

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 23 September 2014

Held at the
Council Conference and Reception Centre
City Hall, Little Malop Street, Geelong
commencing at 7.05p.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, 23 SEPTEMBER 2014
COMMENCING AT 7.05P.M.**

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

Also present: G Miles (Chief Executive Officer), M Kelly (Acting General Manager Corporate Services), P Bettess (General Manager Planning and Tourism), G Van Driel (General Manager City Services), J McMahon (General Manager Community Services), D Frost (General Manager Projects, Recreation and Central Geelong), M Gibbs (Acting Manager Administration and Governance), R Bourke (Co ordinator Governance & Legal Services), D Chiller (Co ordinator Communication and Marketing)

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

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 D Lyons (Mayor)

LEAVE OF ABSENCE:

Cr Ansett moved, Cr Heagney seconded –

That Leave of Absence be granted to Cr Harwood from 16 October to 2 November 2014, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr Ansett moved, Cr E Kontelj seconded -

That the Minutes of the Ordinary Meeting held on 9 September 2014 be confirmed and signed.

Carried.

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Carried.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr S Kontelj declared an Indirect Interest by Close Association in Agenda Item 1 – Amendment C199 – Changes to Zones and Overlays, ICD Property Land, Fyansford and Item 7 – Managing Future Growth – Further Investigation Areas in that the developers have donated to fundraisers associated with his wife's Election Campaign.

Cr E Kontelj declared an Indirect Interest by Close Association in Agenda Item 12 – Consideration of Tender Submissions for Tender T1400033 – Drysdale landfill Cells 6 and 4A Liner Construction in that one of the tenderers is a customer of his employer.

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.

Dennis Butler and **Vanessa Anderson** submitted questions prior to the Council Meeting, but as they were not in attendance at the Meeting a written response will be forwarded.

Leanne Hinge asked questions in relation to the container operations of Rocke Bros Transport based off McLelland Avenue on the site formerly occupied by Josies Transport:

- 1) We are greatly concerned with the container stacking and transport operations at this site which is now operating around the clock. The noise from this site is incredible and we are now being woken throughout the night. Many neighbours are complaining about the lack of sleep from the noise of container stacking, trucks coming over the Avalon Road bridge off the highway all night, operating their air brakes and gear changes as they slow to turn into McLelland Avenue. This is now at a point where the noise, light and dust from this operation is almost unbearable for local residents and is becoming a serious health issue?
- 2) Why has Council allowed this situation to develop, particularly so close to housing and when will action be taken to close or relocate this operation?

Cr Ansett responded that the Company is operating on a permit which was granted in 1994 to operate 24 hours. Cr Ansett added the company is aware of the noise and complaints and they are slightly backing off on the volume. They are also looking for alternate land in the area to carry out their operations.

Barry White representing the Lara Care Group addressed Council as follows also in relation to the operations at Rocke Bros Container Storage site in Lara:

We have requested a copy of the present permit and the conditions which apply to this site - noting that the original permit was issued in 1994 when the site was used for a completely different business -

- 1) When can we receive a copy of the permit which was issued in 1994?
- 2) Why was there no community consultation when the permit was extended to Rocke Bros given the significantly different nature of its business compared to the previous use of the site?
- 3) What action is Council taking, or will take to relocate this operation to a suitable industrial site?

Cr Ansett responded that the operation is not ours to relocate – its private enterprise.

Peter Bettess advised he would provide a copy of the permit and advised the permit runs with the land and can pass from the original permit holder to a subsequent landowner as there is no process to adjust or renew. They can operate lawfully under the 1994 permit.

Graeme Smith commended Council, on behalf of the residents of the Tanderra Court area, for their work in relation to Amendment C309.

Tom O'Connor provided several comments in relation to the Bellarine Strategic Plan which were acknowledged.

Colin Wallace asked:

- 1) Does Cr Ron Nelson agree that the word disrespectful was not in the recommended resolution for Item 3 Council Meeting Procedures Local Law 2013 in the Agenda for the Ordinary Meeting of Council 24th September 2013?

Cr Nelson took the question on notice.

- 2) Given that the word disrespectful is in the resolution for Item 3 Council Meeting Procedures Local Law 2013 in the Minutes of the Ordinary Meeting of Council 24th September 2013, does Cr Nelson agree there was no vote by Councillors at that meeting to include the word disrespectful in the resolution?

Cr Nelson took the question on notice.

- 3) Does Cr Nelson agree that he raised the word disrespectful when the Ordinary Meeting of Council 24th September 2013 got to Item 3 Council Meeting Procedures Local law 2013 and that he requested the inclusion of the word disrespectful in the resolution?

Cr Nelson responded, I think so from memory – yes.

- 4) Given that the Council Meeting Procedures Local law 2013 replaced the Council Meeting Procedures Local Law 2009, does Cr Nelson agree that the words defamatory, indecent, abusive, offensive, vexatious, frivolous, irrelevant, trivial and objectionable in language were not in the section headed Public Question Time in the Council Meeting Procedures Local Law 2009?

Cr Nelson took the question on notice.

- 5) Does Cr Nelson agree that when the Council Meeting Procedures Local Law 2013 Submissions Review Panel met on 2nd September 2013 he was an apology and did not attend?

Cr Nelson took the question on notice.

