to modification of a roundabout.
- Social media continues to be a key communication channel for Council to inform and engage with the community. The City of Greater Geelong and Geelong Mayor's Facebook and Twitter accounts are monitored seven days a week. Between the two pages, Facebook currently has 46,000 likes and Twitter 119,000 followers.

Environmental Implications

There are several actions under the Sustainable Built and Natural Environment Strategic Direction within City Plan that aim to enhance and protect natural areas and ecosystem health, support our community to live sustainably, advocate and promote sustainable design and development, and minimise our environmental footprint.

Financial Implications

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

Policy/Legal/Statutory Implications

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

Alignment to City Plan

This report is the progress report of the organisations achievements against the adopted City Plan 2013-2017, 2013-2014 actions.

Officer Direct or Indirect Interest

There is no conflict of interest to be disclosed.

Risk Assessment

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

Social Considerations

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

Human Rights Charter

This report provides an update on the implementation of City Plan 2013-2017 and will be made available on Council's website and on request at Council's Customer Service Centres as part of the Council meeting minutes. There are no known positive or negative effects.

Consultation and Communication

A comprehensive report on the 2013-2014 City Plan actions will be published in the City of Greater Geelong Annual Report by September 30, 2014, which will be submitted to the Minister for Local Government and available to the public in hard copy and on the City's website (www.geelongaustralia.com.au).

City Plan Council Report for 2013/14
For Quarter Ending: Jun 2014

City of Greater Geelong

22 July 2014

Description	Completion Date	Status	Comments
Strategic Direction: Community Wellbeing			
Outcome: Connected, creative and strong communities			
Children's Week activity program	Jun 2014	C	Children's Week activities were undertaken in October 2013. The 73 planned activities were participated in by 450 local organisations with 16,300 adults and children participating. Events were covered in local media and evaluations indicated high levels of satisfaction with the activities provided. Playgroup Week's activities were undertaken in March.
Corio Norlane transport project stage two		OnS	Some remaining works will extend into the next financial year. School Road path complete. Final stages of works to be programmed.
Councillor Community Grants program	Jun 2014	C	All funds now allocated and finalised.
Development and implementation of Aboriginal Action Plan		OnS	The draft Karreenga Aboriginal Action Plan was adopted by Council on 27 May 2014.
Geelong Regional Library contribution	Jun 2014	C	Annual funding program completed.
Geelong Seniors Festival	Nov 2013	C	The Geelong Seniors Festival ran throughout October, and included 107 events ranging from art shows to concerts, open days and come and try events. Over 8,500 participants enjoyed the activities. The program of events concluded on November 9th and the evaluation followed.
Indigenous kindergarten assistance		OnS	Commonwealth funding confirmed for 2014 school year. Federal review of the program underway to determine ongoing operation of this program. Current reporting and targets on track.
Landscaping Clifton Springs fountain		OnS	Works completed with only minor tasks outstanding.
Neighbourhood houses support - Annual financial contribution to activities provided by neighbourhood houses in the municipality	Jun 2014	C	Payments made. Project is ongoing.
School Holiday Program	Jun 2014	C	July school holiday program commenced.
Supported playgroups and parent groups initiative		OnS	Playgroups continuing to operate to meet needs of vulnerable children and families. Parenting components being strengthened to ensure best support and information is provided to supported playgroup families.
Youth activities, programs and events incl Skaart , Lara Youth Festival, skate program, National Youth Week, Courthouse Youth Arts, SSAGQYSP initiative, L2P program, Engage it up, Youth action teams, Switch magazine, multicultural youth development	Jun 2014	C	A range of activities were organised for National Youth Week in April, such as IMPETUS Awards for outstanding young achievers, Outdoor Cinema movie screening, skate activities, and writing workshops. Ongoing activities are progressing, including development programs like Girls Go Extreme, and BLOKES (Boys Learning Outstanding Knowledge and Excellent Skills).
Arts, Culture and Heritage			
Community arts and festivals grants program	Jun 2014	C	Program complete with 16 festivals, 23 arts projects and six quick response/professional development projects funded. Majority of program projects are underway or completed with applications for professional development being received.
Development of Cultural Strategy		Min	Brief finalised however due to major projects currently being undertaken by Department, project commencement postponed to July.
Lara Food and Wine Festival	Jun 2014	C	Event successfully held and well received.
Lara Heritage Festival		NS	Project not commencing.
Mouth ~ Mountain 2014	May 2014	C	Project complete, resulting in broad positive feedback from community and stakeholders. Debriefs and reporting underway.

City Plan Council Report for 2013/14
For Quarter Ending: Jun 2014

City of Greater Geelong
22 July 2014

Description	Completion Date	Status	Comments
Children's Services			
Acquisition and replacement of resources and equipment at City Learning and Care centres	Jun 2014	C	All back orders received. Project completed. Capital handover forms currently being completed.
Alexander Thomson Kindergarten play area upgrade	Dec 2013	C	Payment of funds is now complete.
Children services facilities upgrades		OnS	Barton Street to be completed July school holidays. Clifton Springs and Ruthven Street near completion.
Community Facility			
Community halls upgrade program	Jun 2014	C	Program for the 2013-2014 year has been completed.
Disability access program		OnS	An upgrade to the toilets at the Drysdale Senior Citizens Centre is underway including the disabled toilet. Disability Access to the Newcomb Seniors Citizens centre, and Virginia Todd Hall is also underway.
East Geelong Mens Shed extension	Jun 2014	C	Project completed.
Geelong West Neighbourhood House accommodation options	Jun 2014	C	Handover complete. Funding for furniture provided to Neighbourhood House.
Seniors Citizens centre's kitchen upgrades	Dec 2013	C	Works completed.
Community Hubs			
Barwon Heads Early Learning Centre construction		OnS	Last of timber framing being done. Roof sheeting on site ready for installation. Windows being installed.
Grovedale Integrated Children's Centre construction		OnS	Shop drawings endorsed, sewer and mechanical ducts are being installed prior to ground slab preparation.
Leopold Community Hub stage one construction		OnS	Steel/timber framing continues. Roof sheets being installed on Area 4. Services to front of facility and external retaining walls started. Swale drain excavated.
Ocean Grove Integrated Children's Centre construction		OnS	Revised traffic signal plan submitted to VicRoads for review and sign off.
Multicultural action			
Multicultural Action Plan implementation		OnS	On track. On Sunday 11 May 2014 in collaboration with CD "Africa got Talent" took place whereby a young girl of the Geelong Congolese refugee community was shortlisted to participate in the finals in Melbourne. Geelong Interfaith Network and multicultural communities were successfully and meaningfully engaged in the Mouth ~ Mountain event. Refugee Week 2014 activities is in its planning stage to be implemented.
Multicultural Action Plan implementation - Diversitat grant	Sep 2013	C	Project is completed.
Public Art			
Beacon Point Road art sculpture		NS	Project will not proceed. Funds have been redirected
Central Geelong public art initiative		OnS	Project has commenced. Artist and artwork selected by Public Art Advisory Group with first installment paid. Installation due early September 2014.
Geelong West forecourt public art piece		OnS	Project has commenced. Artist and artwork selected by Public Art Advisory Group. First invoice paid with work due for installation in late September/early October.
Public art program -in High Street Belmont		OnS	Project commission for second stage has commenced. Project is on track for completion in October.
Street art project	Dec 2013	C	Project completed but official launch is planned for August to celebrate several Central Geelong public art projects.
Whittington Place Ba			

City Plan Council Report for 2013/14
For Quarter Ending: Jun 2014

City of Greater Geelong

22 July 2014

Description	Completion Date	Status	Comments
Whittington Flamefest	Feb 2014	C	Flamefest 2013 was a successful community festival held on 25 October 2013.
Whittington Place Based Activities		OnS	Four forums have now been held with 50-60 attendees from local community, government and service providers. Topics were Digital Inclusion, Youth, Education, Employment, Mental Health and Community Safety.
Outcome: Healthy Environments			
Implement Municipal Emergency Management Plan	Dec 2013	C	Municipal Emergency Management Plan annual update completed.
Conduct community dog/cat micro-chipping and registration roadshows		OnS	Registration and microchipping roadshows are being conducted in line with RCPA Million Paws Walk. Further roadshows to coincide with future activities around the launch of the Domestic Animal Management Plan and reduced fee registrations will commence in October 2014.
Continue to conduct assessments of restricted breed dogs and dogs declared as dangerous dogs		OnS	Revised assessment tools are being introduced and adopted by Minister of Agriculture allowing for linear approach in assessing restricted breed dogs. The Australian Veterinary Association continue to push for legislative changes to remove breed specific legislation, Council continues to support these changes.
Ensure all school crossing are adequately supervised and patrolled to protect children's safety		OnS	Funding has been approved to equip all supervisors with illuminated LED lit 'stop' batters. Purchase and roll out will take place first thing in 2014-2015 financial year. This will significantly reduce the risk of incidents and near misses at school crossings, following two serious incidents late last year.
Implement Municipal Fire Prevention Plan		OnS	Municipal Fire Management Plan is currently undergoing its annual review by the Municipal Fire Prevention Officer and will be tabled at the July 2014 Municipal Fire Management Prevention Committee meeting. The annual review of the Victorian Fire Risk Register program has been undertaken and is an important part of the Plan's review. Municipal Fire Prevention Plan to be reviewed and pursued by fire committee as per annual process. Plan passed the Country Fire Authority audit process.
Implement Year 1 actions of the Domestic Animal Management Plan		OnS	The Domestic Animal Management Plan has been finalised, adopted by Council and published. The gazettal of the new Dogs in Public Places Policy is complete, and maps indicating on and off-leash areas have been published online. The signage requirements to reflect the new dog control orders have been reviewed, and signage stock is being produced for a roll-out of installation later this year. The majority of communication objectives from the Plan have been achieved, ranging from dogs on beaches to methods to control the overpopulation of cats. There is ongoing liaison with other land managers, including Barwon Coast and Bellarine Bayside, with a view to harmonise dog control orders across the municipality. Microchipping and Registration Roadshows are currently being planned, both in local community settings and also to coincide with related events, such as the hooded plovers "Dog's Breakfast".
Monitor, assess and register all food premises based on compliance		OnS	571 food assessments have been conducted this quarter with 3 Food Act Notices issued. 99.5 per cent compliance achieved.
Parks and reserves maintenance	Jun 2014	C	Maintenance programs are on target and ongoing. Weekly maintenance programs are being completed as per schedule.
Preparation of a Flood Management Plan for the City.	Oct 2013	C	Flood management plan has been approved and signed by all stakeholders.
Renewal work on Council owned buildings	Jun 2014	C	Annual Program completed. Works have commenced for Waterworld.
Bike paths			
Bellarine Rail Trail works		C	Works completed to asset owners expectations.

City Plan Council Report for 2013/14
For Quarter Ending: Jun 2014

City of Greater Geelong

22 July 2014

Description	Completion Date	Status	Comments
Bicycle infrastructure program	Jun 2014	C	Principle Bicycle Network adopted; internal working group met to prioritise actions and continuing with pre-design and planning with external stakeholders.
Greater Geelong Cycle Strategy implementation		OnS	Funds transferred to Bellarine Rail Trail Crossing project. Tender awarded and construction to begin in the new financial year. Wayfinding signage currently being constructed with installation due shortly.
Footpaths			
Footpath Renewal Program	Jun 2014	C	Program complete - Minor over spend is offset by additional income.
Footpath works Hitchcock Avenue Barwon Heads	Dec 2013	C	Project completed.
Footpath works Melville Avenue Newtown		OnS	Construction to commence in the new financial year.
Playgrounds			
Anakie Community Centre playground	Dec 2013	C	This disbursement is for Anakie Primary School for playground upgrade works. Funds have been paid.
Asher Road Playgroup playground, Slovenian club	Jun 2014	C	Project completed.
Collendina Reserve playground relocation		NS	Project is not proceeding, funds have been reallocated.
Coryule ward parks and playgrounds improvements	Jun 2014	C	All identified works completed.
Hume Reserve community activity precinct	Jun 2014	C	Playground installed.
Myers Reserve playground development	Jun 2014	C	Project completed, however steel slide is to be replaced with a plastic slide. Await replacement slide.
Pettitt Park playground, park and amenities upgrade	Mar 2014	C	Landscaping complete.
Playground development Dane Avenue Bell Post Hill	Mar 2014	C	Project completed.
Playground development program		OnS	All the play equipment has been installed. Landscaping works are underway.
Playground developments in Brownbill ward		NS	Not proceeding.
Queens Park playground upgrade		OnS	Playground supplier tender complete, detailed design to start.
Public Toilets			
New public toilet Beauford Avenue shopping strip, Bell Post Hill		Maj	Design selected for toilet. Plans have been distributed to residents and shop owners. Petition has been received and being reviewed. Funding shortfall.
Ocean Grove community garden toilet		OnS	Construction is nearing completion. Taylor Homes are undertaking the work on behalf of the Community Garden group.
Portarlinton Reserve DDA compliant toilet	Jun 2014	C	Disabled Toilet Construction has been completed.
Toilet block renewal and replacement program		OnS	Projected carry-over into the 2014-2015 financial year to complete Geelong West toilets x two due to ongoing community consultation re locations and for upgrades to Transvaal Square and Hamlyn Reserve North both in progress but not yet completed.
Recreation Facility			
Barrabool Cricket Club - clubrooms renovation		OnS	The club have produced schematic designs, plans are being developed for pre-tender estimate.
Barwon Valley Golf Club - office upgrade		OnS	Corangamite Catchment Management Authority endorsement sought for construction on land liable to flooding. Club seeking loan approval based on preliminary cost plan.
Bell Park Sports Club (Ballarat Rd, Batesford) - change rooms planning	Jun 2014	C	Installments are on schedule.
Bell Post Hill Football Netball and Bowls Club - change room facilities		OnS	Works on schedule, plastering 90 per cent completed.
Collendina Reserve Master Plan implementation	Jun 2014	C	Major works completed. Club to construct picnic table.
Corio Moorabool Pony Club new floor covering		OnS	Works on schedule, finalising paperwork.
Elcho Park Golf Course - driving range	Jun 2014	C	Project is complete.

City Plan Council Report for 2013/14
For Quarter Ending: Jun 2014

City of Greater Geelong

22 July 2014

Description	Completion Date	Status	Comments
Evans Reserve - soccer facility upgrade		OnS	Civil component, ground conversion and irrigation works have been completed. Light towers and lights have been installed with only some minor adjustment outstanding.
Friers Reserve - pavilion completion	Sep 2013	C	Construction completed.
Geelong Rowing Association landing extension		NS	Corangamite Catchment Management Authority have completed their Master Plan and are seeking matching funds to support the redevelopment of the boat launch ramp in front of the rowing facilities. The funds allocated to the Geelong Rowing Association are to support this application and will be required in the next financial year.
Grovedale Sports Club - kitchen upgrade	Dec 2013	C	Project completed.
Grovedale Sports Club - building and light improvements design		OnS	Grant for lighting being formalised, design in process for construction.
Lake Lorne Reserve Drysdale Pony Club improvements	Mar 2014	C	All works are completed.
McDonald Reserve - commercial kitchen installation	Jun 2014	C	Handover complete. Club providing plumbing and electrical certificates.
Memorial Park Leopold - master plan implementation		Min	Multi year project. Tender documents for Stage one pavilion extension complete. No external funding confirmed as yet. Project cannot be tendered until funding confirmed.
Memorial Reserve Ocean Grove - toilet upgrade	Jun 2014	C	Project completed.
Newcomb and District Cricket Club - purchase of roller	Sep 2013	C	Funding has now been disbursed.
Newcomb and District Sports Club - social room refurbishment		OnS	Revised plans have been submitted for proposed upgrade to social clubrooms for disabled access.
North Shore Netball Club - netball rooms upgrade		OnS	Steelwork erected. Brickwork underway, slight delay due to weather.
North Shore Sports Club - kitchen and community space upgrade	Jun 2014	C	Project completed.
Portarlington Football and Cricket Club - pavilion upgrade		OnS	Internal upgrade works have been completed. External Verandah has been completed. Additional minor works outstanding.
Queens Park Golf Club - building redesign		Min	Project on hold pending additional information from client.
St Albans Sporting Club - Kitchen upgrade	Mar 2014	C	Project completed.
St Albans Sporting Club - installation of decking to clubrooms	Mar 2014	C	Project completed.
St Albans Sporting Club - netball upgrade		OnS	Club are finalising quotes for stage two works, installation of player interchange.
St Josephs Netball Club - court redevelopment and change room development	May 2014	C	New courts completed. Official opening held in May.
St Peters Cricket Club - social rooms refurbishment design		OnS	Cricket nets project completed. Balance of budget to be allocated to Clubroom improvements.
Stead Park hockey precinct development		OnS	Works on site commenced. Pitch, fencing, lighting and services installed. Final sections of concreting and landscaping held up due to wet conditions. Waiting on Powercor for connection of new power supply.
Thomson Reserve – change room extension	Sep 2013	OnS	Stair lift has been installed. Stage three - social rooms works being scoped and costed.
Wandana Heights Tennis Club - completion of works	Dec 2013	C	Carpark works and court construction completed. Court surfacing completed and now in use by club. Handover to follow.
Winters Reserve - clubroom upgrade	Dec 2013	C	Funding agreement for design. Further funding being sought by club. Club to explore alternative designs. To meet with club and Recreation and Open Space. Club to be reimbursed for current costs and funds retained for future.
Recreation Reserves			
Barwon Heads Village Park - sports lights		OnS	Light towers installed, power connecting pending.
Burdoo Reserve - road and carpark upgrade	Sep 2013	C	Works completed in September school holidays.
Capital renewal of civil assets in parks across the municipality	Jun 2014	C	Program completed.
Clifton Springs Tennis Club - courts and lighting		OnS	Court surfacing is programmed for later in the year once conditions are suitable.
Corio Bay Archery Club - new shed		NS	Project is not proceeding.
Corio Cricket Club - new nets		NS	Project is currently on hold.

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Eastern Gardens heritage seat		OnS	Agreement with stakeholder to create a public art piece in the form of a usable bench seat that reflects history of people 'in care; in Geelong has now been reached. Project brief for shortlist of three artists was created. Three artists are preparing their submissions for consideration by the selection panel. The selected artist will be awarded the \$14,000 commission to create the 'Reflection Seat' for installation by September 2014.
Eastern Park - fencing removal and replacement on Upper Hearne Parade	May 2014	C	New cypress pine post and rail fencing works in Upper Hearne Parade car park were completed on 16 May 2014.
Eastern Park Master Plan implementation		OnS	Pedestrian crossing over Ryrie Street at Orchard Street linking to the new playground and internal path network in Eastern Park almost complete. Other project priorities for the 2014-2015 financial year to be determined by Service Manager.
Ervin Reserve Master Plan implementation	Jun 2014	C	Project completed.
Greater Geelong Open Space Strategy review		OnS	Consultant has been appointed to undertake strategy. Issues currently under development, consultation phase to be undertaken shortly.
Grinter Reserve BMX track improvements		OnS	Construction company has been engaged and is expected to commence the works shortly. Base soil has been imported to the site.
Hendy Street tennis courts upgrade		NS	Project is not proceeding, funds have been reallocated.
Kevin Hoffman walk maintenance and upgrades	Jun 2014	C	Final installment made (\$10,000 to Lara Chamber of Commerce Auspice to the Friends of Kevin Hoffman Walk Inc). Management and Maintenance Plan currently being developed for the site - a joint project with the Friends of Kevin Hoffman Walk and Council.
Landy Field - flood prevention drainage	Apr 2014	C	Site works completed 28th April. Handover to occur.
Marshall and South Barwon Cricket Clubs - practice wickets		NS	Project currently being scoped and additional funding being sought.
Minor capital renewal projects in the Cheetham ward	Jun 2014	C	All identified works completed. No further works to be undertaken prior to 30 June.
Murghebuloc Cricket Club - practice wicket improvements	Jun 2014	C	Funds to be disbursed to club via club funding agreement. Netting for turf wickets to be purchased.
Newtown and Chilwell Football Netball Club - lighting	Jun 2014	C	Club has completed reinstatement works.
Ocean Grove Park - performance space		OnS	Land transfer will not be pursued. Awaiting direction from Council's Community Development Unit. Project unlikely to be administered by Capital Projects.
Portarlington Netball Club - courts upgrade	Jun 2014	C	All works completed and courts in use by club.
Sports grounds renovation program	Dec 2013	C	Preliminary handover has been conducted, defects to be repaired.
St Albans Breakwater Cricket Club - practice wicket area	Mar 2014	C	Online handover in progress.
Stead Park - installation of a 'Pet Park'	Jun 2014	C	Construction of the fence, pathway and drink tap is complete. Signage is constructed and will be installed shortly.
Stead Park BMX Track redevelopment		OnS	Project progressing.
Thomson Reserve - bitumen works	Jun 2014	C	Works complete, Handover in Progress
Waurm Ponds tennis courts resurfacing	Jun 2014	C	Project completed.
West Oval - flood lighting		OnS	Project proceeding in 2014-2015 (\$92,000 budgeted).
Swim Sport and Leisu			
Aquatic play activities for Splashdown		OnS	These funds have been transferred to Splashdown masterplan project. Project is nearing completion and some funds will be transferred to 2014-2015 financial year to complete the project.
Concrete core replacement program		OnS	These funds are to be rolled over to 2014-2015 financial year. Plan to incorporate both this years and next years funding to provide a concourse surface solution at Splashdown Centre.
Geelong Arena cyclical and programmed maintenance		OnS	Allocated annual budget was utilised to address key improvements and building compliance works noted from building reports in coordination with Facilities management. Key projects; Male Toilet

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Description	Completion Date	Status	Comments
			upgrade, 2 foyer change rooms upgrades, meeting room 2 carpet and wall repairs, North window engineered structural integrity, Annexe paint works and Level 1 SE building works improving disability access and egress noted concerns.
Gymnasium equipment replacement program		OnS	Plan to roll over these funds to 2014-2015 financial year. Some delays with the construction of the Leisurelink gymnasium extension and installation of equipment needs to be replanned.
Increased aquatic play activities for Bellarine Aquatic Centre		OnS	There have been delays with construction of this project due to the workload of the supplier and the requirement to maintain operation over busy periods. Plan to roll over funds to 2014-2015.
Kardinia Pool infrastructure and pool maintenance	Feb 2014	C	Year one project planning has been completed.
Leisurelink gymnasium program room extension		OnS	Documentation complete. Awaiting confirmation of external funding to proceed to tender, this is unlikely to occur prior to June 2015.
Leisuretime Centre toilet upgrade		OnS	Scope of works prepared. Minor issue on definition of works. Councilor to identify what is to be included in scope.
Waterworld Master Plan stage two		OnS	Project has been delayed and expected to now be completed later this year. Some funds will be transferred to next financial year including State Government funding.
Outcome: Healthy Lifestyles			
Be Active program		OnS	Year two workplan is well underway and is progressing as planned. The Physical Activity Strategy was adopted by Council in April 2014. The year three workplan has been submitted and approved by VicHealth.
Corio-Norlane Best Start project		OnS	Best Start partnership group has increased membership to include Deakin University, Medicare Local and 3 private childcare centres, increasing scope and implementation of actions within annual and long term plan. Funding from Department of Early Education Childhood Development will continue into the 2014-2015 financial year.
Development of the City of Greater Geelong Municipal Public Health and Wellbeing Plan	Mar 2014	C	Council approved the City of Greater Geelong Municipal Public Health and Wellbeing Plan (MPHP) 2013-2017 in October. The adopted plan has been sent to the Department of Health as required. It was agreed at the 21/03/2014 Community Wellbeing Arena meeting that Governance of the Municipal Public Health and Wellbeing Plan would be undertaken by the Community Wellbeing Arena and that membership of the Arena needed to change to support the plan. A proposed governance structure for the Community Wellbeing Arena group incorporating the Municipal Public Health and Wellbeing Plan governance structure was approved by EMT in April.
Healthy Together Geelong		OnS	With the commencement of the 2014 school and working year, the achievement programs are proceeding well. A Memorandum of Understanding has been signed with the Geelong Cats to roll out a Quit smoking - on line program and ongoing healthy eating promotion through the football seasons of 2014-2015. The Healthy Together Geelong program is leading the State with regard to schools and workplaces signing to become health promoting entities.
Implementation of the Municipal Early Years Plan		OnS	The Municipal Early Years Plan was adopted by Council on 22 April, 2014 following public consultation earlier this year. The Plan will set the direction in the areas of early development, health and well being for young children throughout the municipality.
Learn to Swim program	Jun 2014	C	Term two 2014 attracted 5874 enrolments across the four indoor leisure centres. Bellarine Aquatic and Sports Centre had another highly successful term reaching its highest ever Term two enrolments.
Promote breastfeeding through additional consultations and referrals to other agencies.	Jun 2014	C	Ongoing promotion of Breastfeeding to families, referrals to private Lactation Consultants and Barwon Health early parent service continues. Service is being well utilised.

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Promote kindergarten enrolments through public media releases.		OnS	Kindergarten enrolments monitored across the municipality. Kindergarten enrolment requirements for new facilities currently being examined in relation to proposed governance arrangements. Discussion held with relevant local kindergartens. Enrolment process implemented for new centre at Ocean Grove. Montessori Kindergarten enrolments secured for 2014 at new venue.
Provide Maternal Child Health nurses with professional development opportunities on lactation.	Jun 2014	C	All notifications of breast feeding professional development opportunities have been forwarded onto all Maternal Child Health staff.
Stronger Families / Family Coaching program		OnS	Project going well - total of 15 clients.
Target low immunisation coverage program		Min	Project overdue due to staff issues, however an extension has been approved by the Department of Health.
Tiny Bubbles program		OnS	Playgroups have continued to participate in the Tiny Bubbles swimming program. Additional swimming and water safety equipment has been purchased to enable inclusion of children and families into the program to enhance the programs outcome.
Strategic Direction: Growing our Economy			
Outcome: A prosperous and innovative Geelong			
Geelong Bioscience Centre Belmont High	Mar 2014	C	Project is now complete.
Knowledge Economy facilitation project		OnS	Consultation has been completed. Under the Knowledge Economy project the Wifi project has been expanded to include Lara, Portarlington, Belmont and Leopold and Community Development digital engagement program has commenced. 10 events were hosted during the 2013 Geelong Small Business Festival supporting business upskilling in a range of digital topics.
Lara WiFi project		OnS	Final installation delayed due to Powercor restrictions. Balance to be carried forward.
Skilled migration program		OnS	Program on schedule. Skill shortages report has been delivered.
Outcome: A successful and vibrant city centre			
Central Geelong Night Bus Service	May 2014	C	Service ceased on 31 May 2014
Central Geelong Park and Ride shuttle service		OnS	Ongoing service to 120 patrons daily. Review of function to be undertaken as part of Central Geelong Task Force action to incorporate City Loop Bus into existing service.
Central Geelong partnership projects		OnS	On hold pending Central Geelong Action Plan committee appointment.
Central Geelong revitalisation fund		NS	On hold as no matching funds were contributed by the State Government Geelong Advancement (GAF) Funds.
Central Geelong streetscape activation		Min	The projects that have been identified will be considered as part of the Central Geelong Task Force implementation.
Geelong Central City Management programs and activities		OnS	Marketing initiatives generate over \$5.5 million of new economic benefit to Central Geelong Traders.
King Edward statue restoration - Waterfront Geelong		OnS	Project is at approximately 75% completion. Site preparation is to commence shortly followed by the installaion of restored statue.

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Description	Completion Date	Status	Comments
Little Malop Street and Little Ryrie Street carparking improvements		NS	Consultants report on the Central Geelong Parking Strategy has been received by Council.
Pedestrian crossing Ryrie Street	Jun 2014	C	Concrete kerbing and footpath works completed. Gravel path within Eastern Park to be completed shortly.
Queen Victoria statue relocation - Waterfront Geelong	Jun 2014	C	Project will not proceed as quotes exceeded budget.
Geelong Library and			
Construction of the Geelong Library and Heritage Centre		OnS	Ground floor slab poured and level one flooring being prepared.
Construction of the Geelong Library and Heritage Centre car park		OnS	Project currently being designed and preparing a Planning Permit application. Also engaging Environmental Consultant to carry out further groundwater monitoring.
Geelong Library and Heritage Centre Arts Strategy design		OnS	Paste up artwork complete. Matching funding being sought for major commission. Project is on track.
Outcome: Facilitate major infrastructure and investment to enable economic growth			
Freight and Logistics Gateway Project		OnS	Currently working with Victorian Regional Channels Authority on project scope and potential consultants brief.
Geelong Ring Road Employment Precinct design and implementation		OnS	Contracts for sale of 47 hectares land north of Heales Road have been prepared and planning of required infrastructure to deliver land titles has been completed. Tenders for construction of infrastructure are about to be called. Contracts for sale of land north of O'Briens Road have been prepared and design of required infrastructure to deliver land titles has been commissioned. Tenders and works are about to commence to deliver the required infrastructure.
Implementation of Armstrong Creek Urban Growth Plan.	Jun 2014	OnS	Amendment C267 - Armstrong Creek Town Centre Precinct Structure Plan (PSP) and Development Contributions Plan (DCP) was considered by an independent panel during November 2013, with a Panel received in early February 2014. The amendment was approved by Council in May 2014 and is due for approval by the Minister in late 2014. Amendment C259 - Horseshoe Bend Precinct Structure Plan and Development Contributions Plan has completed its Panel hearing in mid June 2014. Council is awaiting a Panel report. This year it was original programmed to run both amendments together, however delays in C259 meant the amendments were run independantly and as such additional costs have/will be incurred.
Leopold Strategic planning project		OnS	Council Report adopted for a smaller scale project.
Ocean Grove Town Centre Master Plan		OnS	On track. Council adopted final Urban Design Framework in June 2014.
Portarlington Safe Harbour Strategic Plan		OnS	On track. Liaising with State Government to ascertain their funding commitment and therefore the scope of Council's role.
Residential zone reform implementation	Jun 2014	C	Completed. Council to adopt amendment in July 2014
Rural planning policy review		Min	Delayed due to resource constraints. Project charter being prepared.
Lara Town Centre Exp			
Lara Recreation Reserve - infrastructure works to service the reserve and progress Lara Town Centre expansion project		OnS	Servicing for the Lara Recreation Reserve has substantially progressed. Final rectification works are currently being undertaken.
Lara Town Centre expansion project		OnS	Practical completion of Station Lake Road works completed. Land transfer to Coles completed. Final works and project is continuing.
Outcome: Greater Geelong is a leading city for tourism, arts, culture and events			

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Description	Completion Date	Status	Comments
Completion of the new players Stand, Simonds Stadium and associated lighting	Jun 2014	C	Project is now completed.
Conference Marketing and Delegate Boosting programs	Jun 2014	C	The unit has secured five conferences totalling 3,246 delegates, 17 delegates days and 387 room nights over the last four weeks that has an estimated value of \$863,455. Enquiry levels have continued to be strong since commencing Search Engine Marketing on the website.
Geelong Art Gallery contribution	Jun 2014	C	Contribution for 2013-2014 financial year complete.
Geelong Major Events - Australian Masters Games	May 2014	C	Project is complete. Post Event Evaluation was presented to Geelong Major Events in May 2014.
Geelong Major Events funding	Jun 2014	C	Event applications are considered and assessed via the Geelong Major Events Committee at its monthly meetings. Allocation of funding is as per the committee's terms of reference and instrument of delegation.
Potato Shed interior and exterior works (seating bank, Pathways upgrade and facility renewal)	Dec 2013	C	All works completed, awaiting sign off.
Provide for tourist information and administrative support centres within the Geelong region	Jun 2014	C	Visitor information delivery is currently being reviewed throughout the municipality particularly relating to current and future opportunities to further co-locate visitor information with high traffic facilities. In addition to formalised services at Little River, Avalon Airport, National Wool Museum, Geelong Waterfront, Market Square and Barwon Heads (seasonal), Visitor information has been provided at the new Geelong Ring Road Service Centre Melbourne bound, providing information on attractions in the northern section of the municipality particularly Lara and the You Yangs. Visitor information will also be provided at the new Geelong Ring Road Service Centre south bound to entice visitors to turn left off the Ring Road. In addition to this, new services are being considered at Lara and Portarlington. The Bellarine information outlets have been a successful model which will also be reviewed through this process to assess the current locations and consider new locations.
Christmas Carols			
Christmas Carols by Candlelight, Johnstone Park Central Geelong	Feb 2014	C	Project is now complete.
Christmas Carols £ grant to Norlane Combined Churches	Dec 2013	C	Funds have been paid and events held.
Denis Walter Carols by the Bay disbursement	Feb 2014	C	Project is now complete.
Outcome: Support existing businesses and encourage new and emerging growth sectors			
Agribusiness study		OnS	Funds have been sent to Agribusiness forum for completion of study. The significance of Agribusiness to the broader Geelong economy has been highlighted in initial meetings with the Advisory Board to Enterprise Geelong. The specific strategic directions in relation to Enterprise Geelong support for Agribusiness are being considered as part of the broader economic development/business support initiatives under review.
Belmont Business Association engage with Mainstreet		NS	Funding application undertaken but unsuccessful.
Economic Development Industrial Investment Support	Mar 2014	C	Project is now complete.
Enterprise Geelong implementation	Jun 2014	C	Branding completed. Launch of Enterprise Geelong occurred on 2 May 2014. Structure of operations reviewed with implementation commenced.
Geelong Manufacturing Council contribution	Mar 2014	C	Second and final instalments are now complete.
Marketing skill capability and lifestyle attributes of the Geelong Region	Jun 2014	C	Enterprise Geelong has undertaken a survey of skills shortages in the Geelong Region. This will

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Description	Completion Date	Status	Comments
			assist in planning for major events and promotional opportunities. Planning has also commenced for the City's participation in the 2014 Regional Victoria Living Expo.
Regeneration of shopping strips at Rose Avenue, Robin Avenue and Nevada Avenue, in Norlane and Corio.	Jun 2014	C	Construction completed.
Retail Strategy review		OnS	Currently in the process of short listing consultants - Consultant to be engaged by shortly.
Six ways shopping centre Lara upgrade		OnS	This project is on schedule.
Strategic Direction: Sustainable Built and Natural Environment			
Outcome: Advocate for and promote sustainable design and development			
Implement and promote actions within Councils Sustainable Buildings Policy		OnS	The new Geelong Library and Heritage Centre is being developed as Council's first five star Greenstar certified building design. The Leopold Community Hub, Grovedale Children's and Community Hub, Windsor Park Early Learning Centre and Barwon Heads Children's Hub are all being developed as five star equivalent buildings.
Promotion and assistance with National Sustainable House Day	Sep 2013	C	2013 Sustainable House Day was supported by the City with advertising and a community grant to the Geelong Sustainability Group. The event attracted a record attendance of over 3000 to local sustainable open houses in Geelong and 60 volunteers assisted in the coordination of the event.
Outcome: Enhance and protect natural areas and ecosystem health			
Access to The Dell - eastern access pathway		OnS	Concept plans and feature survey complete. Cultural Heritage approval secured. Geotechnical investigation completed. Final detailed design has recently been completed, procurement of a contractor is about to commence, with the view to commence works shortly. Ashphalting works on eastern access ramp completed.
Biodiversity assessment stage three	Jun 2014	C	Final report (draft) to be provided on Wednesday 18 June 2014.
Buckley Park staircase construction		Min	Consultant has been appointed to assist with the process and develop an appropriate design. A site meeting/workshop was held with Tconsultant and key stakeholders, including the Borough of Queenscliffe representatives, on Friday 16 May 2014. Representative from the Wathaurung Aboriginal Corporation was unable to attend this meeting so a further site meeting has been arranged for mid July 2014. The project funds will need to be carried over until next financial year.
Clifton Springs coastal erosion mitigation works - completion of revetment wall	Jun 2014	C	Construction of Stage one (150m sea wall) complete. Stage 2 complete, with almost all funds expended. Stage 3 proposed for next financial year will establish armour rock.
Coastal and conservation reserves and infrastructure maintenance		OnS	Ongoing maintenance of infrastructure in reserves is on schedule.
Council environmental reserves maintenance and improvement works	Jun 2014	C	Construction of St Helens boat harbour pontoon extension and fishing platform complete. Upgrade of Clifton Springs stormwater spillway complete. Upgrade of Clifton Springs central groyne which was a joint project with Department of Environment and Primary Industries, complete, however additional expenditure was incurred.
Curlewis landslide control works		OnS	Concept plans and geotechnical assessment complete. Detailed design of structures complete. Procurement of a contractor is about to commence, with works due to commence shortly. Initial drainage works completed. Work on seawall about to commence. Works in landslide area subject to Cultural Heritage advice.