Mary Wallace asked:

- 1) At the Council Meeting on 8th October 2013, my husband Colin Wallace asked Cr Lindsay Ellis as one of the three Councillors on the Submissions Review Panel for the Council Meeting Procedures Local Law 2013 if he had the 2009 Local Law and specifically the section on Public Question Time so he could compare it with what was proposed for the Public Question Time section of the 2013 Local Law and, since the panel had met only a month beforehand, as far as my husband and I could tell there was only one submission – ours – and our submission was confined to Public Question Time, why did Cr Ellis not answer the question on the night?
- 2) Since Cr Ellis did not answer the question on the night and signed a subsequent written response that said he had access to the 2009 Council Meeting Procedures Local Law but did not say he had read the section on Public Question Time in it, can I take it that Cr Ellis did not read the Public Question Time section of the 2009 Council Meeting Procedures Local Law when he sat on the Submissions Review Panel which met to consider one submission only – ours, which was confined to Public Question Time?

Cr Ellis took the questions on notice.

Georgios Tolongos asked when will the Council take action to close down the container operations at the Rocke Bros site or relocate it to the GREP or to Avalon where it would not inconvenience the community and where it would create new industrial activity and employment opportunities which we all know are needed there?

Cr Ansett responded he met with Mr Tolongos Thursday week ago and therefore there has not been enough time to investigate. Cr Ansett also added the speed limit and main roads are the responsibility of Vicroads and not Council. He also indicated there are quite a few issues to be dealt with in relation to this operation.

PETITIONS:

Cr S Kontelj presented a petition from citizens of the City of Greater Geelong insisting that both our local and state government ban onshore gas extraction (fracking) permanently once and for all.

Cr Ansett presented a petition from concerned citizens who urge the City of Greater Geelong and/or relevant planning authorities to stop the proposed development of a 250 acre basalt quarry and blasting site on rural land 3 kilometres east of Anakie. They believe the application by Aerolite Quarries Pty Ltd is totally out of context in a quiet rural farming area and a major threat to the amenity of the region.

Cr S Kontelj declared an Indirect Interest by Close Association in Agenda Item 1 – Amendment C199 – Changes to Zones and Overlays, ICD Property Land, Fyansford in that the developers have donated to fundraisers associated with his wife's Election Campaign, and left the meeting room at 7.31pm, prior to discussion of the item.

1. AMENDMENT C199 - CHANGES TO ZONES AND OVERLAYS, ICD PROPERTY LAND, FYANSFORD

Portfolio: Planning – Cr Heagney
Source: Planning and Tourism - Strategic Implementation
General Manager: Peter Bettess
Index Reference: Subject – Council Reports 2014 Application: 199

Purpose

The purpose of this report is to consider Planning Scheme Amendment C199 applying to the ICD Property land at Fyansford. The application seeks Council's support for a Ministerial amendment to modify existing zones and overlays without public exhibition.

Summary

- Tract Consultants on behalf of ICD Property are seeking Council's support for Planning Scheme Amendment C199 applying to the company's land at Fyansford. The request is for the Minister for Planning to act as the planning authority pursuant to 20(4) of the Planning and Environment Act 1987 and to approve the amendment without normal exhibition.
- ICD Property has purchased the ex Geelong Cement works land and former CSR Quarry site from Moltoni Corporation. Both properties have already been rezoned to enable major residential and accompanying commercial and community development to occur. The proposed amendment modifies existing zoning and overlay provisions as outlined in this report.
- The application for Ministerial intervention is made on the basis that the proposed changes will result in an improved planning outcome, will have no impact on the community or surrounding landowners and will assist in streamlining the planning approval process.
- The main change being sought by the amendment is the relocation of the ICD Property owned Commercial 1 and Mixed Use Zones on the north side of Hamilton Highway to the triangular site between Hyland Street and Deviation Road (which would be rezoned from General Residential Zone to Commercial 1 Zone). Other changes include modifying the existing Development Plan Overlays 15 and 16 provisions and reducing the scope of the Heritage Overlay affecting the land.
- From a planning viewpoint the proposed changes are supported. In particular, the relocated future neighbourhood shopping centre site provides a more easily-accessible and higher profile site from a traffic perspective and better separation from future more sensitive residential uses.
- This amendment is essentially revising the format of previously approved development. It is recognised the new neighbourhood shopping centre is likely to extend its primary trade area into those of existing supermarkets at Newtown and Manifold Heights; however in the interests of streamlining the current planning approval process the proposed Section 20(4) Ministerial Amendment is supported.

- In the event the Minister does not agree to approve this amendment as requested, it is proposed the Council prepare and exhibit an amendment in the normal manner. An additional recommended resolution has been included to this effect.

Cr Heagney moved, Cr Macdonald seconded -

That Council:

- 1) Advises the Minister for Planning that it supports approval of Amendment C199 to the Greater Geelong Planning Scheme as a Ministerial Amendment with exemptions from notification pursuant to Section 20(4) of the Planning and Environment Act.**
- 2) In the event the Minister does not approve the amendment as requested, resolves to prepare and exhibit Amendment C199 in the normal manner subject to the Minister's authorisation.**

Carried.

Background

Tract Consultants, acting on behalf of ICD Property, has sought Council's support for Planning Scheme Amendment C199 applying to the company's land at Fyansford pursuant to Section 20(4) of the Planning and Environment Act (i.e. the Minister to act as planning authority and approve the amendment without normal public exhibition).

ICD Property is the owner of the ex Geelong Cement works site and the former CSR Quarry, both of which were previously owned by the Moltoni Corporation. These properties were subject of previous Amendments C17 and C119 which were both approved in December 2008 and provide for major residential development and accompanying commercial and community uses. Together with the adjoining Riverlee land (Amendment C18 to the north of the ex-cement works site) it was envisaged that these 3 properties would be developed into a new suburb around the Fyansford town centre capable of supporting a population of some 5000 people.

Appendix 1 shows the land owned by ICD property outlined on a map which shows existing zones of their property and the surrounding area. Appendix 2 shows existing overlays which apply to the same area.

The major change being sought by this Amendment is the relocation of a proposed neighbourhood shopping centre from the north side of the Hamilton Highway to the triangular site between Hyland Street and Deviation Road. It is proposed that this be achieved by:

- Rezoning the existing Commercial 1 (C1Z) and Mixed Use (MUZ) Zoned land in ICD Property ownership north of the Highway to General Residential Zone Schedule 1 (GRZ1); and
- Rezoning the proposed new activity centre site at Hyland Street/Deviation Road from General Residential to Commercial 1 (C1Z) zone.

Appendix 3 shows the proposed zone changes.

The amendment also proposes to make changes to Development Plan Overlays 15 and 16 (DPO15 & DPO16) which apply to the two ICD Property sites. In particular DPO15 needs to be changed to:

- Provide relevant detailed requirements for the new neighbourhood shopping centre site.
- Introduce planning requirements for the existing Mixed Use Zone south of Hamilton Highway (previously addressed by a planning permit).
- Require details to be provided of proposed community uses.
- Update planning provisions to reflect current day requirements (this DPO was originally adopted by Council 10 years ago) and the new owner's planning intentions.

Other amendments being sought are:

- Clarifying and reducing the extent of Heritage Overlay provisions affecting land owned by ICD Property (see Appendix 4 for a map showing the Heritage Overlay changes); and.
- Modifying DPO16 provisions required as a consequence of deleting the Mixed Use Zone on the ex-CSR quarry site which was originally planned to include a local shopping/community centre.

Council has previously supported changes to the heritage overlay and policy affecting the Fyansford area. At its meeting of 15 December 2009, it passed the following resolution at the request of the former owner – the Moltoni Corporation:

"That Council:

1) support Option 3 which seeks to remove the Fyans Heritage Area Policy (Clause 22.49) and Heritage Overlay (HO1732) from residential zoned land at Fyansford and all Moltoni owned vacant land areas within the town centre.

2) write to the Minister for Planning to confirm Council's support for the policy and overlay to be amended by a Ministerial planning scheme amendment under Section 20 (4) of the Planning and Environment Act 1987."

The application for Ministerial intervention is now being sought on the basis that the changes proposed in this amendment (as outlined above) will:

- result in an improved planning outcome;
- have no impact on the community or surrounding landowners;
- update provisions where circumstances have changed;
- assist in streamlining the planning approval process.

The amendment does not change the zoning or development potential of any land not in the ownership of ICD Property.

Discussion

Amendment C199 is essentially proposing to modify and revise the format of previously approved development. A development plan has already been approved by Council for the first stage of residential development on the ex-cement works site pursuant to DPO15 which will only be subject to minor changes.

The main change being proposed - to relocate the neighbourhood shopping centre - is supported in principle. The new site provides a more readily accessible and higher profile location from a traffic viewpoint and will have better separation from future surrounding more sensitive residential uses.

A new neighbourhood shopping centre at this location will eventually be substantially supported by the planned future population of the new Fyansford suburb. In addition, the site is situated in one of the major access roads from the Geelong Ring Road to the City's western and inner suburbs and as such is likely to pick up considerable passing trade.

Information submitted with the application indicates that the retail component of the town centre is likely to comprise a supermarket and associated specialty shops with a total floor area of around 6,500 square metres.

Appendix 5 is the Fyansford Concept Masterplan (Aug 2014) submitted with the application. This plan gives an indication of the overall layout of land uses across the area subject to DPO15. One of the new requirements of the proposed amended DPO15 Schedule is the need for the developer to prepare a Town Centre Masterplan. This plan will contain further details of the development of the neighbourhood shopping centre, mixed use and community use components of the town centre.

The new DPO15 Schedule will also require the applicants to prepare an economic impact assessment for the new shopping centre as part of the development plan approval process. This analysis would also assess potential impacts of the proposed centre on existing shopping centres and make recommendations about timing and staging of the development. The Town Centre Masterplan will also address traffic, urban design/landscaping issues and integration with the existing Fyansford village.

The amended DPO Schedule 15 and 16 are Appendices 6 and 7 with the proposed changes to the existing schedules highlighted. The revised heritage policy (clause 22.38) is in Appendix 8.

Tract Consultants advise that in order to ascertain community views on the proposed amendment changes, it held an informal Community Engagement Session on 3 July 2014. Some 20 local residents and business owners (including submitters to the previous planning scheme amendments) attended. Tract advises there was unanimous community support for the relocation of the neighbourhood shopping centre.

On the basis of the community support received and because the amendment does not fundamentally change the intent of the originally approved amendment, Tract submits that further public notification is not required. They submit that expeditious approval of the amendment will facilitate the timely release of more residential land at Fyansford.

Council officers support the application to the Minister for reasons as set out above. It is acknowledged that the new neighbourhood shopping centre is likely to extend its primary trade area into those of existing supermarkets at Newtown and Manifold Heights. This issue will be addressed as part of the economic impact assessment requirement of the new DPO15 provisions. In addition, the existing Commercial 1 and Mixed Use Zones in the ICD Property land already provide for retail development to the extent being proposed by the new neighbourhood centre.

In the event the Minister does not agree to approve this Amendment as requested, it is proposed that Council will act as planning authority to prepare and exhibit the amendment in the normal manner. This would include public notification with potential for submissions and an independent panel hearing if required. An additional recommendation has been included in this report should this situation arise.

Environmental Implications

The original Amendments C17 and C199 which apply to the ICD Property land addressed a range of environmental issues and encapsulated the outcomes in the approved amendment provisions.

Amendment C199 does not propose to change any of the environmental outcomes or create new environmental issues.

Financial Implications

The changes being proposed by Amendment C199 will have no financial implications for Council.

Policy/Legal/Statutory Implications

The development of Fyansford is consistent with a range of State and Local planning policies.