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Description	Completion Date	Status	Comments
Friends of Buckley Falls contribution	Jun 2014	C	The Friends of Buckley Falls restoration program is complete for 2013-2014. The restoration works continues along the Barwon River, including revegetation and weed work to protect and restore the Barwon River Parkland.
Roadsides for Conservation and Fire Management program	Jun 2014	C	Project completed.
Tree Planting projec			
Corio North tree planting	May 2014	C	81 trees planted in the Rosewall area in May 2014.
Eastern Park Tree Planting	Jun 2014	C	Tree planting recently carried out and on going maintenance contract fulfilled.
Greenway Project - tree planting of Ted Wilson Trail	Jun 2014	C	Over 600 trees were planted in July with further plantings to occur later in the financial year. Partnerships being developed with a variety of stakeholders to increase community involvement. Brochure has been developed. Plans made for National Tree Planting Day and School Tree Planting Day in July. Website has been developed. Volunteer groups being organised. Corrections Victoria trial commenced in June 2014.
Open space tree planting - Cloverdale	May 2014	C	53 Trees planted in the Cloverdale area in May 2014.
Tree planting, establishment and aftercare	Apr 2014	C	Watering program completed in April. Tree planting program underway. All tree planting budget spent.
Water programs			
Geelong Healthy Waterways program	Jun 2014	C	Formal approvals from Department of Environment and Primary Industries now required for aquatic plant removal and being finalised. Works to be undertaken by contractor in 2014-2015 financial year following receipt of approvals and community consultation. Balyang Sanctuary pathway and fencing fully completed. Gateway Sanctuary pathway fully completed.
Stormwater Quality Management Plan implementation		OnS	Final approval of VicTrack Pathway Licence being finalised and should be approved shortly. Civil and fencing contractors appointed to undertake the Stage two Lake Lorne Reserve pathway project. Once Pathway Licence approved a Site Works Permit is required from the Bellarine Tourist Railway. On ground works are anticipated to commence late July or early August. The formal approvals required have taken much longer than anticipated. Two gross pollutant traps installed in 2013-2014 financial year (Mt Pleasant Road and Mitchell Street). Corio gross pollutant trap investigation to be discussed further with Engineering Services in the new financial year. Balance of funding in C03601 to be carried over into 2014-2015 financial year to fund the Lake Lorne Reserve project.
Water Quality programs	Jun 2014	C	Blue-green algae program sampling and reporting fully completed for season. Results all tabulated and data recorded.
Outcome: Minimise our environmental footprint			
Clean energy - buildings, plant and equipment upgrades		NS	Grant was unsuccessful therefore project will no longer be proceeding.
Clean energy - hot water service replacement		NS	Funding was not granted for this project.
Development of an Integrated water cycle management plan		OnS	Project has been extended by one month. New consultant has been appointed.
Geelong Botanic Gardens irrigation system upgrade		OnS	All of Stage one, 80 % of Stage two and part of Stage three works have been completed. Handover is expected shortly.
Green mulch trial - Geelong Botanic Gardens		OnS	Parks teams actively working on projects to improve city plantings. Geelong Botanical Garden nursery continues to support via growing and maintaining stock for plantings.

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Description	Completion Date	Status	Comments
			Teams continue to prepare sites for re-planting during Autumn. Staff have planted up sites including Portarlington, Western Beach and Geelong West. The Geelong Botanic Gardens nursery is growing stock for green mulch plantings in parks zones. Display planting continues to perform well and is interpreted to visitors.
Implementation of Greenhouse Strategy and Local Action Plan		OnS	Seven consultancy businesses were invited to submit a proposal to undertake the Greenhouse Strategy Review in partnership with Council. Two companies were short listed for an interview and AECOM were engaged as the successful service provider. The first inception meeting for the project was held in June. EcoCHALLENGE at Home information session was delivered at the Geelong West Town Hall. There have been 36 solar electricity systems and five solar hot water systems installed through the program. Victorian Adaptation and Sustainability Partnership (VASP), Heatwaves and Social Vulnerability project- first phase. AECOM were engaged to develop a heatwave vulnerability map of Greater Geelong and Surf Coast regions. The mapping is to be presented to internal and external stakeholders in the upcoming weeks. Kildonan UnitingCare were formally engaged to undertake a major component of the project.
Landfill works			
Corio landfill rehabilitation		OnS	Design is complete. Tenders for clay, subsoil and topsoil will be called for in July 2014. Once the material is secured, capping works will be tendered.
Drysdale landfill - construction of cell six		OnS	Cell six design has been submitted to the Design Auditor for approval and forwarding on to the Environment Protection Authority for endorsement. Bulk excavation works have commenced and Cell lining is expected to commence in Oct 2014.
Drysdale landfill evapotranspiration cap study		Min	Have moved focus to a new consultant to undertake this work. Proposal has been received and will be assessed shortly. Work will continue into 2014-2015 financial year.
Outcome: Support our community to live sustainably			
Future Proofing Geelong		OnS	Project is on schedule according to project plan.
Inclusion of Climate Change impacts in the Infrastructure Development Guidelines.	Jun 2014	C	Guidelines have been updated.
Ocean Grove/Barwon Heads Summer Shuttle Bus	Dec 2013	C	Funds have been disbursed.
Hard Waste programs			
Hard waste disposal Initiatives		OnS	Ongoing activities are being undertaken as per yearly schedule. Most recent initiative was small electrical appliance day used by 372 residents. This was a free service provided by Council in conjunction with Sustainability Victoria.
Hard waste pick up service for eligible Home and Community Care (HACC) clients		OnS	The reality of demand for service is much lower than anticipated at the time of budget allocation in 2013. The service, however is operating simply and is well received and meeting the needs of the target group. By the end of 2013 over 60 clients had been assisted with this service. The hard waste collected range from TV's, mattresses, couches and garden furniture. The collection service is currently provided by Clear Water Property Care, who are a Disability Enterprise organisation within Geelong. Collection days are determined by the number of collections and scheduled within a zone or suburb.

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Strategic Direction: How We Do Business			
Outcome: Efficient and customer focused organisation			
Bridge upgrades - major renewal works	Jun 2014	C	Renewal works completed. Major works on Bailey Street to be carried over into 2014-2015 financial year due to insufficient funds to complete this year.
Develop new Information Services Strategy	Oct 2013	C	The development of this strategy is now complete and has been approved by the Executive Management Team.
Drainage design and construction program	Jun 2014	C	Program Complete - savings in this program to offset over expenditure in other renewal programs.
Implement new Aged Care Management System	Jun 2014	C	Project progressing well with pilot field group operating on test data, full rollout pending.
Kerb and channel renewal program	Jun 2014	C	Program complete.
Maintenance management system implementation		OnS	Pilot finished, project team now need to commence a more holistic roll-out within the Tree Management Unit and North Zone maintenance activities, this is being discussed at Project meetings, Executive Management Team briefing paper being developed.
North East Lara main drainage / flood mitigation works		OnS	Land sale complete. Deposit only, pending final payment. Design continuing, carryover.
Roads - construction and design including local roads, Federal Roads Program and Vic Funded works	Jun 2014	C	Program complete - over expenditure offset by savings in road rehabilitation program.
Special Rates and Charges to carry out roads, footpaths, kerb and channel and drainage works	Jun 2014	C	Complete - Wood, The Terrace. Commenced - Manton. Tender - Albert, Prospect, Aberdeen. Declared - Colite, The Avenue. carryover.
Traffic management - investigation, design and construction		OnS	Program on schedule, majority of program complete.
Streetscapes			
Bell Post Hill roundabout beautification projects	Apr 2014	C	Project Completed.
Roundabout upgrades in the Corio ward	Apr 2014	C	Roundabout upgrades at Plume/Rose Avenue and Michigan/Canadian Avenue completed.
Separation Street Bell Park - parking management improvements	Feb 2014	C	Project is now completed.
Thorburn St, Bell Park - indented car park	Jun 2014	C	Project not proceeding.
Outcome: Informed and engaged community			
Community engagement training to staff who conduct these activities, based on the International Association for Public Participation (IAP2) principles.	Jun 2014	C	The new Community Engagement Hub on Cityweb has been launched with training sessions scheduled in the Corporate Training Calendar for 2014-2015.
Corporate banner and billboard program	Jun 2014	C	Avalon airport design currently in place. New corporate Live Love Geelong campaign will be next.
Publication and distribution of Annual Calendar	Nov 2013	C	The 2014 calendar features landscape images of popular destinations within the municipality.
Publication and distribution of Community Update six times per year	Jun 2014	C	Community Update is produced every two months. July edition completed.
Publication of City News advertising weekly	Jun 2014	C	City News is produced each week for publication in the Geelong Independent and Saturday's Geelong Advertiser.
Social media stage two	Jun 2014	C	The Mayor's facebook and twitter accounts have become a key communication channel. Posts and monitoring occur seven days a week. Facebook has 46,000 likes and twitter 119,000 followers.
Undertaken internal plain english campaign	Jun 2014	C	Plain English is included once again in the corporate training program. Work is underway on revisions to the planning content on the website.

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Description	Completion Date	Status	Comments
Outcome: Lead by advocating and collaborating on issues important to the Greater Geelong community			
Establish the Women in Community Life Advisory Committee	Oct 2013	C	Council approved the establishment of and endorsed the Terms of Reference for the Women in Community Life Advisory Committee in July 2013. Members were appointed to the Committee in October 2013. The Committee is chaired by Cr Farrell, the portfolio holder for Women in Community Life and currently meets monthly. A mission statement, aim and three key strategic themes have been developed by the Committee.
G21 Contribution	Jun 2014	C	All contributions to the end of June 2014 have been made.
Outcome: Motivated and skilled staff in a safe work environment			
Actively seek feedback to continuously improve training and development opportunities for staff within Council	Apr 2014	C	Following the completion of training and development programs, both verbal and written feedback is collated to ensure the continuous improvement of programs.
Implement the CitySafe Long-Term Safety Strategy for the City Services division		OnS	The strategy has continued to see incident number reduce in the Division. Individual working groups have been established and the process of reviewing the effectiveness/sustainability of past actions and the development of future actions has started. During 2014-2015 the focus will be on reviewing the outcomes of the strategy since 2010 by running another survey of City Services staff, and by holding meeting with senior management, supervisors and focus groups of staff. A safety culture maturity matrix will be developed for the division, and will provide the steering group of the strategy a means by which to measure future outcomes. A strategy has been developed including an action plan which has 80 per cent of its actions currently underway. A steering group meeting occurs monthly and 6 sub groups (manager, health and safety representative and safety officer) have been established to work further on the specific elements 'offline'.
Ongoing review and communication of CitySafe procedures		OnS	The order in which the procedures will be reviewed has been prioritised, and a plan through to 2015 has been developed. During the June quarter Electrical Safety, Reviewing CitySafe procedures (relating to how we review the system) and Smoking in the workplace have been reviewed. The Asbestos and Risk Assessment procedures have been discussed and consulted via the OHS committees, and are due for endorsement by the Central OHS Committee in July 2014. A new Drug and Alcohol procedure is also being developed and is in the early stages of review, with an implementation plan that runs through to June 2015. The Council's 'Take 5' safety message has also being refreshed, with a pilot program for new 'Take 5 and Hazard Reporting Handbooks' being planned for July/August 2015. Communication and consultation is made with our staff about these procedural reviews via our OHS committees, noticeboards and intranet.
Provide training and development opportunities to enhance and support potential leaders throughout the organisation	Jun 2014	C	Emerging Leaders - Acceler8 Program has successfully commenced group number five. The group consists of eight emerging leaders within various departments of the organisation. Acceler8 program fully intergrated into Leadership Development Framework
Outcome: Responsible and sustainable financial management			
Complete the 2014 Municipal Revaluation	Jun 2014	C	All certifications have been recieved.

City Plan Council Report for 2013/14
For Quarter Ending: Jun 2014

City of Greater Geelong

22 July 2014

Description	Completion Date	Status	Comments
Completion of the Buildings Asset Management Plan inclusive of community service levels		Min	The determination of Community Service Levels for Buildings Assets needs to be completed by Service Managers. The Technical Service Levels (building condition data) already captured will then be complemented with the Community Service Levels to complete the Buildings Asset Management Plan BAMP). The BAMP can then progress formally to Council. This is one of the projects to be undertaken as a result of the Financial Sustainability Review.
Introduction of the Fire services Property levy on council Rates notice and provide customer support for this change	Aug 2013	C	Rate notices have been produced and issued for the 2013-2014 financial year. Customer support is ongoing.

10. GEELONG WEST BOWLING CLUB - REMOVAL OF COVENANT

Portfolio:	Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
Source	Corporate Services - Property Management
A/General Manager:	John Brown
Index Reference	Geelong West Bowling Club

Purpose

The purpose of this report is to recommend that Council removes a covenant from land owned by Geelong West Bowling Club.

Summary

- Council in 1986 sold land of area 1,728m² ("the land") to the Geelong West Bowls Club ("the Club") and applied a covenant to the title restricting the use to a bowling green (Refer to Attachment 3).
- The Club has requested that Council approve the removal of the covenant.
- The Club, along with the Drumcondra Bowling Club, is seeking to move to the former Geelong Golf Club site and seeks to maximise revenue from the sale of its land in Geelong West for this purpose.
- Council sold the land to the Club for \$48,000 in 1986 and records indicate that a valuation was obtained for this purpose. That valuation has not been located, however, a new valuation at the date of sale has been obtained of \$51,000.
- It appears the Club at the time, paid close to full market value for the land and it is recommended that Council approve the removal of the covenant without conditions or consideration.

Cr Heagney moved, Cr Ansett seconded -

That Council resolves to:

- 1) approve the removal of covenant M262445Q from land located at 12 Bowlers Avenue, Geelong West being the land described in Volume 9645 Folio 694; and**
- 2) requests the Minister for Planning, pursuant to Section 20(4) of the Planning and Environment Act 1987, to prepare, adopt and approve a planning scheme amendment to the Greater Geelong Planning Scheme to introduce a Design and Development Overlay to the Geelong West Bowls Club as shown in Attachment 1 and generally in the form as outlined in Attachment 2;**
- 3) provide an opportunity for public submissions on any development proposals received by the Council for the Bowls Club site as part of the planning process;**
- 4) send a letter to residents within a 2km radius outlining the planning process for submissions when a development is presented to Council, and advising that the covenant would have been able to be removed by the Bowling Club, by application to the Supreme Court.**

Carried.

Background

In 1986 the former City of Geelong West sold land known as the old Table Tennis site of area 1,728m² to the Geelong West Bowling Club ("the Club") for \$48,000. The land is the eastern most part of the Club's complex adjacent to West Park (Refer Attachment 3).

A covenant was placed on the title at the time requiring that:

"..the land shall not hereinafter be employed otherwise than for development and use of a bowling green and environs thereon provided however that until such development of a bowling green and environs shall commence the ...land shall not be employed otherwise than for offstreet carparking.."

Information on the old file indicates that the purpose of the covenant was to avoid having the land used permanently for car parking as it overlooks the adjacent West Park.

Discussion

The Club's solicitor has written to Council seeking agreement to the removal of the covenant.

The Club and the Drumcondra Bowling Club have entered into an agreement with Links Investco No1 Pty Ltd to acquire land and build new clubrooms and greens at the former Geelong Golf Club site. The sale of the Club's existing land holdings will support the move to and consolidation of the clubs at the new location. While the covenant remains, it limits the Club's ability to obtain maximum price for its current land holdings.

In deciding to agree to the removal of the covenant, the Council is entitled to consider whether at the time of sale of the land to the Club, the covenant had a restrictive effect on the price at which the land transferred.

The Council's records indicate that the price paid for the land by the Club was \$48,000 and that the Council at the time sought to obtain a valuation from the Valuer General's Department for the purpose of negotiating the sale with the Club. The Club in agreeing to purchase the land wrote to the Council in 1985 indicating that it agreed "..to accept the valuation of \$48,000 made by the Valuer General..".

The Valuer General's valuation has not been found and there is no record of the valuer's brief issued by the Council, therefore there is no direct confirmation as to whether or not the land was sold at full or part market value to account for the covenant.

A new valuation has been obtained from one of Council's contract valuer's for the value of the land in 8 May 1986 with the date of inspection being 21 July 2014. That valuation is \$51,000.

Given the information available and the new valuation obtained it is reasonably concluded that the Club in purchasing the land from the Council in 1986 paid close to full market value, and the sole purpose of the covenant was to prevent permanent use of the land for parking.

The Club has also raised the issue of formalising existing access to its site across a Council drainage reserve from Bowler's Avenue to the south (Refer Attachment 1). This can be arranged using the CEO's delegation to create a road reserve or carriageway easement using the purchase of land procedures.

Environmental Implications

The recommendations of this report have no environmental implications.

Financial Implications

It is recommended that Council approve the removal of the covenant without consideration. The Club will be asked to meet Council's reasonable costs, if any.

Policy/Legal/Statutory Implications

There are no statutory processes for the Council in approving the removal of the covenant, other than dealing with Land Victoria as required.

The land is zoned Residential 1 and is proposed to be included in a Residential Growth Zone 2 under adopted amendment C300 to the Greater Geelong Planning Scheme. Once the covenant is removed the owner of the land is free to use and develop the land subject to the provisions of the Planning Scheme and subsequent planning permit.

In applying for Council approval to remove the covenant the Club's solicitor points out provisions of the Property Law Act that provide for the courts to remove obsolete covenants. Internal legal advice includes that proceedings in relation to such matters can be costly.

In relation to the formalisation of access from Bowlers Avenue to the Club's land internal legal advice indicates that from existing information the Club may have prescriptive access rights over this land.

Alignment to City Plan

Removal of the covenant will support the bowling clubs to relocate and redevelop their facilities at the new location thereby supporting City Plan's Community Wellbeing objectives.

Officer Direct or Indirect Interest

No officers or contractors involved in the preparation of this report have a direct or indirect interest in matters to which this report relates.

Risk Assessment

There are no significant risks associated with the recommendations of this report.

Social Considerations

There are no social considerations associated with the recommendation in this report.

Human Rights Charter

The recommendations of this report have no implications relating to the Human Rights Charter.

Consultation and Communication

There are no external consultation processes proposed or required for the Council's agreement to remove the covenant.



Attachment 1 - DDO to be applied

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, Barwon Water or the State of Victoria in its use.

Attachment 2

SCHEDULE [NUMBER] TO THE DESIGN AND DEVELOPMENT OVERLAY

--/--/20-- Shown on the planning scheme map as **DDO[number]**.

FORMER GEELONG WEST BOWLING CLUB

1.0 Design objectives

- /--
1. To encourage the use of the site for housing to increase residential densities and achieve the objectives of the Geelong West Increased Housing Diversity Area.
 2. To encourage a mix of housing types and forms up to a height of 10.5 metres. Four storey development will not be supported.
 3. To ensure that the siting, scale and form of new buildings have regard to any retained heritage buildings on the site and its location within the Pineville Heritage Precinct.
 4. To encourage the bulk, height and scale of new development at the north end of Bowlers Avenue and Pineville Avenue that is respectful of the prevailing character and appearance of adjoining dwellings and provides a transition to new development.
 5. To provide buildings of design excellence (in terms of building siting, scale, massing, articulation and materials) as viewed from West Park and Pakington Street.
 6. To encourage building design that provides for integration with West Park through passive surveillance, landscaping and low scale open fencing treatments.
 7. To ensure development responds to the site context through the development of buildings that:
 - Provide visual interest through articulation, variation in roof forms and variation in materials and textures.
 - Recess upper storey elements to reduce the building bulk and visual intrusion.
 - Use contemporary and non-reflective building materials that are respectful of the prevailing character in the area.
 - Integrate with the landscape setting of West Park.
 - Address the public realm.
 - Minimise the use of screening devices to prevent overlooking.
 - Minimise the use of continuous multi-level sheer wall planes.
 8. To encourage spacing between buildings or articulation to minimise the appearance of a continuous built form when viewed from neighbouring residential properties and the public realm.
 9. To ensure that overshadowing and overlooking of neighbouring properties and open space is addressed through the design response.
 10. To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated by the use of the land and the site context.
 11. To minimise the visual prominence of car parking from the public realm.
 12. To avoid car parking areas or car parking structures being visible from West Park.
 13. To provide a high quality pedestrian linkage through the site to West Park.
 14. To incorporate references to the former traditional sporting and recreational use of the land in the form of public art, landscaping and the interpretation of the heritage values of the site.
 15. To provide landscaping, including canopy trees, around buildings to enhance the separation between buildings, provide integration with West Park and soften built form.
 16. To encourage engineering and landscape design detail that respects the existing character of the Pineville Heritage Area such as asphalt footpaths.
 17. To provide energy efficient building design.