The Planning and Environment Act makes provision for the Minister to act as a planning authority and approve an amendment without public exhibition where it "is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate" (Section 20(4)).

Alignment to City Plan

The Amendment supports the 'Growing our Economy' strategic direction of City Plan, as it will assist in the development of the new suburb of Fyansford with a range of residential, commercial 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 Fyansford Community Integration and Services Report dated December 2006, was prepared to address potential social needs resulting from the original Fyansford development proposals. Recommendations from this report are included in the approved (existing) amendment documentation.

Amendment C199 proposes an alternative location for the neighbourhood shopping centre which is a preferred location from a planning perspective and is likely to be better for the future community.

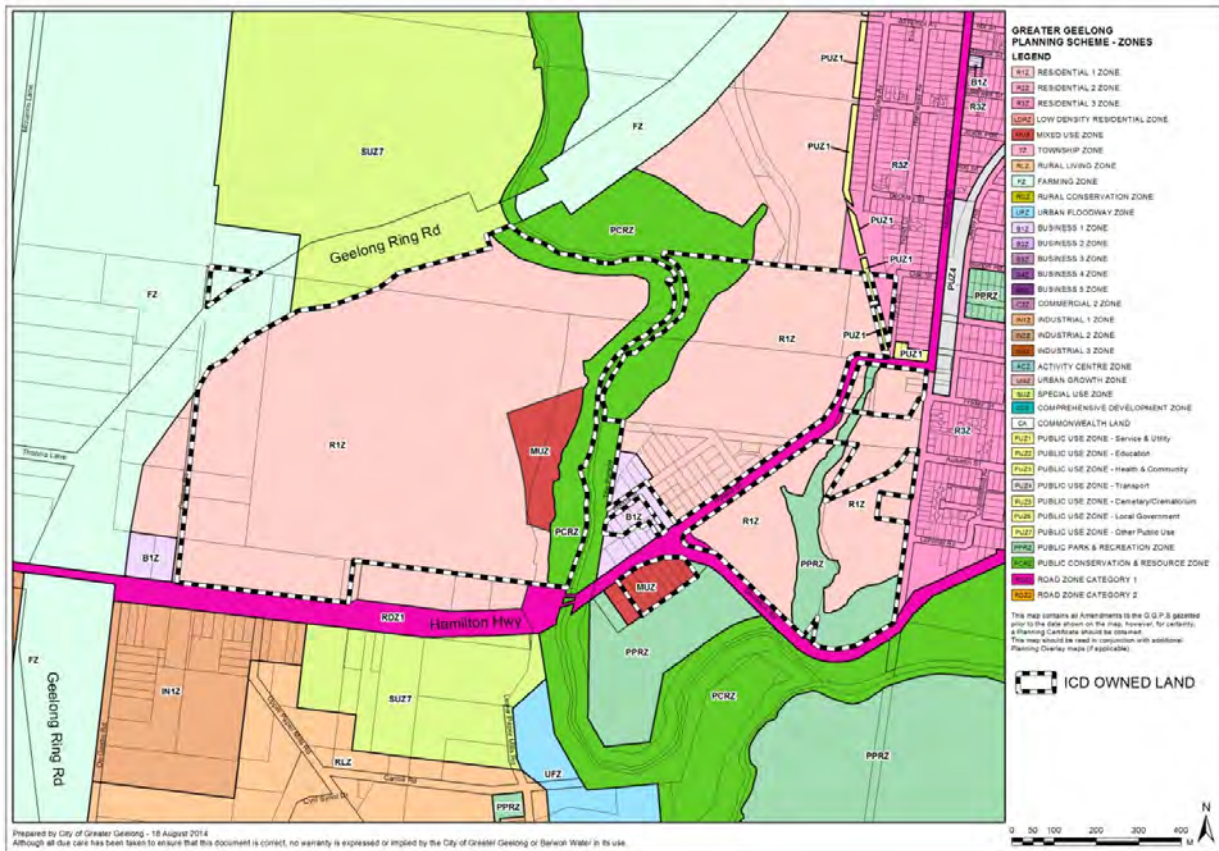
Human Rights Charter

The amendment is unlikely to impact on any basic rights, freedoms and responsibilities as set out in the Charter.

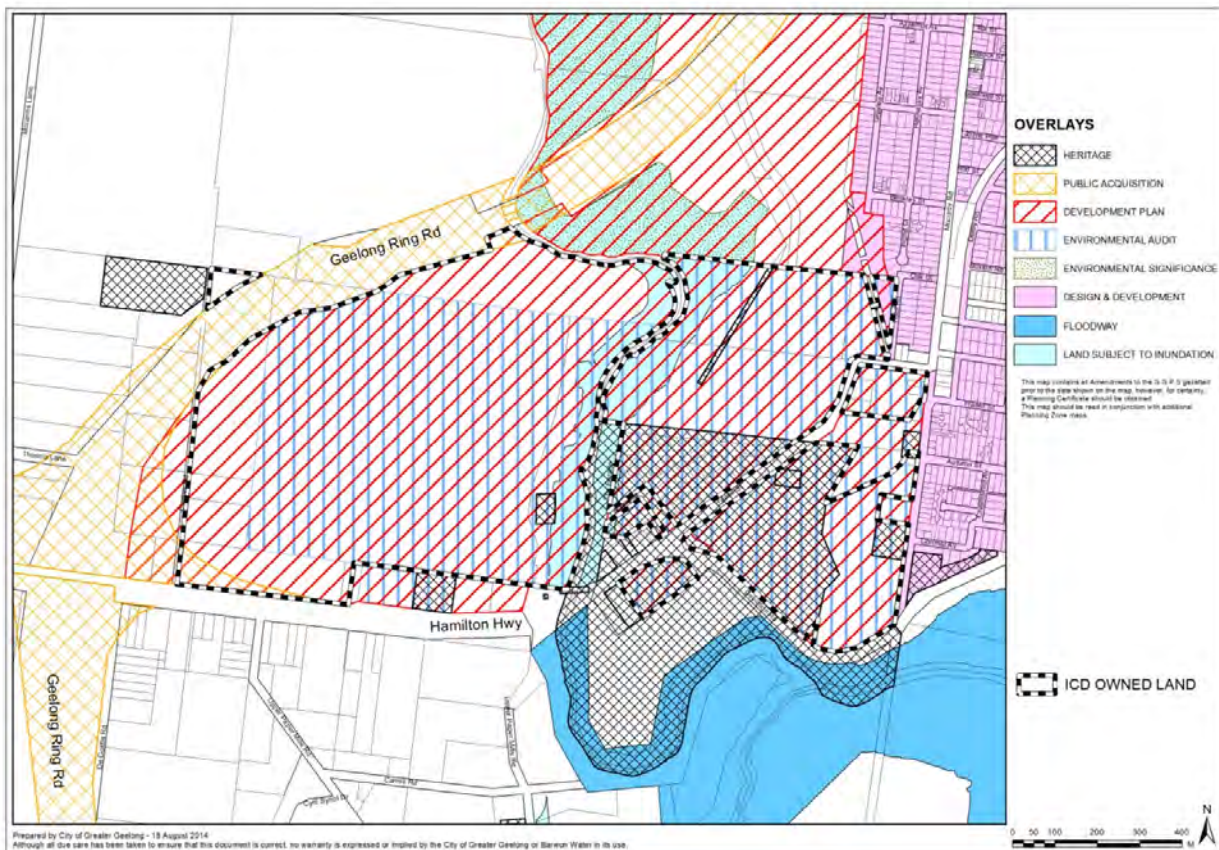
Consultation and Communication

Full public notification of Amendment C199 is not considered necessary for the reasons outlined in this report.

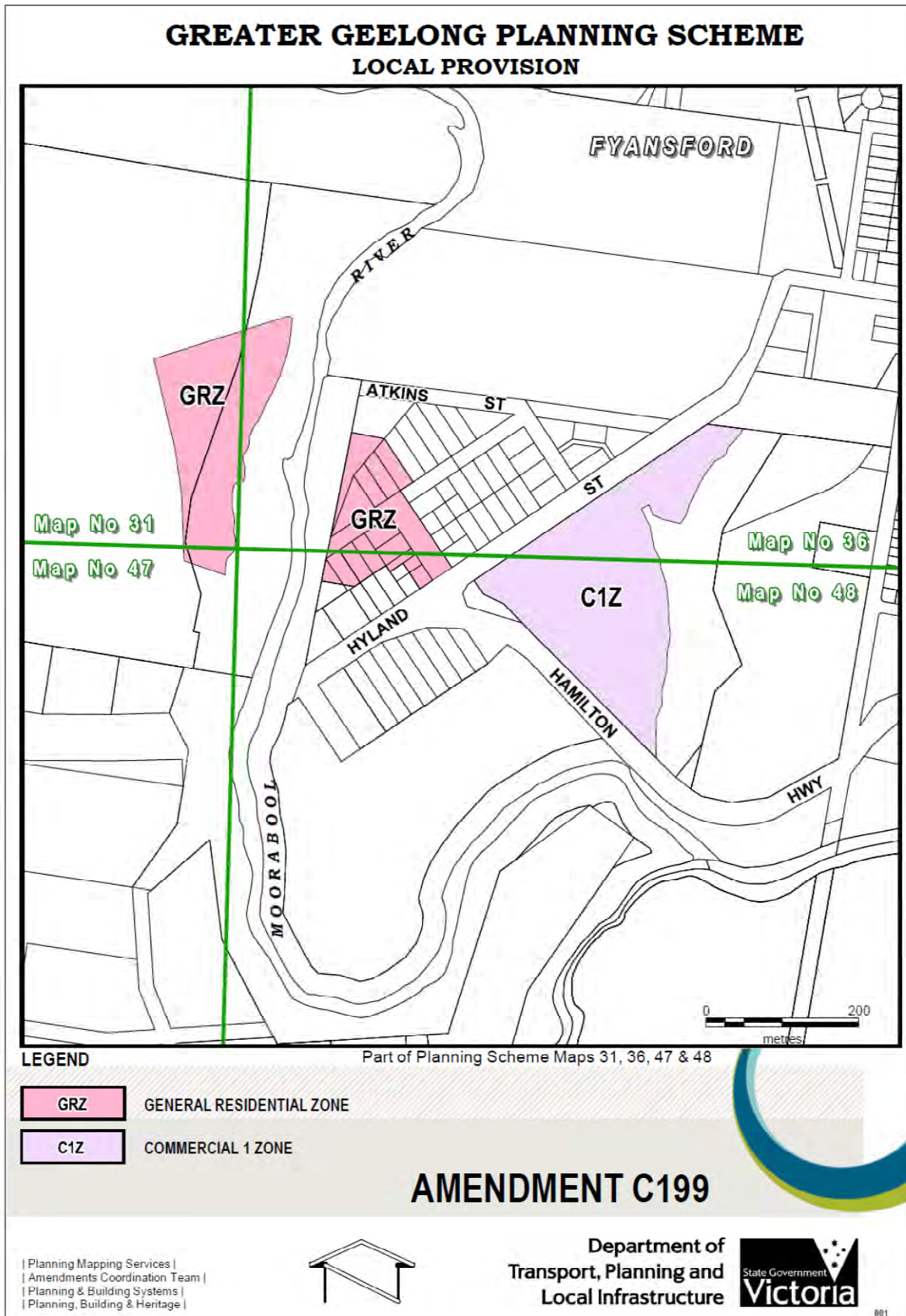
Appendix 1 – Existing Zoning Map with ICD Property outlined