2.0 Buildings and works

- /--/20-
- A building must not exceed a height of 10.5 metres above natural ground level.
 - A permit is required to construct a fence.
 - A fence fronting West Park must be at least 50 per cent transparent and should be no greater than 1.2m in height.

3.0 Decision guidelines

- /--
- Before deciding on an application, the responsible authority must consider, as appropriate:
- The effect of the development on any place of heritage significance.
 - The effect of the development on the amenity of adjoining properties, particularly in regard to overlooking, overshadowing and visual bulk.
 - The impact of traffic generated by the proposal and any mitigation works required.
 - The extent to which the proposal meets the design objectives of this clause.

Attachment 3

Aerial Image of Land



11. BILL PAYMENT SERVICE COSTS

Portfolio:	Finance - Cr Lyons (Mayor), Cr S Kontelj, Cr E Kontelj
Source	Corporate Services - Financial Services
A/General Manager:	John Brown
Index Reference	Financial Management\Reporting

Purpose

To reduce costs incurred by the City of Greater Geelong for payments received from customers via third party providers to Council.

Summary

- The City of Greater Geelong provides a number of customer payment channels for customers, which incur transaction charges.
- A review of customer bill payment services has been undertaken to identify potential cost reductions.
- Charges incurred by the City of Greater Geelong are associated with the provision of Internet, Interactive Voice Response (Telephone), Australia Post Over the Counter (OTC) payment channels together with Merchant Service Fees (MSF) where payment is made by credit card.
- The 2013-2014 annual cost of Australia Post (OTC) is \$210,326 and Merchant Service Fees total \$213,308.
- A review of over the counter payment option with Australia Post is to be completed as part of the customer service face to face service review prior to the end of the current contract. The current charge of \$1.89 per transaction is not able to be included in payment transactions.
- Charging the MSF for Internet and Interactive Voice Response (IVR) (telephone payments) could result in cost reductions to Council of \$121,127 per annum.
- The removal of credit card payments from BPay could result in potential savings to Council of \$35,768 per annum.

Cr E Kontelj moved, Cr Harwood seconded -

That Council endorse a cost reduction strategy with Bill Payment Service costs by:

- 1) review the Australia Post over the counter service as part of the face to face service review and community engagement process, prior to considering renewal of the Australia Post OTC payment option from May 2015;**
- 2) charging Merchant Service Fees for all Gateway Merchant (Internet & IVR) payments effective from 30 September 2014; to save approximately \$121,127 per annum;**
- 3) remove credit card payment option from BPay effective 30 August 2014, in line with payment options at Australia Post to save approximately \$35,768 per annum.**

Cr Nelson left the meeting room at 8.25pm

Carried.

Background

Trends show a shift in the way customers are making payments and it is opportune to review the payment options currently available.

On 22 March 2012, the Executive Management Team considered a report on the City's Bill Payment Services. It was decided to conduct a further review of bill payment options to identify and highlight potential cost reductions and this was supported by the Finance Committee.

Discussion

Current Payment Options and Costs

Payment options currently available to customers are listed in Table 1 below. All costs relating to payments are borne by Council.

Current Payment Options	Transaction Fee	Credit Card & MSF
Bpay - Westpac	\$0.41	✓
Internet - SecurePay	\$0.20	✓
Phone (IVR) - SecurePay	\$0.30	✓
Direct Debit - Westpac	\$0.03	✗
Over the Counter - Australia Post	\$1.89	✗
Cheque - Australia Post	\$0.30	✗
Cash - Customer Service	N/a	✗
Cheque - Customer Service	N/a	✗
EFTPOS - Customer Service	\$0.13	✓
Centrepay Deductions	\$0.60	✗

Table 1

Customer payment trends over the last few years can be seen in the following table:

Service	Provider	2011-2012		2012-2013		2013-2014	
		Number of Transactions	% of Transactions	Number of Transactions	% of Transactions	Number of Transactions	% of Transactions
Over the counter	Australia Post	127,783	25.53%	119,850	23.29%	114,932	21.15%
Bpay	Westpac	141,325	28.23%	151,525	29.44%	170,561	31.39%
Telephone	Australia Post	31,272		4,081		3,299	
	SecurePay		6.25%	25,856	5.82%	26,228	5.43%
Internet	Australia Post	17,056		980		1,120	
	SecurePay		3.41%	21,056	4.28%	26,287	5.04%
Direct Debit	Westpac	36,702	7.33%	38,309	7.44%	42,897	7.89%
Customer Service	CoGG	131,807	26.33%	136,351	26.49%	141,335	26.01%
Centrepay	DHS	14,662	2.93%	16,632	3.23%	16,715	3.08%
		500,607	100.00%	514,640	100.00%	543,374	100.00%

Table 2

Table 2 highlights the following:

- The total number of payment transactions have increased by 7.87% from 2011-2012 to 2013-2014.
- The increase in payments is largely attributed to BPay and internet payments. These payment options are efficient with low transaction costs to Council.
- The most cost effective payment method per transaction is direct debit from bank accounts. An investigation will be undertaken to streamline the process further and enable customers to sign up for direct debits via Council's website. This payment option continues to increase in popularity.

- Although the number of Australia Post transactions is reducing, the amount paid to Australia Post remains constant due to annual fee increases offsetting the reduction in transaction numbers.
- The Australia Post OTC and MSF (associated with credit card payments) cost Council approximately \$423,634 per annum in fees for the service.
 1. In 2013-2014 the cost to Council for OTC payments at Australia Post was \$210,325.
 2. From May 2013 to April 2014, the cost to Council for MSF was \$213,308.

Significant financial resources are required by Council to deliver the variety of current customer payment options. Therefore, Council needs to give consideration as to how it approaches customer billing and collection of revenues as part of cost management.

Due to the high cost associated with third party agencies such as Australia Post OTC, the following strategy aims to influence customers to use the City's preferred payment channels or be allocated fees associated with using this service.

Contract with Australia Post

Council entered into an agreement with Australia Post from 1 June 2012 to 31 May 2015. Australia Post was the only supplier to tender for the provision of OTC payments and this is unlikely to change in the future.

The OTC payment's transaction fee is \$1.89 per transaction and increases annually on 1 July, as advised by Australia Post.

An additional cost of \$0.30 is incurred per transaction for customers paying by cheque. Therefore, processing a cheque via Australia Post costs \$2.19 per transaction.

Australia Post has introduced self service kiosks in their agencies, as an option to OTC payment option. Council did not take up the option to pay accounts via self service kiosks at Australia Post, given transaction costs are unchanged.

Table 3 highlights that the number of OTC transactions have been slowly reducing over the last five years:

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Over the Counter	\$1.53	\$1.59	\$1.64	\$1.79	\$1.83
Number of transactions	137,742	125,704	127,783	119,850	114,932
Per transaction	\$210,745	\$199,869	\$209,564	\$214,531	\$210,325
% change in transaction numbers from previous year	4%	9%	-2%	6%	4%

Table 3

Although the number of transactions has reduced by 22,810 from 2009-2010 to 2013-2014, the cost to Council remains the same due to the annual increase in transaction costs.

If the current service remains unchanged, the number of OTC transactions for 2014-2015 is forecast to be 110,000 at a cost of \$1.89 per transaction, for a total cost of \$207,900.

Australia Post advise the transaction fee cannot be added to the amount of the transaction at the time of payment.

A review of over the counter payment option with Australia Post is to be completed as part of the face to face service review, prior to the end of the current contract. Customers still have the option of face to face contact via Council's Customer Service Centres, at no charge.

Merchant Service Fee (MSF)

Definition: Transaction-based fees charged to merchants for acquiring credit card transactions, collected either on an *ad valorem* or flat basis.

Council currently uses two MSF rates:

1. BPay transactions.
2. Gateway Merchant (Internet and IVR) and Other Merchant (Customer Service Centres, Leisure Centres, etc.) transactions.

There are three channels on which MSF is charged - BPay, Gateway Merchant and Other Merchant.

MSF paid from April 2013 to March 2014 are as follows:

Bpay	\$ 35,768
Gateway Merchant (Internet and IVR)	\$ 121,126
Other Merchant (Customer Service Centres, Leisure Centres etc.)	<u>\$ 56,413</u>
	<u>\$ 213,308</u>

Suppliers are increasingly electing to pass on the MSF costs to customers, eg. Telstra, Qantas and Aldi.

BPay

Bpay payments can be made via bank accounts, cheque accounts and credit card accounts.

The number of transactions made via BPay from April 2013 to March 2014 was 166,666. The number of BPay payments from bank or cheque accounts was 141,679 or 85%. There were 24,987 transactions paid by credit card, representing 15%.

The MSF cost to Council for these credit card payments was \$35,768.

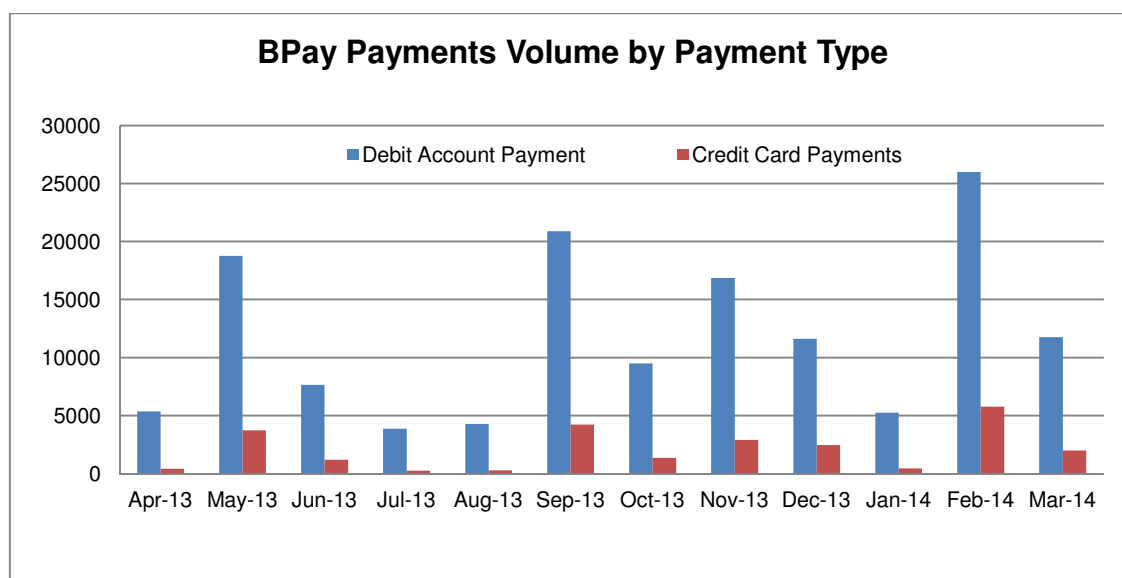


Table 4

It is not possible to on charge the MSF for credit card payments made via BPay.

If Council restricted BPay payments to bank or cheque accounts only, there would be an immediate cost reduction of \$35,768 per annum, with minimal impact on customer service.

It is recommended that the ability to pay via credit card is removed from 30 September 2014.

Gateway Merchant

Geelong Australia internet payments and IVR payments are hosted by Advam. These payments form the Gateway Merchant channel.

The number of transactions using internet/IVR has increased from 48,328 in 2011-2012 to 56,934 in 2013-2014, subsequently increasing the amount of MSF paid by Council.

Advam have a MSF recovery module for the internet and IVR and provide hosted payment pages that are able to calculate a surcharge amount based on the value of the transaction. The hosted payment pages can be integrated with ePathway in the same way as the IVR, using the ePathway Authorise Function.

It is recommended that given the increasing cost of MSF that these costs be oncharged on all Gateway Merchant (Internet & IVR) payments where credit cards are used. The potential saving to Council is \$121,126.

Customers can avoid this fee if payments are made from bank or cheque accounts.

Other Merchant

Merchant payments are taken using an EFTPOS machine at Leisure Centres, Customer Service Centres and Child Care Centres etc. It is possible to oncharge the MSF to customers.

PC EFTPOS is an integrated EFTPOS system where the EFTPOS terminal is fully integrated into the point of sale (POS) cash register system. An EFTPOS terminal and PC software is integrated into the POS system, allowing communication between the POS and the EFTPOS terminal.

This software can be used with a system that Council's Leisure Services use (namely, Centaman Systems). Leisure Services are interested in using this software to be able to on charge MSF costs to customers.

Another product called PcBank is offered by Advam. PcBank is a virtual terminal solution that allows merchants to manually process transactions. It can be accessed via Advam's online Merchant Centre.

Both products will be investigated and costed if the principle of oncharging MSF to customers is approved.

It is recommended that the investigation is completed for implementation in 2015.

Other Council experience

The City of Knox highlighted the issue of increasing costs of credit card MSF as part of its supply of banking tender process in 2006. At this time the City of Knox was paying \$140,000 in MSF and this amount was continuing to increase. The City of Knox considered three options:

1. Remain unchanged and pay the increasing MSF.
2. Remove or limit the acceptance of credit cards by Council.

3. Retain the same payment options, but impose a charge to pass on the MSF to the payee.

The City of Knox decided to on charge the MSF to the payee and discontinued the credit card payment option via BPay.

There was minimal customer reaction to the surcharging of the MSF.

Environmental Implications

There are no environmental issues arising from this report.

Financial Implications

The cost of Australia Post OTC and MSF is \$423,634 per annum. Cost reductions can be attained by introducing the recommendations of this report.

The cost to introduce MSF on charging for Gateway Merchants is \$5,780 for internet and IVR.

There would be a cost to communicate the change to customers.

Policy/Legal/Statutory Implications

Councils' only requirement for the use of cash or credit is to be in line with normal business practices to allow timely payment of accounts.

Alignment to City Plan

This proposal aligns to City Plan's objective on How We Do Business.

Officer Direct or Indirect Interest

There is no Council Officer direct or indirect interest involved in this report.

Risk Assessment

There are no notable risks in implementing the recommendations in this report.

Social Considerations

No specific community groups would be disadvantaged by these changes. Educating customers to move to cost effective payment options benefits both Council and ratepayers.

Human Rights Charter

There are no known positive or negative effects.

Consultation and Communication

Changes to payment options would need to be communicated to all Council customers.

Information regarding the on charging of MSF could be included on the annual rate notice. This would ensure that every ratepayer has been notified of the change.

12. LIGHT AND DECORATE GEELONG

Portfolio:	Finance – Cr Lyons (Mayor) Cr S Kontelj & Cr E Kontelj
Source	Corporate Services - Communications and Marketing
A/ General Manager:	John Brown
Index Reference	Corporate Marketing and Promotions

Purpose

The purpose of this report is to update Council on the progress of the procurement of individual elements that make up Light and Decorate Geelong.

Summary

- The procurement process has commenced for the individual elements that make up Light and Decorate Geelong.
- The report outlines the spending of \$37,492 (Budget \$40,000) to develop concept designs and specifications for a series of Christmas projects.
- An overview summary of Light and Decorate Geelong is provided (Appendix 1).
- This report provides indicative images of the individual elements Light and Decorate Geelong.
- It is intended that the project will deliver street decorations in each ward within the municipality.
- The total project budget including the Christmas Tree will be delivered as per the 2014-2015 Budget.
- The PCG will provide final advice on locations and other issues that may arise from the Project Working Group (PWG).

Cr S Kontelj moved, Cr Heagney seconded -

That Council notes the procurement progress of the various elements that make up Light and Decorate Geelong.

Cr Nelson re-entered the meeting room at 8.28pm

Carried.

Background

At its meeting on 11 March 2014 Council considered a report relating to Christmas in Geelong and approved expenditure to develop concept designs and specifications for a series of Christmas projects. A budget allocation of \$40,000 was made.

The report endorsed the development and investigation of an 'Iconic Christmas Installation' that is designed to excite and entertain the community.

Other elements of 'Light and Decorate Geelong' are:

- Catenary Lighting
- Tree Lighting.
- Street Decorations
- Projections

At a subsequent meeting on 8 April 2014, Council authorised officers to procure an 'Iconic Christmas Tree' with a project budget of \$500,000.

Discussion

A procurement report for the Iconic Christmas Tree was adopted by Council on 8 July 2014. This report focuses on the remaining elements that make up Light and Decorate Geelong.

A Christmas Working Group has been established to ensure a coordinated approach across Council for the delivery of the various elements. Meetings are held fortnightly. Membership of this group includes Events, Central Geelong and Waterfront, Communications and Marketing, Arts and Culture, Strategic Projects/Urban Design, Central Geelong Marketing and Capital Projects.

Where possible, permanent installations and multi-use options have been sought, to ensure best value for money.

Catenary Lighting

A budget of \$500,000 has been assumed for this element.

The working group determined that the location for the Catenary Lighting would be the intersection of Malop and Moorabool Streets. This aligned with Vision 2 and the Central Geelong Action plan to provide linkages throughout Central Geelong and the Waterfront.

Building owners have been approached and have indicated 'in principle' support for the anchoring of wires to their buildings. This is subject to concept design and official agreement with the owners.

After a selective quotation process, GHD were appointed to undertake the concept design and specification drawings to enable the project to be tendered as a construct project. GHD are leaders in their field for catenary design and have designed catenaries for the City of Melbourne, including Bourke Street Mall and Rundle Mall in Adelaide.

The catenary will be a permanent installation, with programmable lighting features. It will also have the ability for decorations and banners to be hung off it for periods such as Christmas.

GHD presented five concept designs on 25 July. One design has been selected and is being presented to building owners for approval. The manufacture of this design will go to Tender in August.

The ongoing maintenance should be minimal, with the bulk of the recurrent cost coming from the installation and removal of decorations and banners for the Christmas period. It is estimated the recurrent cost for this element is \$15,000.

Approximately \$5,000 from the design and specification budget of \$40,000 has been used for the development of this specification. An additional \$22,000 has been used for the development of concept designs.

Tree Lighting

A budget of \$500,000 has been assumed for this element.

The working group, along with Engineering Services determined a working list of locations for tree lighting across the municipality (listed in the table below). This list will form the basis of a lighting master plan and provide scope for a tender document. It cannot be assumed the entire list can be funded from the budgeted amount of \$500,000.

Site	Region	Road Name	Intersecting Rd 1	Intersecting Rd 2
1	Central	Moorabool St.	Brougham St.	Corio St.
2	Central	Moorabool St.	Corio St.	Malop St.
3	Central	Moorabool St.	Malop St.	Lt. Malop St
4	Central	Moorabool St.	Lt. Malop St	Ryrie St.
5	Central	Ryrie St.	Yarra St.	Moorabool St.
6	Central	Ryrie St.	Moorabool St.	Gheringhap St.
7	Central	Malop St.	Yarra St.	Moorabool St.
8	Central	Malop St.	Moorabool St.	Gheringhap St.
9	Central	Lt. Malop St.	Yarra St.	Moorabool St.
10	Ocean Grove	The Terrace	Hodgson St.	Presidents Ave.
11	Portarlington	Newcombe St.	Sproat St.	High St.
12	St. Leonards	Murradoc Rd.	The Esplanade	Blanch St.
13	Highton	Bell Vue Ave.	Barrabool Rd.	Roslyn Rd.
14	Corio	Bacchus Marsh Rd.	Purnell Rd.	Canadian Pde.
15	Geelong West	Pakington Street	Wellington Street	O'Connell Street
16	Newtown	Pakington Street	Fairview Street	Mervyn Street
17	Belmont	High Street	Roslyn Road	Regent Street
18	Lara	Station Lake Rd	The Centreway	Waverly Rd

***Note, sites are not in priority order.**

The City invited lump sum quotations, from suitably qualified electrical engineers and/or expert lighting consultants, to design and document a fully integrated, programmable lighting Master Plan.

Through this process, a primary lighting designer was selected and engaged – Citelum, a worldwide leader in lighting design for Cities.

Citelum has the responsibility to fully design and document a Decorative Lighting Master Plan. Citelum will also be responsible for the supply of specialist decorative lighting specifications. The master plan will then be tendered.

Citelum will provide a cost estimate for each area and priorities can be determined at this stage, prior to going to market. Priority locations will be determined by the working group.

In 2013 Shaun Lloyd and local traders installed tree lighting in Hitchcock Ave Barwon Heads. It has added ambience to the street and has been very well received.

The tree lighting is a permanent installation. The ongoing maintenance should be minimal; vandalism is the unknown factor for recurrent costs. The design will aim to minimise vandalism, but this cannot be removed completely. It is estimated the ongoing recurrent costs are \$50,000.

Approximately \$5,000 from the design and specification budget of \$40,000 has been used for the development of this specification.

Street Decorations

A budget of \$250,000 has been allowed. The working group determined the various locations for street decorations across the municipality (listed below). This list formed the basis of the scope for a tender document. It cannot be assumed the entire list can be funded from the budgeted amount.

Central Geelong:

- Between Ryrie (north) and Brougham St (south).
- Between Gheringhap (west) and Yarra St (east).
- Focus areas are Malop St, Ryrie St and Moorabool St.

Other key locations:

- Lara Town Centre.
- Belle Vue Ave Highton (Between Barrabool and Roslyn Rd).
- Pakington St between Marshall St and Fairview Ave.
- Pakington St Between Hope St and Wellington St.
- High St Belmont between Roslyn Rd and Regent St.
- Garden St East Geelong between McKillop St and Myers St.
- Labuan Square, North Geelong.
- Hitchcock Ave Barwon Heads between Bridge Rd and Colite St.
- The Terrace Ocean Grove between Presidents Avenue and Hodgson St.
- Newcombe St Portarlington.
- Drysdale Town Centre.

***Note, sites are not in priority order.**

In addition to the above listed locations, it is planned to replace existing pole decorations with a new design. To save money, the existing brackets and frames can be reused. The locations for these include:

- Central Geelong
- Vines Rd
- Barwon Heads
- Belmont
- Drysdale
- Lara
- Pakington St
- East Geelong
- Minerva Rd
- Fyansford
- Portarlington
- St Leonards
- Ocean Grove
- Highton
- Corio

An EOI was developed for suitable companies with experience in Custom Christmas Decorations to apply. The EOI has been evaluated and companies shortlisted, with these companies selectively tendered for design and construct of street decorations.

Two companies completed the tender and evaluation is currently occurring.

The street decorations are the only element that gives a day time regional presence to the decorations to help activate trade. Street Decorations have the widest coverage and will ensure each Ward has Christmas Decorations.

Linkages to other elements are also important and need to tie together to ensure a consistent suite.

The Street decorations are a seasonal installation. This element will have the highest ongoing recurrent commitment, due to its seasonal nature, and will be determined during the tender stage. It is estimated that the ongoing recurrent costs are \$120,000.

No budget from the design and specification budget of \$40,000 has been used for the development of this specification.

Reuse of existing decorations

School Tree Program

The School Tree program was a highlight of the 2013 Christmas in Geelong program. It successfully activated Lt Malop Street Central, attracting visitation and engagement by the local community. It consistently received positive coverage in the press and social media.

Schools will again be approached to be involved in this project. Trees from last year will be stripped and refurbished for reuse and schools can be added (subject to demand by the schools).

Reuse of 28 existing trees will cost \$5,040 and new trees can be added at a cost of \$920 a tree.

Existing Christmas Trees

The City has a number of existing Christmas Trees.

Trees in Highton, Pakington St (Town Hall) and Central Geelong (corner of Gheringhap and Malop St) will be reinstalled.

Two trees, the 9M tree, previously outside the Carousel and the 6M Plywood Tree, previously in Lt Malop St Central can be relocated. Tenderers for the Christmas Street Decorations have been asked to nominate suitable locations for these two trees to tie in with other street decorations. The Plywood tree can be refurbished with a new sticker design and it is proposed to do this with involvement from the local schools in the area to help with community engagement of the tree.

To install, relocate and refurbish existing trees will cost \$50,000.

Projections (Arts and Culture)

A budget of \$250,000 has been allowed for projections. Arts and Culture, with the endorsement of the working group have approached a projection specialist to determine the specification for the equipment required, best location(s) and curation of the program.

The specialist has identified the Civic Centre Carpark and Busport Carpark as the most suitable sites for installation and projection onto buildings. The specialist will now commence on-site testing to determine technical requirements.

The aim is for Council to own the equipment to allow for use during key events throughout the year, in addition to the Christmas period.

The ongoing recurrent costs will be the annual curation of the program and maintenance to the projectors. It is estimated that the recurrent costs for projections are \$60,000.

The amount to be used for the development of this specification is \$3,500 from the design and specification budget of \$40,000.

Environmental Implications

Low energy use LED lights are proposed to reduce energy consumption and environmental impact.

Financial Implications

There is currently \$2,000,000 allocated to the Light and Decorate Geelong project adopted in the 2014-2015 Budget.

The \$40,000 approved in 2013-2014 to develop concept designs and specifications for a series of Christmas projects and has been allocated as follows:

- \$22,000 for concept designs for the Catenary system.
- \$11,992 for specification development of catenary and tree lighting.
- \$3,500 for speciation development and site testing for Projections.

The ongoing maintenance, installation, removal, storage and programming cost is unknown, but will be identified as part of the procurement process.

The annual cost will need to be included in future budgets to ensure operation of the program for Christmas 2015, 2016, 2017 & 2018. For years 2015 and beyond, the existing recurrent budget of \$98,000 can contribute to the ongoing costs. The 2014-2015 Budget replaces previous capital project sums.

Based on the work to date an estimate of recurrent costs for each element of the Christmas Light and Decorate Geelong program for 2015-2016 is as follows:

- | | |
|---------------------------------------|-----------|
| • Catenary lighting | \$15,000 |
| • Tree lighting | \$50,000 |
| • Street decorations | \$120,000 |
| • Projections | \$60,000 |
| • Reuse of selected existing elements | \$40,000 |
| • Total | \$285,000 |

These estimates are a guide only and will be subject to a 2015-2016 budget proposal, for consideration.

Policy/Legal/Statutory Implications

The delivery of any project or program of works is governed by a series of policy, legal and statutory obligations.

This report proposes the development of a governance framework that will allow the delivery of the project in a controlled environment which will ensure that all policy, legal and statutory obligations are met.

Using Powercor Infrastructure, we will need to gain annual approval to use their assets. This has been standard process for the last five or so years.

Alignment to City Plan

Light and Decorate Geelong and project delivery models covered in this report align with the Community Wellbeing, Growing Our Economy, and How We Do Business strategic directions of City Plan.

Officer Direct or Indirect Interest

No Council officers involved in this project or report have declared a direct or indirect interest in this matter.

Risk Assessment

This is a high profile project, with very high community expectations. All year round use has been sought where possible to ensure value for money on investment.

Social Considerations

Light and Decorate Geelong will help develop a positive community atmosphere.

Human Rights Charter

It is not evident or likely that this report would negatively impact any of the rights contained in the Charter of Human Rights.

Consultation and Communication

Light and Decorate Geelong will be promoted on the City of Greater Geelong's website, via social media and in local news media.

Councillors will be consulted on their preferred locations for pole decorations in respective Wards.

We will also work with Central Geelong Marketing to ensure consistency of message and activation.

LIGHT AND DECORATE GEELONG PROJECT OVERVIEW

Element	Allocated Budget	Day/Night activation	All year around or seasonal only	Central Geelong	Regional	Link to existing policies & projects	Responsible Department	Procurement Progress	Suggested Location	Budget Allocation from \$40,000 Concept Design and Specification Development
Iconic Christmas Tree	\$500,000	Day and Night Presence,	Seasonal Only	Waterfront	No	Attract visitation – Tourism Central Geelong Marketing Central Geelong Action Plan	Capital Projects	Tender awarded	Steampacket Quay	NIL
Street decorations	Nominally \$250,000	Day time will be priority	Seasonal	Yes	Yes – this is the main area where regions will get a day time Christmas presence	Important element of Christmas – this is what social media commentary has been about – it’s important these are replaced. Support traders	Communications and Marketing	Tender Evaluation	CBD Lara Pakington St High St Belmont Garden St East Geelong Labuan Square North Geelong Hitchcock Ave Barwon Heads The Avenue Ocean Grove Drysdale Portarlington St Leonards Vines Rd Minerva Rd Fyansford Corio	NIL
Catenary lighting	\$500,000	Day and Night Presence	All year round with ability to program, add decorations, banners and flags	Yes	No	Central Geelong Action Plan Vision2	Strategic Projects/Urban Design	Contract Awarded for Concept Design and Specification. Manufacture to be Tendered.	Malop and Moorabool St intersection	\$22,000 Concept Design \$4,996 for specification development
Tree lighting	\$500,000	Night	All year round	Yes	Yes (subject to priorities and budget)	Central Geelong Action Plan Vision2	Events, Central Geelong and Waterfront	Primary Lighting Designer for Masterplan has been awarded. Tender for installation to follow.	Central Geelong Lara Pakington St Corio Ocean Grove Portarlington St Leonards Highton Belmont	\$6,996 for specification development
Light projections	Nominally \$250,000	Night	At key events/time of year	Yes	No	Central Geelong Action Plan Arts and Culture Strategy	Arts and Culture	Specification still to be developed	City Hall Old Post Office National Wool Museum Other laneway sites	\$3,500 has been allowed for specification development.

APPENDIX 2

Light and decorate Geelong, Indicative Photographs.

Catenary Lighting



Bourke Street Mall Catenary Lighting Example

Catenary and Tree Lighting Example



Artist Impression of Catenary and Palm Lighting.

Projections



Past Projections on City Hall during UCI event.

School Tree Project



Street Tree Lighting



Example of tree lighting

Street Decorations



Bourke St Mall – use of banners.

13. SALE OF LAND - 5 COOLIDGE STREET, CORIO

Portfolio:	Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
Source	Corporate Services - Property Management
A/General Manager:	John Brown
Index Reference	Land Sales

Purpose

The purpose of this report is to recommend that the Council give notice of its intention to sell land at 5 Coolidge Street, Corio.

Summary

- Council owns a property at 5 Coolidge Street, Corio which was purchased in 1976 and has been used for child care and community purposes. The building is currently vacant.
- The building is a former modified residence and the land is zoned Residential 1.
- The property is no longer required for Council purposes and it is recommended that the land be sold.
- There exists an agreement between the former Shire and the Commonwealth Minister for Social Security which requires Council to obtain the Minister's consent if the property is to be sold. The Commonwealth Minister has consented to termination of the agreement clearing the way for the sale of the land.
- Council is also required to give public notice of its intention to sell the land and consider any submissions received. If any submissions are received they will be heard by the Submissions Review Panel followed by a report to Council. If no submissions are received the land will be sold subject to the Minister's consent.
- At the meeting on 22 July 2014 the Council considered a report recommending the sale of this land and resolved to defer consideration of the report. There was discussion at the meeting relating to the possibility of selling the land to a registered housing authority.
- In 2012 the Council sold a property at 12 Bellbird Avenue, Norlane and in the process offered the property to all Victorian registered housing authorities however there was no interest in the property from this sector. The land was subsequently sold on the market.

Cr Ansett moved, Cr Fisher seconded -

That Council:

Being of the opinion that the land situated at 5 Coolidge Street, Corio ("the land") is no longer required for Council purposes:

- 1) Offer the land to Victorian registered housing associations on the terms outlined 2(a), (c) and (d) of this recommendation;**
- 2) Should the land not be sold to a Victorian registered housing association commence procedures to sell the land on the following terms and conditions:**
 - a) Price being not less than the certified valuation to be obtained;**
 - b) Sell the land by listing with an agent;**

- c) **Obtaining the Commonwealth Minister for Education's consent to sell the land;**
- d) **Other appropriate terms;**
- 3) **Commence the procedures under section 189 of the Local Government Act 1989 ("the Act") to sell the land and that public notice of and the right of a person under section 223 of the Act to make a submission in relation to the proposed sale be given in the Geelong Advertiser and Geelong Independent;**
- 4) **Appoint the Submissions Review Panel to hear and report to the Council on any submissions in relation to the proposed sale;**
- 5) **Sell the land if no submissions are received;**
- 6) **Authorise the Acting / General Manager – Corporate Services to execute the Contract of Sale;**
- 7) **Sign and seal the Transfer of Land.**

Carried.

Background

Council purchased a house at 5 Coolidge Street, Rosewall in 1976 which was used for a number of years for child care. Since it ceased being used for that purpose in 1994, it has been used as accommodation by various community groups. The building is currently vacant.

The land is zoned Residential 1 and has a total area of 726m². The building was formerly a three bedroom residence which has been modified for non residential use over the years. It could be restored to a dwelling with some internal work.

Discussion

The property is no longer required for Council purposes and it is recommended that the land be sold.

The most appropriate use for the building is to return it to a dwelling, since there are planning restrictions relating to non residential uses.

The building was purchased and converted for child care using a Commonwealth Government grant of approximately \$42,000. A formal agreement exists, signed by the former Shire and the Commonwealth Minister for Social Security at the time which, among other things, requires Council to obtain the Minister's consent if the property is to be sold. The Commonwealth Minister has consented to termination of the agreement clearly the way for sale of the land.

At the meeting on 22 July 2014 the Council considered a report recommending the sale of this land and resolved to defer consideration of the report. There was discussion at the meeting relating to the possibility of selling the land to a registered housing authority.

In 2012 the Council sold a property at 12 Bellbird Avenue, Norlane and in the process offered the property to all Victorian registered housing authorities at a price no less than the valuation. There was no interest in the property from this sector and the property was subsequently sold on the market for a price higher than the valuation.

Environmental Implications

The land proposed to be sold contains several mature eucalypt trees which will remain in place at the time of the sale.

Financial Implications

The price will be set at no less than a certified valuation to be obtained prior to sale.

The proceeds from the sale of the land will be non recurrent income for which provision has been made in the 2014-2015 Budget. As property assets are disposed, the written down value is adjusted on the asset register.

Policy/Legal/Statutory Implications

Under the Local Government Best Practice Guideline for the Sale and Exchange of Land, the Council is required to sell the land by a public process and sale by listing through a real estate agent satisfies that requirement.

Section 189 of the Local Government Act ("LG Act") requires that Council obtain a certified valuation dated not more than six months prior to the sale of the land, being the date of the contract of sale.

Council is also required to give public notice of its intention to sell the land and consider any submissions received. If any submissions are received, they will be heard by the Submissions Review Panel, followed by a report to Council. If no submissions are received, the land will be sold.

Alignment to City Plan

The recommendation supports the action priority relating to Responsible and Sustainable Financial Management where the sale of underperforming assets will support the identified progress indicators.

Officer Direct or Indirect Interest

No officers or contractors involved in the preparation of this report have a direct or indirect interest in matters to which this report relates.

Risk Assessment

The risks associated with the subdivision and sale of this land are able to be managed following normal management procedures and processes.

Social Considerations

There are no social implications associated with the recommendations of this report.

Communication

The community will have an opportunity to comment on the proposed sale when notice of intention to sell the land is given.

5 Coolidge Street, Corio



Cr Richards declared an Indirect Interest by Close Association in Agenda Item 14 – Heavy Vehicle Restriction Central Geelong – Review of Trial, in that he is close friends with two current residents and participate in external activity weekly with one of these two people. They have made their views known to me and I believe, as such, I have a Conflict and left the meeting room at 8.44pm prior to debate.

14. HEAVY VEHICLE RESTRICTION CENTRAL GEELONG - REVIEW OF TRIAL

Portfolio:	Central Geelong - Cr Michelle Heagney
	Transport – Cr Andy Richards
Source	City Services – Engineering Services
General Manager:	Gary Van Driel
Index Reference	Freight Services

Purpose

The purpose of this report is to provide Council with an update on the trial of the restriction of heavy vehicles through Malop and Mercer Streets, Geelong. The report provides a recommendation supporting the next stage of the trial.

Summary

- Council adopted on the 8th October 2013 to undertake a six month trial from March to September 2014 to restrict heavy vehicles in Malop and Mercer Streets in Geelong.
- Data is being collected prior to and during the trial. The following factors were considered: compliance, travel times, traffic volumes, access, safety, noise, air quality and amenity.
- Submissions were sought in May 2014 with 97 received. A submissions panel was held on the 12th June 2014 with 15 submitters presenting.
- City Officers met with key stakeholders, VicRoads and the freight industry to review the outcomes of the trial.

Cr Heagney moved, Cr Ansett seconded -

That Council support the trial continuing in its current form and continue to:

- 1) Work with stakeholders to develop options to allow Stage 2 of the trial to commence. Stage 2 recommended extending restrictions to Ryrie Street in conjunction with potential changes on the broader network including McKillop Street between Latrobe Terrace and Ormond Road.**
- 2) Implement short term options to mitigate the impacts on both Ryrie Street and McKillop Street as outlined in the table on page 119 of this report.**
- 3) Seek approval to install Heavy Vehicle restrictions in McKillop Street East Geelong between Ormond Road and Boundary Roads.**
- 4) Respond to submitters accordingly.**

Carried.