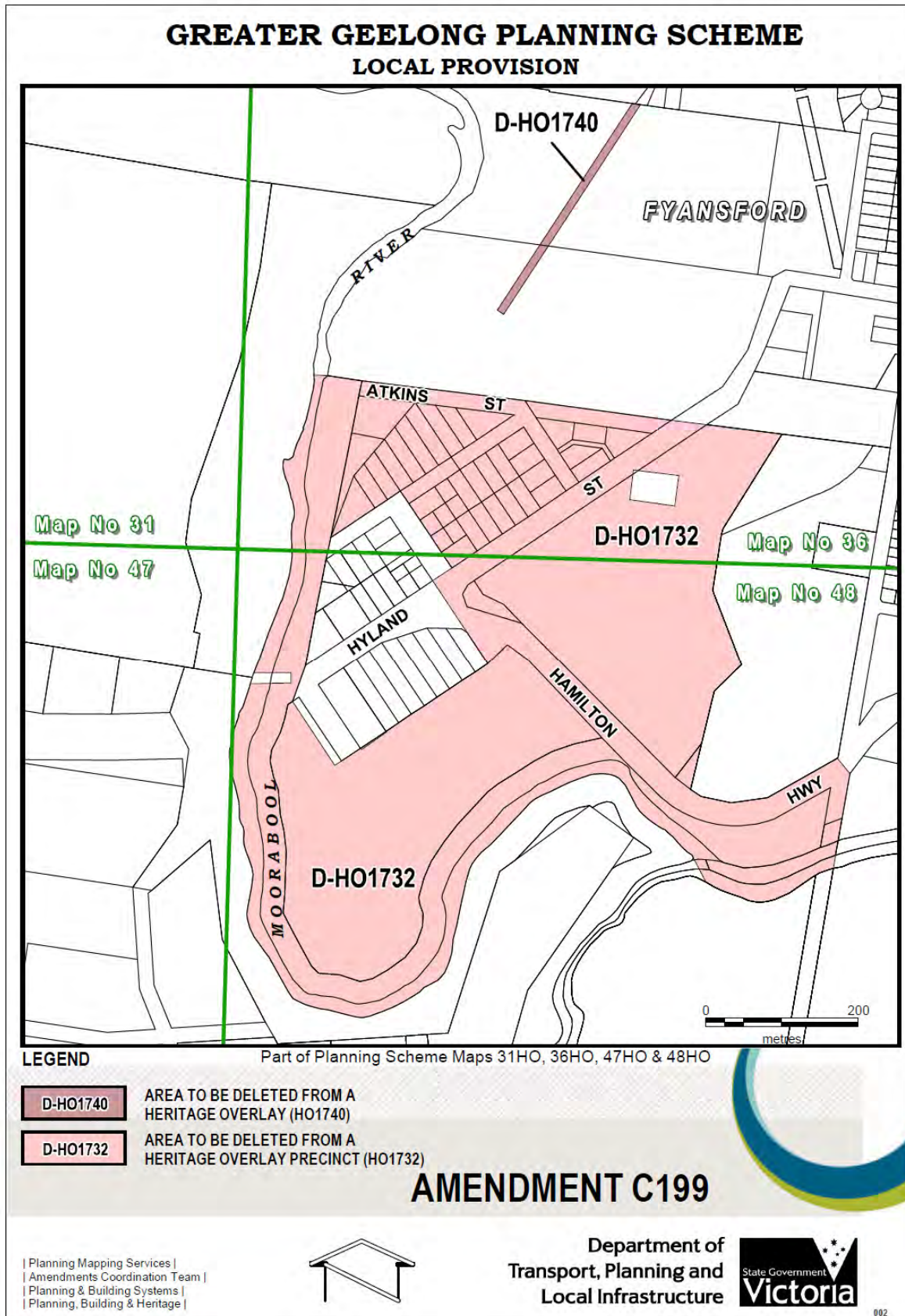
Appendix 2 – Existing Overlays Map



Appendix 3 – Proposed Zone Map Changes



Appendix 4 – Proposed Overlay Map Changes



Appendix 5 - Fyansford Concept Masterplan (Aug 2014)



Appendix 6 – Revised Development Plan Overlay Schedule 15

23/12/2008
C17
[Proposed C199](#)

SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO 15**

FORMER GEELONG CEMENT WORKS LAND- FYANSFORD

This schedule applies to land bound by McCurdy Road/Hyland Street/Deviation Road and the Moorabool River in Fyansford and Herne Hill previously occupied by the Geelong Cement works. This development plan is required to provide for the residential and commercial development on the site and for the integration of services and passive recreational areas that complement the existing surrounding and developing areas.

1.0 Requirement before a permit is granted

Where no development plan has been approved, the responsible authority may grant a permit to construct a building or carry out works, provided that it is satisfied that the works are minor in nature.

2.0 Requirements for development plan

23/12/2008
C17
[Proposed C199](#)

The Development Plan may be delivered in two stages to allow the later delivery of the Town Centre Precinct Master Plan. The Town Centre Precinct Master Plan must be lodged with the responsible authority prior to a Statement of Compliance being issued for 220 lots for the development.

The Development Plan must be generally in accordance with the Fyansford Concept Master Plan (August 2014), and must include the following, to the satisfaction of the responsible authority:

An **Urban Design Master Plan** which includes:

- Land uses.
- Subdivision layout which incorporate lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi-dwelling development sites; and
- A subdivision staging plan with appropriate timing for development that recognises existing uses on land not owned by the proponent.

A **Town Centre Precinct Master Plan** which includes:

- An Economic Impact Assessment;
- A Traffic Impact Assessment that deals with access and egress to the Town Centre Precinct and builds upon the **Road Network and Traffic Management Plan**;
- A Site Analysis Plan which provides an indicative layout including proposed land uses, location and heights of buildings and the location of car parking and landscaping;
- Design guidelines which identify how development will respond to and respect the existing heritage listed sites;
- Design guidelines which identify how development on the Mixed Use Zone land will integrate and provide activation of the interface with open space to the south;
- Identify likely community uses, in particular any Council facilities;
- Indicative streetscape improvements demonstrating how pedestrian connectivity and an attractive public realm will be encouraged; and
- A Staging Plan (if relevant).

A **Road Network and Traffic Management Plan** which identifies:

- A Road Hierarchy Plan which identifies the indicative road layout and width and includes:

- Identification of traffic management issues relevant to Hamilton Highway, Hyland Street and Deviation Road;
- Examination of changes to existing roads and road reserves and traffic management solutions proposed where required;
- Consideration of possible future public transport routes and stops; and
- Details of any road closures.
- A Pedestrian and Bicycle Network Plan which identifies key pedestrian and cycle routes and connections with existing and proposed development.

A **Land Capability Assessment** which identifies:

For the escarpment and its immediate steep-sloped surrounds:

- Evidence of the suitability of these areas for development. This should concentrate on the escarpment approximately between the 15 and the 65 metre Australian Height Datum (A.H.D.) contour lines. Contour information of this land shall be A.H.D. at an interval of no more than 0.5 metres;
- Areas of land that need to be stabilised and /or left in their natural state.

For the balance of the land:

- Proposed site levels to A.H.D. at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development; and

For land which is subject to fill on the flood fringe:

- Batters and retaining walls required in the flood fringe to hold back fill (to the satisfaction of the Corangamite Catchment Management Authority).

An **Open Space & Landscape Master Plan** which includes:

- An open space contribution of not less than 5% of the development area not including any land required for stormwater detention or treatment or within the escarpment area.
- Details the provision of landscaping and appropriate facilities for public use including car parking, playground equipment, as appropriate other furniture, fencing, bollards and lighting as appropriate.
- The extensive use where possible of local indigenous plant species throughout the development site.

▪ A Landscape Master Plan for the Hillside Escarpment which includes:

- The division of the area into 'natural' and 'improved' areas with appropriate treatments for each;
- The identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape treatments;
- Detailing of a rehabilitation and revegetation program which will enable minimum maintenance as well as offering cliff stabilisation where applicable and appropriate;
- The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design;
- Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth to minimise the possible fire risk to this part of the site, consistent with the need for minimal maintenance;
- The provision of appropriate safety barriers or fencing to prevent access to unsuitable areas, designed to blend in with the environment;
- The provision of appropriate facilities for public uses inclusive of car parking and as required, furniture, fencing, bollards and lighting; and
- Boundary fencing along boundaries between public open space and future privately-owned lots (to rural- standard only).

▪ A Landscape Master Plan for the Moorabool River Corridor which includes:

- A vegetation survey by a suitably qualified person to document and map the extent and significance of the indigenous vegetation of all land proposed to be zoned Public Conservation and Resource land.

- Identification of noxious weeds and pests and a plan to remove them and replace them with appropriate landscape selection;
- A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible during any necessary decontamination works;
- Appropriate sites for public use facilities including car parking, and as necessary, furniture, fencing, bollards and lighting but avoiding structures which may impede or disrupt the free passage of floodwater;
- Boundary fencing, along boundaries between public open space and future privately-owned lots (to rural standard only); and
- Pathway treatments that utilise hard surface treatments such as concrete or asphalt with designs that incorporate stormwater control measures.
- A shared path through the open space corridor and indicative surface treatments.

A Water Sensitive Urban Design Plan which:

Is consistent with guidelines established using appropriate Australian design standards consistent with Council's Stormwater Management Plan including:

- City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines;
- Royal Lifesaving Society of Australia – Guidelines for Water Safety in Urban Water Developments; and
- Melbourne Water Design Guidelines.

Is underpinned by a design report for all stormwater quantity and quality treatment systems and aesthetic lakes within the development which:

- Outlines the original design objectives including a requirement to minimise contamination of runoff and erosion of the river system during peak flows;
- Differentiates between the aesthetic and functional quality or quantity treatment water features to be employed on the site and identifies their respective locations;
- Identifies any other elements or issues to assist long-term management of these systems.
- Identifies lifecycle issues;
- Demonstrates evidence of catchment flows to sustain the proposed lake system, including consideration of summer/ winter ebb/ draw including any impact on the Moorabool River to ensure it is operating effectively; and
- Identifies measures to improve stormwater quality before it is discharged into the Moorabool and Barwon River and examines the potential water flow effect on the Rivers. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required.

A Site Management Plan, which includes a plan detailing proposed management and/ or operational practices to prevent adverse amenity and environmental impacts arising from the use of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with Environment Protection Authority (EPA) publication No. 960 Guideline for Environmental Management – “Doing It Right On Subdivisions” Temporary Environmental Protection Measures for Subdivision Construction Sites and Council's Stormwater Management Plan to the satisfaction of EPA and Council.

A Staging Plan which identifies the indicative staged delivery of the overall Development Plan area.

The documents submitted in response to Section 2.0 of this Schedule may be amended with the written approval of the responsible authority.