Background

On 8th October 2013 Council supported:

- 1) A two staged approach to traffic management in Central Geelong, including:
 - a. the implementation of a 4.5 tonne weight restriction on Malop and Mercer Street in Geelong pursuant to necessary processes with VicRoads and the Truck Operations Committee on a six month trial basis, with the exemptions necessary for delivery to sites in the Central Geelong; and
 - b. working with all stakeholders towards the introduction of weight restrictions for vehicles on Ryrie Street following broader investigation of the traffic network, identification of required changes to the road network and supporting funding for implementation.
- 2) Establishing a submissions panel to take written and verbal submissions on the Stage 1 trial. The panel to be made up of the Transport Portfolio Holder, Brownbill Ward Councillor, Austin Ward Councillor and any other Councillor who wishes to attend the panel. The panel will report back to Council. Heavy Vehicle limitations to continue until a final decision is made by Council.
- 3) Establish a pre trial monitoring program including but not limited to:
 - a. 24 hour traffic classifier counts on all East/West Streets, including Mercer, Malop, Ryrie, Myers, McKillop, Kilgour and Fyans Streets;
 - b. air and noise monitoring on selected East/West Streets; and
 - c. pedestrian and cyclist counts on all routes.

In deciding whether to introduce weight restrictions, a key issue for Council to consider is the positive outcomes delivered to Central Geelong as a result of any heavy vehicle restrictions as well as the potential impacts on amenity of residents immediately adjacent to routes that will carry additional traffic. Further, the efficient functioning of the whole network to provide for a more workable city in the long term is clearly the desired outcome.

In order to inform a long term traffic management strategy for heavy vehicles across Central Geelong and indeed east/west traffic generally it was considered that a trial of heavy vehicle restrictions on Mercer and Malop Streets be introduced as a first stage trial. The heavy vehicle restriction on Ryrie Street would be a Stage 2 trial.

Prior to implementing any trial it was necessary to seek approval from the State Wide Truck Operations Committee and VicRoads. Endorsement was received from the Truck Operations Committee

The trial commenced on the 3rd March 2014 and include truck restrictions to an area bounded by Mercer Street, Ryrie Street and Eastern Park. (refer attachment 1)

Information about the trial included installation of pre warning signage (VMS), advertising in local media, letters to residents and landlords in Malop Street, Ryrie Street and McKillop Street; letters to industrial precincts of North Geelong and Moolap; advice to RACV and Trucking Industry organisations. Information was also placed on the Council website including FAQ's and three information sessions were held at City Hall prior to the trial commencing with over 100 people attending.

The following data was collected between November 2013 and May 2014; Traffic Volumes, Vehicle Types, Travel Times, Air sampling and Noise sampling.

Customer surveys and feedback was also collected.

The portfolio Councillor and Council officers met with VicRoads and freight groups to discuss the trial and review the data.

Discussion

Trial Outcomes

The trial has been underway for five months and data has been collected to measure the following factors.

Compliance with restrictions

Enforcement agencies have not issued any infringements since commencement due to overwhelming adherence by most operators and/or drivers. Since commencement of trial, a few early requests were received regarding poor compliance of the area restrictions. This would be attributed to unfamiliar persons driving through the area without knowing limitations.

Travel Times

The truck monitoring survey undertaken by AECOM consultants in association with East West Links Study 2012 indicated that the Malop / Mercer traffic route was preferred by most drivers heading east-west through Central Geelong as it was quicker in total journey times.

With reduced trucks on Malop and Mercer Street's, traffic flow is more efficient and has led to an increase in car movements yet still takes less time to traverse than before. Additionally the reporting of traffic congestion or complaints on traffic signal timings have not been reported since trial commencement.

Post trial travel surveys revealed that on average journey times on Ryrie Street had not noticeably changed considering the slight increase in truck volumes.

Recent truck time surveys along Boundary Road / McKillop Street route offer comparable times to those experienced on Ryrie Street between Boundary Road and Latrobe Terrace even though the route length is 2km longer.

Traffic Volumes.

Surveys were undertaken in Nov 2013 and May 2014 to measure changes in traffic volumes on key east west routes. Some decline in economic activity may have influenced traffic patterns. Future traffic counts will be undertaken in November 2014 to provide better verification of traffic patterns.

A summary of data on key east west routes revealed that:

- Myers Street endured fluctuated patterns due to construction activity related to the St John of God hospital works and through traffic to local businesses.
- Malop Street has seen a reduction in truck movements of 394 (25%) trucks, but a 7% increase in 756 (7%) cars due to being a more favourable route. Overall traffic volumes have increased marginally.
- Ryrie Street has seen an increase in truck movements of 372 (17%) trucks, and a reduction of 1,133 cars (5.5 %). This is most likely attributed to drivers preferring to use Myers Street or Malop Street. Overall traffic volumes have dropped.
- McKillop Street (Latrobe Terrace to Ormond Road) has experienced a decrease of 61 trucks (5%) and a decrease of 1057 cars (8%).
- McKillop Street (east of Ormond Road) has experienced a reduction of 2 (1%) in truck and an increase of 15 (0.03%) cars. Truck volumes are similar to those recorded in 2004. Overall traffic volumes have increased 0.3 %

Vehicle Types

Though car movements have largely reduced on Malop, Mercer, Ryrie and McKillop Streets. Drivers have chosen options such as Brougham Street, Myers Street and Kilgour Street and this is reflected in the traffic counts.

Ryrie Street and Fellmongers Road have experienced the largest share of truck movements since the truck trial. Breakwater Road has seen the biggest increase proportionally but this can be attributed to changing land use developments in the Breakwater Estate.

Observations revealed that cyclist volumes have increased in Malop Street.

Access

Vehicle access for trucks into Central Geelong to provide essential services and deliveries was not restricted during the trial. Other than an initial settling in period for truck drivers understanding restrictions there has largely been negligible impact across the City.

Some localised congestion has been observed at Ryrie Street and Latrobe Terrace. Some signal timing adjustments by VicRoads have managed traffic queues similar to pre trial conditions.

Safety

No accidents or near misses have been reported. An independent route assessment audit report was undertaken along Ryrie Street between Latrobe Terrace and Boundary Road. A summary of recommendations have been provided to Council and VicRoads officers to review.

The audit observed that truck drivers travelling on Ryrie Street are changing lanes to avoid trees in the centre median due to narrow lane widths. The audit also observed that trucks need to merge into the adjacent lanes in Ryrie Street and Latrobe Terrace in order to negotiate intersections. On these busy roads this manoeuvre can be challenging dependant on traffic volumes. Measures to reduce impact have been identified and included in this report.

Noise

Noise (dBa) reading sample surveys were undertaken during various times of day prior and during the trial in a number of locations to ascertain any noticeable changes in traffic noise with respect to the increase/decrease of trucks. Observations revealed that trucks were not overwhelmingly noisier than other traffic modes. Poor pavement conditions did however influence sound recordings where trucks crossed over uneven pavement.

The sampling surveys revealed:

- Malop Street experienced a drop in truck volumes and correlated with reduction in noise of 2 dBa.
- Ryrie Street experienced a slight increase in noise results of 1 dBa. Due to the built environment of 2/3 stories, city and traffic noise was emphasised due to sound bounce/lack of disbursement.

- McKillop Street experienced a drop in car volumes and correlated with a reduction in noise of 2 dBa. Observations reveal that traffic flow was very often in waves which was dependant on signal timings at Ormond Road or Yarra Street. On average noise surveys results were very good and results reveal that McKillop Street is nearly half as noisy as Ryrie Street. To note that when waves of traffic travelled through, this exaggerated the difference between quiet and noisy compared to other streets where traffic flow is more consistent or moderated.

Air Quality

Air (dust) quality sample surveys were undertaken during various times of day prior and during the trial in a number of locations to ascertain any noticeable changes in air quality with respect to the increase/decrease of trucks. Localised weather conditions can considerably affect the results and traffic volumes do not have a significant impact on air (dust) quality in the City.

The data was compared to the EPA monitoring station in South Geelong and there was no significant increase in dust particles in Malop Street, Ryrie Street and McKillop Street compared to the monthly changes at the EPA station.

Amenity

Measuring amenity is very difficult to validate and is complicated by the affected persons views/and primary purpose of their presence in Central Geelong. Most persons would agree that reducing unwanted noise or traffic volumes from an area would be positively appreciated. However removal of traffic of a significant nature can be impacting on the business community and needs to be carefully thought through. The measurement of what is deemed a benchmark or a value that is reasonable is not clearly evidenced or easily measured.

Customer Surveys

A total of 588 (297 public / 291 traders) pre trial (Feb 2014) Customer satisfaction surveys were undertaken to determine the views of shoppers and business owners in regard to their awareness of the truck restrictions trial and how satisfied they were with the following:

- Safety for pedestrians and road users
- Noise level
- Air pollution
- Traffic congestion level

75%(public) and 50%(traders) were not aware of the trial, 94%(public) and 77%(traders) did believe trucks have an affect on Central Geelong. The main affects included, noise, congestion, pollution and safety.

A new round of surveys will be undertaken in August 2014.

Freight Industry

The City and VicRoads have met with representatives from the freight industry to seek their feedback on the trial. They have supported the trial and wanted it emphasised that they have been compliant with the restrictions. They observed some increase in congestion at the intersection of Ryrie Street and Latrobe Terrace. Travel times have generally not been affected. They were not generally supportive of travelling further south towards Breakwater as this was not economically viable for their business models at this time.

Submissions

Submissions were sought from stakeholders including residents, business owners in Central Geelong, transport operators, industry groups and the general public. 97 online and registered submissions were received up to the 30th May 2014. A submissions review panel was held on the 19th June 2014 to hear submitters and consider the submissions. Minutes of the Submission Panel are attached. (Attachment 2)

General comments raised in submissions were in relation to:

- Increased Noise levels – on the street and within properties;
- Increased Volumes of heavy trucks in Ryrie and McKillop Streets;
- Perceived decrease in safety in Ryrie Street;
- Congestion at major intersections – ie Ryrie Street /Latrobe Terrace and McKillop Street at the railway line;
- Increased amenity in streets in Central Geelong north of Ryrie Street;
- Improved access for cyclists in Malop Street;
- Suggested further restrictions on Ryrie Street – Time and truck weight; and
- Measuring outcomes of trial.

Assessment

The City's Engineering officers and VicRoads have met to review the interim results of Stage 1 of the trial which is due to finish in September.

It is recommended that the following short term actions be undertaken:

Action	When	Who
40km/h blanket speed limit for Central Geelong	2014/15	City of Greater Geelong
Pavement rehabilitation works – Ryrie St	2014/15	VicRoads
Tree trimming – Ryrie St	2014/15	City of Greater Geelong
Traffic Management Measures – McKillop St East	2014/15	City of Greater Geelong / VicRoads
Linemarking changes – various	2014/15	City of Greater Geelong
East West Freight Linkages Study to inform the 30 year Network Operating Plan	2014/15	VicRoads
Investigate options to introduce weight restrictions on Ryrie St	2014/15	City of Greater Geelong / VicRoads

To further support the outcomes of the Network Operation plan the following Medium term (2-5 years) and long term (5-15 year) actions include:

Action	When	Who
Intersection Upgrade – Ryrie St / Latrobe Tce	Medium Term	VicRoads
Intersection Upgrade – Fyans St / Latrobe Tce	Medium Term	VicRoads
Route Alignment upgrade – Fyans St	Medium Term	VicRoads
Intersection Upgrade – Boundary Rd / Fellmongers Rd	Medium Term	VicRoads

Advocate for Bellarine Link – Ring Road extension	Medium term	VicRoads / City of Greater Geelong
Route Alignment Upgrade – Barwon Heads Road, Settlement Rd to Breakwater	Medium Term	VicRoads
Route Alignment Upgrade – Barwon Heads Road, Breakwater Rd to Mt Duneed Rd	Long Term	VicRoads
Construction of Bellarine link	Long Term	VicRoads

A summary of the key findings and results will be submitted to the Central Geelong Task Force Special Committee for their support and to the Truck Operations Committee in accordance with the conditions on the application for approval to run the trial.

Based on the results and findings the trial to restrict heavy vehicles in Central Geelong has supported the original intent of the trial which was to:

- Provide Heavy vehicle access across the city;
- Service central Geelong with goods and services;
- Provide a safe attractive environment for pedestrians and levels of amenity appropriate for a major activity centre; and
- Stimulate increased development and activity in central Geelong.

To further support the Central Geelong Action plan it is recommended that the trial continue in its current form and that we work with stakeholders to develop options to allow Stage 2 of the trial to commence. Stage 2 recommended extending restrictions to Ryrie Street. Further that the short term actions be implemented in 2014/15.

Environmental Implications

The potential significant environmental impacts to central Geelong as a result of removal of heavy vehicle restrictions were assessed as part of this trial.

There were noticeable changes to noise levels on Malop Street with no noticeable change on Ryrie Street and Mckillop Street. Dust sampling also indicated no noticeable change from that of the base level data at the EPA station in South Geelong.

Financial Implications

Works arising from the short term actions are estimated at \$50,000 and can be supported from the East West Traffic project in 2014/15.

Future budget proposal

A more extensive program of civil works would be required before the Stage 2 trial could be implemented. This will involve future budget submissions through the State Government and Council.

Policy/Legal/Statutory Implications

The introduction of weight restrictions for heavy vehicles onto Council's road network was approved via the Truck Operations Committee with input from VicRoads in December 2013.

Any change to Ryrie Street in relation to heavy vehicle restrictions requires the formal consent of the Truck Operations Committee, and ultimately Vic Roads as Ryrie Street is an arterial road that currently functions as part of the broader state freight network. There will be a necessity to prepare a much more detailed assessment and submission required including full cost benefit analysis, for the implementation of the trial on Ryrie Street to the Truck Operations Committee.

Alignment to City Plan

The 2013 adopted City Plan identifies central Geelong revitalisation as one of Councils funding priorities for 2013-17.

The restriction of heavy vehicle movements through the city is considered to be a primary task within the revitalisation of Central Geelong and therefore it is considered that the recommendations of this report are firmly in line with the adopted City Plan of Council.

Officer Direct or Indirect Interest

Officers involved in the preparation of this report from Engineering Services and Planning Strategy own property within the Central Geelong Study area and therefore have an indirect interest in relation to the recommendations of the report or implementation of a heavy vehicle restriction across central Geelong.

Risk Assessment

There will need to be a detailed risk assessment undertaken as part of the preparation for the staged trial of restricting heavy vehicle movements through Central Geelong. The risk assessment will be undertaken on a detailed basis across each stage of the proposed trial and will include monitoring throughout the trial.

An independent route assessment audit report was undertaken along Ryrie Street between Latrobe Terrace and Boundary Road.

Social Considerations

The social implications of heavy vehicle restrictions through central Geelong, and broader implications on areas adjacent to streets which will accommodate the heavy vehicles dislocated as part of the trial will be a primary consideration.

Development of the monitoring program, will also consider impacts on the streets no longer accommodating heavy vehicle traffic.

Further, social considerations will be a fundamental matter which Council will have to consider in reviewing result of the trial and determining a final position in relation to the permanent restrictions on heavy vehicles through central Geelong.

Human Rights Charter

We have taken into consideration the human rights relative to the subject matter of this report, such as rate payer's property rights and a right to fair hearing.

Consultation and Communication

The trial was widely advertised to all stakeholders including residents, business owners and transport operators.

A detailed communication plan was developed to ensure all stakeholders had input and provided comment and data during the trial to assist in the monitoring and evaluation process.

Information about the trial included installation of pre warning signage (VMS), advertising in local media, letters to residents and property owners in Malop Street, Ryrie Street and McKillop Street; letters to industrial precincts of North Geelong and Moolap; advice to RACV and Trucking Industry organisations. Information was also placed on the Council website, including FAQ's. Three information sessions were held at City Hall prior to the trial commencing with over 100 people attending.

Attachment 1



Attachment 2

CITY OF GREATER GEELONG
MINUTES



Submissions Panel Hearing Central Geelong Truck Restrictions

DATE: 12 JUNE 2014

TIME: 5.00pm

LOCATION: City Hall Council Chamber

1. PRESENT:

PANEL MEMBERS

Cr Michelle Heagney (Chair)	– Brownbill Ward Councillor
Cr John Irvine	– Austin Ward Councillor
Cr Lindsay Ellis	– Coryule Ward Councillor

COUNCIL OFFICERS

Gary Van Driel	– General Manager City Services
Vicki Shelton	– Manager Engineering Services
Darren Saunders	– Central Geelong Transport Engineer
Dianne Chrimes	– Minute Taker

APOLOGIES:

Cr Bruce Harwood	– Kardinia Ward Councillor
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2. Introduction – Cr Heagney

Cr Heagney introduced the Panel members, and did a brief instruction regarding the truck trial. Darren Saunders talked about traffic counts, air quality monitoring and the noise survey. Information regarding the trial will be available on the City of Greater Geelong website on a later date.

3. Submitters

Alan Wilkins – McKillop Street Resident

- Has been involved with this issue for 10 years.
- Recently spent time in Ryrie Street – impossible to stand outdoors as its was too noisy. Visitor with him from Melbourne could not believe that trucks would be allowed to drive down there.
- Amazed at the difference in Malop Street.
- Why is Ryrie Street being disadvantaged to benefit Malop Street.
- Council can ban trucks on Malop Street, but Ryrie Street is VicRoads.
- Ryrie street stakeholders do agree there has been in increase in trucks.
- Malop Street is not the whole CBD.
- Hold off on all truck trials until there is a bypass.
- Trucks are a necessity, trouble is caused when they are confined to one area.
- Accept there is an issue.
- Look for a long term solution that looks further ahead.

Ben Connoley – McKillop Street Resident

- Once stage 2 of the trial commences, trucks being banned on Ryrie Street, trucks will move to McKillop Street – East end of McKillop Street being category 4 road.
- What does Council plan to do?
- Will the monitoring of truck noise and air conditions continue?
- How will the trial be considered a success or failure?
- Stage 2 (if it does go ahead) must include Breakwater Bridge option. 8 years ago Council agreed to a whole east west solution.
- Good to get trucks out of the city, but don't send them down our streets.
- Suspend until funding is available.

Michael Garvey – McKillop Street Resident

- It seems a well thought out plan would have been beneficial.
- Trial has increased traffic in Ryrie Street and McKillop Street in his opinion.
- Great inconvenience and detriment to residents and local rate payers.
- Buildings are very old and have poor soundproofing qualities.
- We feel every vibration and every truck which passes, particularly bad in the morning and afternoon peak.
- Inequitable and unfair to move traffic to the disadvantage of other 3 streets.
- Potential to increase accidents, greater build up of traffic at every set of lights, e.g. Yarra/McKillop Street corner, ridiculous that Council would allow build up of traffic at this corner, there is ambulance and school.
- Lack of communication from Council.
- Council agreed to trial in October 2013, didn't hear anything about it until 4 months later.
- Council needs to adopt a plan, not a reactive decision.
- Far better to Council to establish a group of stakeholders to form a decision.

Terry Slaymaker

- Understands the complexities.
- Drives along McKillop Street daily, to and from work.
- McKillop Street rail crossing, mixing rail and road traffic from east/west perspective, the proposal to use the crossing at McKillop Street has the prospect of major consequences.

Joseph Macula – Ryrie Street Resident

- Has been a Ryrie Street resident since 1982.
- Where did Council think the trucks would go? Down Ryrie St?
- Gets woken at 4.15am, house shakes and vibrates.
- Sunday 11.55pm – house vibration for 5 minutes, brakes when accelerate downhill.
- Use of gears and brakes when stopping at lights.
- Could not have an auction at the front of house due to the noise.
- Feels it is a nightmare – halfway up the hill, need to use gears due to the lights.
- 2006 money spent to upgrade to share the load, could cope with that, Council choose which resident have to take the brunt of the road traffic.
- Look for solutions.
- Find more routes, put time restrictions on routes to share the load.
- Maybe allow trucks in Malop Street from 9pm to 7am.
- Use time restrictions to share the load.

Byron Crowe – McKillop Street Resident

- Has been a resident of McKillop Street for 10 years.
- Would like more information on how Council came up with the monitoring programs.
- 3 main points of worry, 1. noise pollution, 2. vibration increase, 3. increase in diesel fumes.
- Look at Breakwater bridge solutions.
- Have discussions with VicRoads.
- We are in same place as 8 years ago.

- Noise is a major problem.
- Not fair to cause increase in noise.
- New main road would have to have minimum setbacks but its acceptable to increase these parameters.
- Is monitoring vibration increase part of the study?
- World Health Organisations say diesel fumes cause affect to health, St Mary's school is on McKillop Street – diesel fumes long term compares to passive smoking.
- Until a permanent solution, keep the status quo – lobby government for funding.

Richard McNay

- Pushing problems of Geelong's layout to the public.
- Registration for BDouble is \$15,000 per year, why disadvantage these vehicles.
- Shifting the burden to others.
- Left turn off Latrobe Terrace to Ryrie Street is dangerous in a BDouble.
- Truck owners don't have a voice, they are small business operators.
- Timed restrictions.
- Different trucks have vastly different needs.
- Spread the burden, spread weight across the route.
- Ring road extension – Breakwater Bridge is a bridge to nowhere, would cause issues in Felmongers Road.
- No knee jerk reactions.

Cr Heagney asked the question:

- How would truck drivers cope with different times for different loads?

Richard McNay

- Truck drivers will make mistakes, but they learn.

Randall Apps (arrived later and did not hear all other submitters)

- There are a lot of 2 hour parking spots in Ryrie Street, this equates to a lot of people getting in and out of their cars every day onto a busy road where there are trucks.
- It will affect businesses.
- Will affect consumers who come into town.
- Early am when driving west trucks drive in the left lane to avoid overhanging trees, and then have to move to the right late to turn to Latrobe terrace.
- Also Matthew Flinders school is nearby.
- Size of lanes is an issue, there is not much room for error, especially when cars are parked and the doors opening block the bike lanes.
- If trucks move to McKillop Street it would be safer.

Frank Kennedy – McKillop Street Resident

- Has been a resident of McKillop Street for 11 years.
- Has been part of the East/West traffic issue for 10 years.
- In 2005 was member of East/West study, pointed out issues of previous consultations.
- Commented that he believed there was a lack of communication.
- How do you measure success or failure of the trial?
- He walked the length of Ryrie Street, he believes that no one really knew what was going on.
- Did his own traffic counts on Ryrie St / Latrobe Terrace at 1pm, a number of trucks who want to turn left onto Ryrie Street, they must straddle 2 lanes, he visited shops and eateries along Ryrie Street on south side, the criticised the trial.
- Asked the shop owners in Ryrie street what affect the truck trial had on the eateries, no one sitting out the front.
- Asked the shop owners if anyone from Council had been to talk to them about the affect on their business, they answered No.
- He also asked shops along McKillop Street if they had heard from Council.
- Is there a duty of care to the resident of east/west Geelong?

- East end of McKillop Street is a category 4 road, local traffic only.
- Intersection of Ormond Road and McKillop Street is where the main issue is.
- What are the qualifications of the person who did the pollution testing?
- 6am – 6.30am says there were 8 trucks.
- Side streets are not being used, Normandy Road, trucks turn left into this street.
- Would the Council consider getting a working group together to approach Government to finish the breakwater bridge road.

Cr Ellis spoke of the impact of sending traffic over the Breakwater Bridge.

John Quniane – Ryrie Street Resident

- Has lived in Ryrie Street for 15 years.
- Has affected our lives – trucks arrive in Ryrie Street, vibrations all day.
- VicRoads seems to be the stumbling block
- Nothing seems to advance the situation with VicRoads
- VicRoads never present at any meetings
- VicRoads needs to be pressured – get them here.

Michael Wood

- Has been in contact with Ian Trezise on many occasions, the problem has been around for 10 years or more and nothing seems to be done.
- VicRoads are in absence.

From the floor:

- What are Council doing with regards to VicRoads
- Thank you to Ian Trezise for the Breakwater Bridge.

Helen McCure – Ryrie Street Resident

- Where you holding the traffic counting, why are you only monitoring the business area.
- What about the residents

Darren Saunders spoke of the traffic counts and why they were done at certain locations.

Helen believes that Council have not taken into consideration the residential streets, looking at the impact in the area in Ryrie Street, residential vibration.

- Joseph Macula asked advice on how to contact Ian Trezise.

Fran Walsh – Ryrie Street Resident

- Fran feels there is a lot of angst, would like to see that we are on the same page, instead of working against each other.

Cr Irvine commented:

We understood the pressure the trial would cause on other streets, but we needed to collect the data. Need to put pressure on the State and Federal Governments, we wanted to see the impact on residents and roads so we can go to the Government with this impact and data. Cr Irvine wrote to Mr Mulder over 7 months ago and has had no response. Ideally there could be a ring road over the back of Marshall. We need stats and data to take to the Government, the trial will give us this information.

Cr Ellis commented:

He deals with the same issues himself as he drives into Geelong and home most days, having to deal with the traffic and the trucks – down the track we do need a solution.

Cr Heagney commented:

- Situation of share the load – pre trial, no one was complaining about the trucks, everyone was tolerating the mid-point, when there have been discussions with VicRoads they say the infrastructure is there to be used.
- The only way to start the trial was to begin in Malop Street.
- Where to from here?
 - o Will be informing residents and shop keepers to join in a petition.
 - o David Koch MP has agreed to take the petition on board.
 - o Need to gather a working group of approx 10 people
 - o Discussions around time/weight limit on trucks
 - o Try for funding.
 - o Will to work / lobby VicRoads

Comment from floor

- Has there been no consultation with VicRoads?

Cr Heagney replied

- Yes there has been, VicRoads have been working on \$28m of works, including a new roundabout at Fellmongers Road.

Richard McNay

- It seems there was not an issue prior to the trial, where did the idea come from?

Michael Garvey

- Believes that this was not communicated process was not adequate – there should have been better communication. From October onwards there was no communication until the trial.

Comment from the floor

- Was the driver for the decision Green Spine?

Vicki Shelton CoGG officer responded:

- There was a study done regarding modes of transport modelled to 20 years ahead.
- 40 measures to improve access around city, prioritise
- We needed data
- This is one small part of the bigger picture.

Discussion were held regarding the trucks at the east end of McKillop Street, talked about a treatment being applied at McKillop Street end to restrict the truck movements.

Question from the floor: What is the time scale?

- Results from the trial will go to a Council meeting at the end of July 2014 regarding continuing the trial. Seek approval from VicRoads for future trial hopefully for 12 months.
- In terms of new infrastructure not sure of budget details, will take on note.

VicRoad has set up an industry group. Councillors want a resident/retail group.

Cr Irvine commented:

- Common goal in the room to share the load.

- Do not wait for trucks to be forced to use Boundary Road/Breakwater Bridge, this will never happen.
- Pressure VicRoads and State Government for funding.

Meeting closed 7:10pm

Cr Richards re-entered the meeting room at 8.59pm.

15. SURFCOAST HIGHWAY, GROVEDALE - PROPOSED FOOTPATH CONSTRUCTION - SRC 339 - INTENTION TO DECLARE

Portfolio:	Infrastructure – Cr Ellis
Source	City Services - Engineering Services
General Manager:	Gary Van Driel
Index Reference	Special Rates and Charges; Surf Coast Highway, Grovedale

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 Surf Coast Highway between Grove Road and Waurin Ponds Creek, Grovedale. (See plan – Appendix 4)

Summary

- It is proposed to construct 277 lineal meters of 1.5 metre wide footpath to provide for pedestrian access along Surfcoast Highway, Grovedale.
- There are fifteen (15) properties abutting the proposed footpath that will receive special benefit. There is one (1) Council owned property in the scheme.
- The total estimated project cost is \$112,218. This includes direct funding by Council estimated at \$1,487 for the reestablishment of existing crushed rock driveways to match new footpath levels and replacement of a damaged pit lid. The net scheme cost is estimated to be \$110,731.
- A Benefit Ratio of 0.305 has been calculated in accordance with Section 163 of the Local Government Act, which equates to a Council contribution to the scheme of \$76,949 and property owner contribution of \$33,782.
- 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 Harwood 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 five (5) 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 Surf Coast Highway between Grove Road and Waurin Ponds Creek, Grovedale 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 \$110,731(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 0.305 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 \$110,731; and**
 - d3) 'Maximum levy' (S) be recorded as \$33,782.**
- 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

Council's footpath network strategy identifies the footpath construction priorities of which the Surf Coast Highway is listed as a high priority for construction. It is considered that the proposed new footpath will provide the missing pedestrian link between Grove Road and Waurm Ponds Creek, Grovedale and become a valuable community asset.

The footpath will provide a pedestrian link to the Waurm Ponds Valley parklands and pedestrian crossing at the Waurm Ponds Creek. It will also satisfy the requirement of the Planning Scheme for footpath provision on both sides of the road for roads with traffic volumes in excess of 1000 vehicle per day.

Council Officers have 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 asked to respond to the proposal via survey.

The survey results had twelve (12) property owners respond representing an 80% response rate with three (3) in favour, eight (8) opposed and one (1) showing neither support nor opposition to the scheme proposal. Of those opposing the scheme, concerns raised included:

- Method of apportionment is unclear and/or unfair;
- There is an existing footpath on the other side of the road;
- Footpath will provide no benefit to me;
- Low use pedestrian area used mainly by local residents; and
- A footpath here would encourage people to cross the road elsewhere, rather than at current crossing.

Discussion

This project involves the proposed construction of 277 metres total length of 1.5 metre wide footpath. It is expected to be a safety improvement for pedestrian movements along a highly trafficked road and fulfil part of the footpath priority obligations for Council.

The section of Surf Coast Highway, Grovedale between Grove Road and Waurin Ponds Creek 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. 50% of the total benefit has been apportioned to access. 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 the corner property with more than double the frontage of neighbouring properties where an increase of the access benefit has been applied.

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)	\$33,782
Scheme levy to Council	\$76,949
Direct Funding by Council to re-establish crushed rock driveways.	\$1,487
Total Project Cost	\$112,218

From the table above, the net cost to Council for this project is estimated to be \$78,436.

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

Informal consultation was carried out in May 2014 with an information pack to affected property owners that included an initiation letter, a plan showing the location of works, a Special Rates and Charge Scheme brochure, a detailed cost apportionment spreadsheet and informal survey form. Of the 15 affected property owners included in the scheme, there were 12 responses to the survey. Three (3) supported the scheme, eight (8) opposed and one (1) was neither in support or opposition.

Further correspondence to the affected property owners 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 Surf Coast Highway, Grovedale 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 –
SURFCOAST HIGHWAY, GROVEDALE**

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	\$10,000.00	\$10,000.00
1.02	Traffic management costs.	1	ITEM	\$3,500.00	\$3,500.00
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	\$4,500.00	\$4,500.00
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.	118	m ³	\$60.00	\$7,080.00
2.02	Placement and consolidation of engineered fill with approved materials in preparation for new works.	30	m ³	\$60.00	\$1,800.00
2.03	Trimming/Removal and disposal of shrubs as indicated on plan.	1	ITEM	\$3,000.00	\$3,000.00
2.04	Saw-cutting of Asphalt paving.	1.0	ITEM	\$250.00	\$250.00
2.05	Saw-cut of concrete kerb and channel	3.0	ITEM	\$10.00	\$30.00
3.00	CONCRETE WORKS:				
	KERBING				
3.01	Concrete pram crossing 1.5m wide, including fine crushed rock bedding.	1.0	No.	\$250.00	\$250.00
	PAVING				
3.02	125mm (25 Mpa) concrete paving with SL72 mesh including crushed rock bedding and reinstate nature strip.	415	m ²	\$135.00	\$56,025.00
4.00	DRAINAGE - PITS				
4.01	Remove and replace existing side entry pit lid with gatic type cover. Adjust pit lid to match neatly into new footpath level.	1	No.	\$770.00	\$770.00
5.00	LANDSCAPING				
5.01	Top soiling and seeding nature strips.	336	m ²	\$8.00	\$2,688.00
SUB-TOTAL					\$91,893
10% Contingency					\$9,189
Design					\$4,595
Project administration					\$5,054
CONSTRUCTION COST ESTIMATE					\$110,731

Appendix 1
Page 2

ESTIMATED COST FOR DRIVEWAY REINSTATEMENT					
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE \$	AMOUNT \$
1.00	GENERAL				
1.02	Traffic management costs.	1	ITEM	\$500	\$500
2.00	PAVEMENT WORKS				
2.01	100mm compacted depth Class 1 20mm crushed rock, supplied, spread and compacted.	0.7	m ³	\$120	\$82
3.00	DRAINAGE PIT				
3.01	Remove and replace existing Side entry pit lid with Gatic type cover. Adjust pit lid to match neatly into new footpath level.	1	No.	\$770	\$770
SUB-TOTAL					\$1,352
10% CONTINGENCY					\$135
CONSTRUCTION COST ESTIMATE					\$1,487

Appendix 2

Benefit Ratio – Schedule 'B'

A Purpose	To construct a footpath in Surfcoast Highway, Grovedale to provide all weather pedestrian access for property owners and the wider community.		
B Coherence	The works will provide a physical pathway connection between Grove Road and Waurm Ponds Creek and will provide a special benefit to adjoining and remote properties.		
C Total Cost C	Total Estimated cost of works - footpath construction		\$112,218.00
	Direct funding by Council to reinstate driveway and replace damaged pit lid		\$1,487.00
	TOTAL COST		\$110,731.00
D Identify Special Beneficiaries	18 properties with frontages to the proposed footpath are considered to receive access and amenity benefits.		
E Properties to include	The 18 abutting properties receive both access and amenity benefits. Therefore: Total Special Benefits (in) is apportioned to 18 properties There is one Council owned property that is not subject to special charge. Therefore: Total Special Benefits (out) is one Council owned property		
F Estimate of Total Special Benefits	Benefit will be apportioned on the basis of access and amenity by way of a Benefit Unit (BU). We shall assume that the makeup of the BU for each of the private properties comprises 1/2 BU of amenity benefits and 1/2 BU of access benefits. The Council owned property shares the same access benefit as the private properties but has five times the average frontage hence five times the amenity benefit. A summary of the special benefits is shown in table form below:		
	18 private properties TSB (in)	1 Council Property TSB(out)	TSB (in) 18 BU
Access	9 BU	0.5 BU	
Amenity	9 BU	2.5 BU	
Total Special Benefits	18 BU	3.0 BU	TSB (out) 3 BU
G Estimate of Total Community Benefit -TCB	It is considered that the wider community will use the footpath 80% of the time and the benefiting property owners 20%. There are no amenity benefits associated with the community benefit. If 20% of access benefits totals 9.5 BU for properties in and out of the scheme, then 80% will represent 38 BU.		
	TCB	38	BU
H Calculate "Benefit Ratio" - R	Benefits Ratio = $\frac{\text{TSB (in)}}{\text{TSB (in)} + \text{TSB (out)} + \text{TCB}} = \frac{18}{18 + 3 + 38} = 0.305$		
I Maximum Total Levy (S)	Maximum Total Levy S = R X C		
	Council Contribution to Special Charge Scheme		\$33,782
			\$76,949

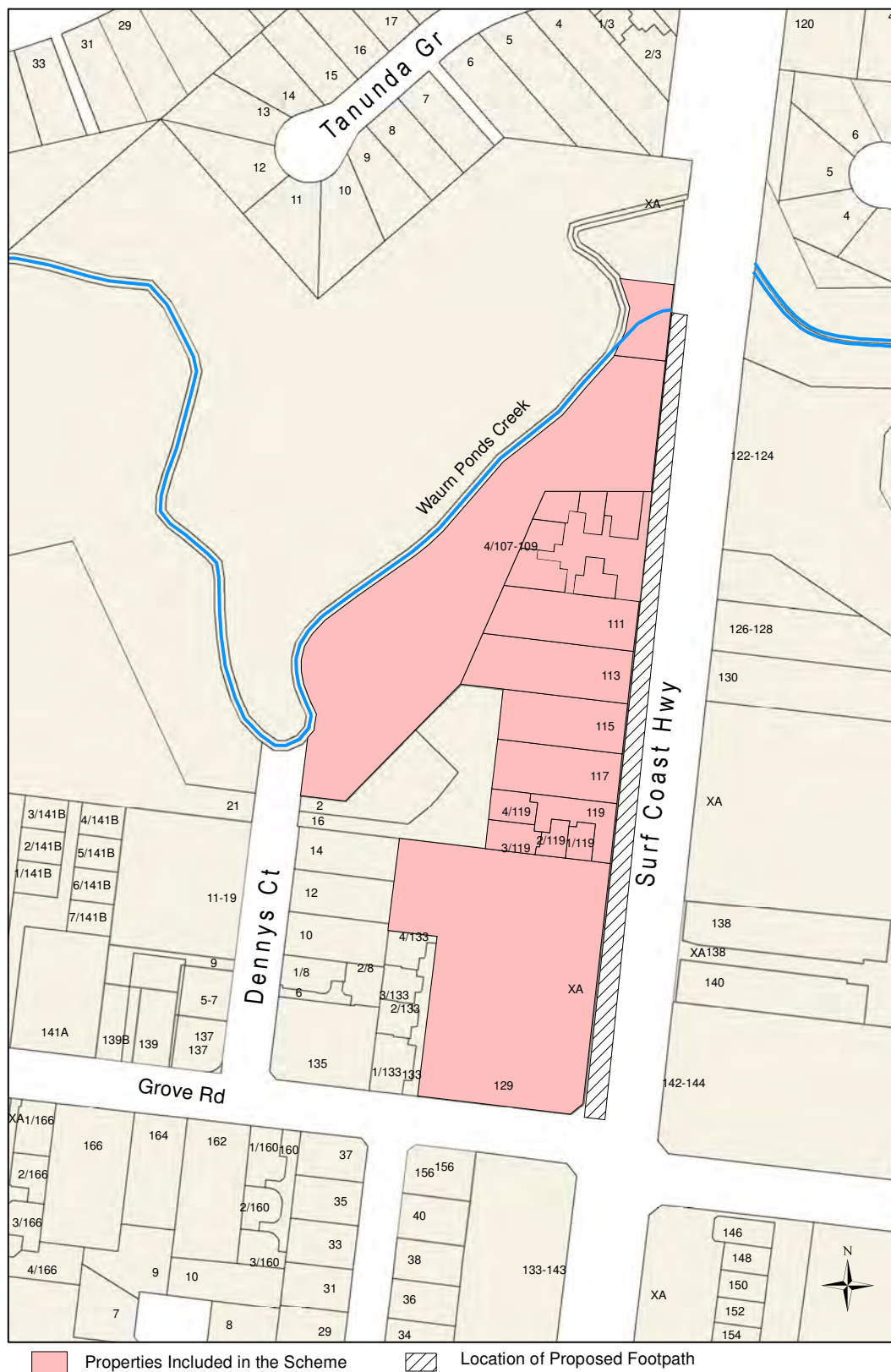
Appendix 3

SCHEDULE 'C' SPECIAL CHARGE SCHEME FOR FOOTPATH CONSTRUCTION SURFCOAST HIGHWAY, GROVEDALE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6	COLUMN 7
Prop Key	Address	Legal Details	Apportionable Frontage (m)	Access Benefit	Amenity Benefit	Footpath Cost
240773	1/107-109 Torquay Road, GROVEDALE	Lot 1 SP36595	6.80	\$1,072.46	\$556.22	\$1,628.68
240774	2/107-109 Torquay Road, GROVEDALE	Lot 2 SP36595	6.80	\$1,072.46	\$556.22	\$1,628.68
240775	3/107-109 Torquay Road, GROVEDALE	Lot 3 SP36595	6.80	\$1,072.46	\$556.22	\$1,628.68
240776	4/107-109 Torquay Road, GROVEDALE	Lot 4 SP36595	6.80	\$1,072.46	\$556.22	\$1,628.68
240777	5/107-109 Torquay Road, GROVEDALE	Lot 5 SP36595	6.80	\$1,072.46	\$556.22	\$1,628.68
240778	6/107-109 Torquay Road, GROVEDALE	Lot 6 SP36595	6.80	\$1,072.46	\$556.22	\$1,628.68
240779	111 Torquay Road, GROVEDALE	Lot 5 LP146296	20.00	\$1,072.46	\$1,635.55	\$2,708.01
240780	113 Torquay Road, GROVEDALE	Lot 4 LP146296	17.95	\$1,072.46	\$1,467.91	\$2,540.36
240781	115 Torquay Road, GROVEDALE	Lot 3 LP146296	16.90	\$1,072.46	\$1,382.04	\$2,454.50
240782	117 Torquay Road, GROVEDALE	1/4 Share of Lot 2 LP146296	4.12	\$1,072.46	\$1,346.88	\$2,419.33
240783	1/119 Torquay Road, GROVEDALE	Lot 1 SP36507	5.08	\$1,072.46	\$415.02	\$1,487.48
240784	2/119 Torquay Road, GROVEDALE	Lot 2 SP36507	5.08	\$1,072.46	\$415.02	\$1,487.48
240785	3/119 Torquay Road, GROVEDALE	Lot 3 SP36507	5.08	\$1,072.46	\$415.02	\$1,487.48
240786	4/119 Torquay Road, GROVEDALE	Lot 4 SP36507	5.08	\$1,072.46	\$415.02	\$1,487.48
325335	121-131 Torquay Road, GROVEDALE	1/2 Share of Lot A PS518150	74.12	\$1,876.80	\$6,061.36	\$7,938.15

Appendix 4

Plan



Attachment 1

PROCESS CHART

**SPECIAL CHARGE PROJECTS –
(Section 163 – Local Government Act 1989)**

SURFCOAST HIGHWAY, GROVEDALE

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 informal survey. 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.

16. TENDER AND AWARD OF: 162 MCMANUS ROAD, ROAD CONSTRUCTION OF BRODERICK ROAD AND PRODUCTION WAY, LARA

Portfolio:	Infrastructure - Cr Ellis
Source	Engineering Services; Enterprise Geelong
General Manager:	Gary Van Driel
Index Reference	C15307 162 McManus Road

Purpose

The purpose of this report is to seek Council consent to delegate the power to accept or reject tenders to the Chief Executive Officer for the partial construction of Broderick Road and Production Way as part of a GREP subdivision at 162 McManus Road, Lara; provided tenders fall within the adopted budget.

Summary

- This project is part of a subdivision development project at the Geelong Ring Road Employment Precinct. The design process for the road construction project is completed and Council has invited tenders for the construction of these roads.
- Council has made a commitment to deliver this project by November 2014. There will be a risk to Council's reputation as a developer if this project cannot be completed in time and a potential legal risk should Council fail to deliver on time
- Engineering and Procurement Services departments are exploring prudent mechanisms to complete the tender process for this project in order to expedite the commencement date for construction.
- This project is running to very tight and ambitious deadlines and the necessity to award tenders early reduces the potential risk to project timelines by bypassing the Council meeting cycle.

Cr Ellis moved, Cr Ansett seconded -

That Council delegate to the Chief Executive Officer its powers and functions to accept or reject a tender and sign the contract documents for the construction and associated works for the following project provided it is within budget:

- **C15307 162 McManus Road, Lara.**

Carried.

Background

The Geelong Ring Road Employment Precinct (GREP) has seen interest in industrial land increase over the past 12 months. Council owned land at 162-200 McManus Road is available for purchase and Lot 1 of a four lot subdivision has recently been sold to Accensi Pty Ltd, a crop product protection manufacturer bringing potential employment and ongoing economic prosperity to the Geelong region. Since the sale of Lot 1, the sale of Lot 2 is under negotiation and another company has interests in Lot 4. The remaining Lot 3 is still on the market.

Accensi Pty Ltd is adamant that they need to be operational by November 2014 and Council, in its capacity as a land developer, has made a commitment to provide the infrastructure to make the subdivision compliant and ready for use by this time.

As all tender documentation has been finalised, Council is about to enter the tender selection phase of the project. The scope of work has been complicated by the need to include main drainage associated with the upcoming Elcho Channel Special Charge Scheme in the form of underground pipes in Broderick Road.

The delegation request provides Council with the shortest possible tender approval timeframe, and if the contract can be awarded under delegation, will allow Council the best opportunity to deliver this project on time.

Discussion

The Engineering Services and Contracts and Purchasing departments are exploring prudent and expeditious mechanisms to achieve a compliance deadline for the road construction project, noting that the construction contract for the project may be beyond officer delegation. If the contract is within the \$2.0Mil delegation of the Chief Executive Officer but in excess of \$1.0Mil, there is a further risk that the winning tender may not be the lowest price and a report to Council is therefore triggered.

The current project timelines will see the tender evaluation process carried out in early August 2014. The timing for the appointment of a contractor means that it would be beneficial if the Chief Executive Officer can enter into the contracts under delegation. This is because the Council reporting process generally takes between 4 and 6 weeks to complete.

If awarding of this contract is delayed, it could have a major impact on project delivery as it could limit the ability for the project to commence once the tender evaluation process is complete.

Environmental Implications

The road infrastructure proposed, provides proper sealed access and greatly improved drainage. Dust is eliminated and storm water runoff is less contaminated with silt prior to final discharge into the Elcho Basin and beyond.

It is anticipated that no vegetation removal will be required to complete the project.

During the course of construction and the manufacture and procurement of materials, there is expenditure of energy sources and greenhouse gas emissions. This does cease, however, when construction is complete.

The project does not create waste with the exception of some excess spoil. The proposal does not affect any natural habitats.

Financial Implications

Funding of \$3.8 Mil has been allocated in the 2014/15 Financial Year for civil infrastructure related to industrial subdivision development at the GREP, Lara. This project is a standard road and drainage construction project (including all utility services) that will be a once off Capital Cost with minimal ongoing maintenance costs.

Policy/Legal/Statutory Implications

Against the above timeframes and expected milestones there may be inadequate time for Council to formally determine the outcome of the tenders in its normal capacity. This report provides the policy and legal mechanisms necessary for the CEO to award or reject tenders.

Alignment to City Plan

This report aligns with the City Plan as follows:

Growing our Economy:

- Supporting existing businesses and encouraging new and emerging growth sectors:
 - Facilitate strategies and activities to attract new business investment and generate employment growth; and
 - Promote Geelong as a great place for business and investment, nationally and internationally.

Officer Direct or Indirect Interest

No council officers involved in this project or report have declared a direct or indirect interest in this matter.

Risk Assessment

Council has made a commitment to deliver this project by November 2014. There will be a risk to Council's reputation as a developer if this project cannot be completed in time and a potential legal risk should Council fail to deliver on time.

There is minimal risk to Council from a constructability perspective to allow delegation authority to the Chief Executive Officer. This is due to the well rehearsed standard construction methods employed by contractors during the construction phase of the project that will require direct supervision and approval by Council works inspectors.

Social Considerations

The provision of a compliant industrial subdivision is aligned to Council's City Plan as described above. Opportunities for employment in the region will be enhanced.

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

There are no communication issues or requirements with acceptance of the proposed recommendation.

17. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO. T1400050 PROVISION OF GENERAL MAINTENANCE SERVICES FOR COUNCIL OWNED FACILITIES

Portfolio:	Infrastructure Parks & Gardens – Cr Ellis
Source:	Corporate Services - Corporate Strategy & Property Management
A/General Manager:	John Brown
Index Reference	T1400050

Purpose

To provide Council with required information in support of the tender evaluation panel's recommendation for the provision of General Maintenance Services of Council Owned Facilities.

Summary

- Council has sought tenders for the provision of general maintenance services for Council owned facilities throughout the municipality. This contract will be active for a period of three years from 1 September 2014 to 31 August 2017 with the option to extend the contract for up to two (2) further twelve month periods at sole discretion of Council.
- The service is to be provided on a schedule of rates basis.
- The range of services required include plastering, bricklaying, carpentry, concreting, paving, painting, gas heater servicing and office fitout's to be undertaken on a quotation basis. As a minimum, tenders were required to provide carpentry services.
- Council will appoint a panel of contractors for the provision of general maintenance services for Council owned facilities.
- A total of twelve (12) companies have provided tender submissions for the provision of general maintenance services for Council owned facilities. Tender submissions include an extensive schedule of rates for all manner of services relating to different trades during normal business hours and attending after hours call outs and on weekends.
- The estimated annual cost of general maintenance services associated with this contract is \$900,000.
- Following a detailed evaluation of each of the submissions including interviews it is considered that the three tender submissions of Taronga Arch Pty Ltd, The Trustee for Jones Family Trust trading as Trak Constructions and Management Maintenance & Development Pty Ltd – MMD Trust are preferred.

Cr Ellis moved, Cr Richards seconded -

That Council:

1) Accept the tender submission's from:

- a) The Trustee for Jones Family Trust trading as Trak Constructions;**
- b) Taronga Arch Pty Ltd;**

c) Management Maintenance & Development Pty Ltd – MMD TRUST;

for Tender No T01400050 – Panel arrangement for Provision of General Maintenance Services for Council Owned Facilities for the associated schedule of rates (exclusive of GST);

2) Sign and seal the contract documents.

Carried.

Background

The City of Greater Geelong invited tenders for the provision of general maintenance services for Council owned facilities via public advertisement in Tenderlink, the Geelong Advertiser and The Age on Saturday 12 April 2014.

At the close of tenders on 7 May 2014 the following tender submissions were received:

Tenderer
The Trustee for Jones Family Trust trading as Trak Constructions
Taronga Arch Pty Ltd
Management Maintenance & Development Pty Ltd – MMD TRUST
Harris HMC Interiors Pty Ltd
The Trustee for the Total Trade Property Services Unit Trust
Matherson Construction Group Pty Ltd
Rendine Constructions Pty Ltd
Surbo Holdings trading as Stickman Contracting
The Trustee for Hanlon Industries Discretionary Trust
Dudley & Co Builders Pty Ltd ATF Dudley Family Trust
TD Wright Plumbing & Maintenance Pty Ltd
Total Maintenance Solutions Pty Ltd

All tenders have been submitted exclusive of GST.

Discussion

The tender submissions were evaluated by a panel consisting of:

Lindsay Allan	Manager Corporate Strategy & Property Management
Frank Howard	Coordinator Facilities Maintenance
Tim Sheringham	Technical Officer Works
David Willmott	Technical Officer Works

Stage One – Mandatory Criteria

Mandatory requirements applying to this Tender are:

Must comply with OH&S requirements detailed in the tender schedule and have carpentry trade as a core component of their business.
--

TD Wright Plumbing & Maintenance failed the mandatory criteria as they did not have carpentry component within their business and were not assessed further. All other tenderers proceeded to the second stage evaluation.

Stage Two – Comparative Criteria

Tender submissions were assessed based on the respondent's performance or tender response in the following areas:

Criteria	Weighting
Flexibility & Responsiveness	15%
Capability and experience	30%
Proposed Staff, Plant & Equipment, extent of subcontracting	20%
Economic Contribution to the Geelong Region	10%
Degree of Innovation in proposal	5%
Customer Service	20%
Total	100%

Tenders were assessed against the comparative criteria to determine whether they possess the necessary resources, experience and ability. Suppliers who achieved a rating of acceptable or higher were then evaluated on their ability to provide value for money to Council.

The suppliers who combined the necessary skills while providing market rates were rated suitable for inclusion on the panel for the provision of general maintenance services (refer below).

Recommended Panel Of Suppliers

Tenderer	Ranking
Taronga Arch Pty Ltd	1
The Trustee for Jones Family Trust trading as Trak Constructions	2
Management Maintenance & Development Pty Ltd – MMD TRUST	3

Overview of Preferred Suppliers

Taronga Arch Pty Ltd are an incumbent supplier for this service and they have performed satisfactorily in all aspects of the service to Council. They are very responsive and well resourced to continue to provide this service and their systems are compliant with Councils for after hours service requirements etc. Their subcontractors have all been engaged for a number of years and are compliant with all applicable OH&S procedures of the company. Sound procedures for sub contractor management exist.

Management Maintenance & Development Pty Ltd-MMD TRUST are an incumbent supplier for this service and have been undertaking services of this type for Council for a number of years and are considered reliable and responsive. They currently hold contracts for similar services with other companies in the Geelong region. They are able to supply all trades and equipment etc. required to fulfil this service.

The Trustee for Jones Family Trust trading as Trak Constructions submitted an excellent tender submission and were interviewed by members of the evaluation panel and were able to demonstrate a thorough knowledge of the required services. They have extensive resources - both staffing and equipment and fully understand the after hours requirements of the service. They currently hold contracts for similar services with other companies in the Geelong region. They are fully compliant with Council requirements and are able to provide all trades required. Since their core business is building and construction they have all applicable equipment and materials readily available to fulfil the scope of service.

Environmental Implications

Any environmental implications associated with this contract will arise from the execution of this service / works. It is considered that these are the responsibility of the Contractor and will be managed through the contract documentation.

Financial Implications

This is a schedule of rates tender and will rely upon the funds allocated in Council's budget code 004736 Recurrent for the 2014-2015 financial year.

Policy/Legal/Statutory Implications

The requirements of Section 186 of the Local Government Act have been complied with for this tender. There are no other policy, legal or statutory implications associated with this tender process.

Alignment to City Plan

This panel contract assists Council in creating efficiencies for its facilities maintenance operations as well as ensuring value for money outcomes. This outcome positively impacts on Council's strategic direction of "How We Do Business" and the listed goal of being an efficient and customer focused organisation.

Officer Direct or Indirect Interest

No officers or contractors involved in the preparation of this report have a direct or indirect interest in matters to which this report relates.

Risk Assessment

There are not considered to be any risks associated with the acceptance of this tender that cannot be managed through the contract conditions.

Social Considerations

There are no social implications that will arise from the acceptance of this tender.

Human Rights Charter

This report has no impact on human rights.

Consultation and Communication

There are no communication issues associated with the acceptance of this tender. Council's representative will liaise with affected community groups.

18. CONTRACTUAL MATTER

Portfolio:	Governance – Cr Lyons (Mayor)
Source:	Mayor and Councillors Office
Mayor:	Cr Lyons
Index Reference	Council Reports

Cr Harwood moved, Cr Fisher seconded -

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

Carried.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Governance – Cr Lyons (Mayor)
Source: Corporate Services
Act/General Manager: John Brown

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 Fisher moved, Cr Ellis seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 12 August 2014)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
CEO Recruitment 6 May 2014	Cr Farrell, Richards, Ellis	A Keen (MGR)	- Overview of Recruitment Process - Feedback on CEO Role Profile	Nil.
CEO Recruitment 29 July 2014	Crs Richards, Harwood, S Kontelj, E Kontelj, Farrell, Irvine, Fisher, Ellis, Heagney, Nelson, Lyons, Ansett	D Gillies (OFF)	Presentation from final two candidates for the position of Chief Executive Officer – and a decision to be reached on a preferred candidate.	Nil.
Councillor Briefing 5 August 2014	Crs Lyons, Ansett, Ellis, Farrell, Fisher, Heagney, E Kontelj, S Kontelj, Nelson, Richards	D Frost (A/CEO) J McMahon (GM) P Bettess (GM) G Van Driel (GM) P Jane (A/GM) M Kelly (A/GM) L Quinn (MGR) A Grant (PROP ADV) T McDonald (MGR) D Chiller (CO ORD) K Ivens (OFF) F Hemingway (MGR) R Bourke (CO ORD) A Paterson (EO – MAYOR)	- Mayoral Chain - City Hall – Reception and Office Accommodation - Community Grants Program - Light and Decorate Geelong - Geelong West Bowling Club – Removal of Covenant - Bill Payment Services Costs - Asset Management and Maintenance by Council - Heavy Vehicle Restriction Central Geelong – Review of Trial - Hendy Street Family and Children’s Centre - Fyans Park Kindergarten - Early Years Services Management – Grovedale Children and Community Centre - Municipal Children’s Services Infrastructure Plan - Reappointment of External Representatives on the Audit Advisory Committee - City Plan 2013-2017 Progress Report to June 2014 - Consideration of Tender Submissions for Tender T1400050 – Provision of General Maintenance Services for Council Owned Facilities - Sale of Land – 5 Coolidge Street, Corio	Nil.

			• Amendment C261 and Planning Permit 1163/2013: 130-150 Forest Road South, Lara – Consideration to Exhibit • Amendment C266: Canterbury Road, Lara – Consideration of Submissions for Rezoning and Subdivision • Amendment C303: 3-5 Forest Road South, Lara – Adoption • Amendment C305: Exhibition – Connections Park and (Former) Rosewall Primary School Site (Corio) • Surf Coast Highway, Grovedale – Proposed Footpath Construction SRC339 – Intention to Declare • Tender and Award of 162 McManus Road, Road Construction of Broderick Road and Production Way, Lara • Ceres Temperance Hall Management • Naming Unnamed Park on Creekside Drive, Curlewis to Percy Cherry Park • Contractual Matter (Confidential)	
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CLOSE OF MEETING

Cr Harwood moved, Cr Ellis seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 9.03pm

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

The Meeting was opened to the public at 9.20pm

As there was no further business the meeting closed at 9.20pm. Tuesday, 12 August 2014.

Signed: _____
Chairperson

Date of Confirmation: _____