Appendix 7 – Revised Development Plan Overlay Schedule 16

SCHEDULE 16 TO THE DEVELOPMENT PLAN OVERLAY

23/12/2008

C119

Shown on the planning scheme map as **DPO16**

FORMER CSR QUARRY AND SURROUNDING LAND - FYANSFORD

This schedule applies to land at Fyansford located west of the Moorabool River, south and east of the Princes Highway – Geelong Ring Road (the Geelong Ring Road) and north of the Hamilton Highway.

It is intended that this land be redeveloped for residential purposes accompanied by some small-scale commercial uses with significant riparian reserve and a central area of public open space, both with active and passive recreation uses.

A development plan is required to ensure the new residential area is planned and developed in a fully integrated and comprehensive manner and that all detailed planning issues are resolved prior to the issue of a permit for the development of the land.

1.0 Conditions and requirements for permits

23/12/2008

C119

Any permit for development must, as relevant, contain the following conditions:

- The owner of the land shall provide or arrange for all necessary roads, footpaths and servicing infrastructure inclusive of sewerage, stormwater, drainage, electricity and water supply to the satisfaction of both the responsible authority and the relevant servicing authorities.
- In relation to the proposed public open space along the Moorabool River within the 'Public Conservation and Resource Zone' the owner will:
 - Prior to the transfer to Council ownership, rehabilitate the embankment and the associated riparian area along the Moorabool River including the removal of noxious weeds and pest plants, including revegetation and relevant landscaping treatments comprising any works, equipment, paths, fencing and landscaping to the satisfaction of the responsible authority.
- The owner will fund the planning and construction of any necessary road upgrading (directly as a result of new connections being made to the subject land) to the adjoining road network as required by Council.
- The owner will undertake all other works as shown on the approved development plan to the satisfaction of the responsible authority.
- The owner shall participate in a liaison committee with membership from the Geelong Environment Council and other relevant bodies including the Corangamite Catchment Management Authority ('the CCMA') for the duration of the development of the land and for a period of two (2) years after the commencement of sales of land to undertake the following tasks:
 - Overview the survey and mapping of the indigenous vegetation along the Moorabool River;
 - Overview the development of the linear vegetated trail along the Moorabool River and its relationship and links with existing trails in the vicinity;
 - Overview the rehabilitation and development of any modifications on and to the river acceptable to the CCMA; and
 - Overview the implementation measures to improve stormwater quality before it is discharged into the Moorabool River.
- The owner shall provide evidence, which details the arrangements for the provision of an appropriate wastewater servicing system, to the satisfaction of the Barwon Water Authority.

Section 173 Agreement - Development Contributions:

- Prior to the commencement of any development the owner shall enter into a Section 173 Agreement to provide:
 - a contribution to Council of \$900 per residential lot towards social and community infrastructure which has a direct benefit to the future occupiers of the land generally as required by the Social Infrastructure Assessment; and

- for a public open space contribution of land, or payment in lieu of the provision of land as though under the provision of the Subdivision Act 1988 at a rate not less than 10 percent of the area of the land, generally as required by the Open Space Masterplan.

2.0 Requirements for development plan

23/12/2008

C119

The development plan must be generally in accordance with The Fyansford Quarry Masterplan 17 July 2008, except for the area designated Mixed Use, and must include, to the satisfaction of the responsible authority, the following:

An **Urban Design Masterplan** which identifies, as relevant:

- Land uses;
- Lot layouts which incorporate lots of varying sizes to provide diverse housing choices, generally consistent with the slope of the land, and identifies all lots intended specifically as multi-dwelling development sites;
- Roads and road reserves which identify the proposed road layout and in particular examines any changes to existing roads and road reserves and includes:
 - Traffic management issues identification, relevant Hamilton Highway access arrangements to the satisfaction of VicRoads and traffic management solutions proposed where required;
 - A plan showing an appropriate road hierarchy and indicative intersection treatments; and
 - Details of any road closures.
- Appropriate Geelong Ring Road interface measures to the satisfaction of VicRoads;
- Links with existing and proposed development both within adjacent land and the wider Geelong area including pedestrian and cycle ways, public transport facilities, open space links and neighbourhood linkages from existing development to the rivers, parks and commercial facilities;
- All bicycle and pedestrian paths which shall be provided in convenient locations and subject to appropriate gradients that conform to the appropriate Australian Standards;
- An assessment of the impacts of the proposed development on the cultural, archaeological, historical and heritage assets and values of the site. This is to include evidence that the Wathaurong Community are satisfied with cultural archaeological treatments on identified areas of the site; and
- A subdivision staging plan with appropriate timing for development that recognises existing uses on land not owned by the proponent.

A **Land Capability Assessment** which identifies:

For the quarry and its immediate steep-sloped surrounds:

- Evidence of the suitability of these areas for development from the points of view of steepness of slopes and risk of landslide, including:
 - A detailed cut-to-fill plan; and
 - A detailed geotechnical assessment of new levels proposed to be established over this part of the site with evidence of its suitability for development.
- This should concentrate on the quarry approximately between the 6 and the 33-metre Australian Height Datum (AHD) contour lines. Contour information of this land is to be to the Australian Height Datum at an interval of no more than 0.5 metres;
- Areas where building envelopes will be required;
- Areas of land that need to be stabilised and/or left in their natural state;
- An assessment of the issues relating to settlement of filled/excavated areas and ground water impacts;
- The geotechnical assessment shall be subject to peer review and certified at the applicants cost; and
- A risk analysis of the relevant geotechnical issues identified in relation to the quarry area and its immediate steep sloped surrounds shall be undertaken by the applicant including a peer review at the applicants cost.

For the balance of the land:

- Proposed site levels to AHD at an interval of no more than 2.0 metres following the relocation of soil around the site to enable acceptable gradients for development.

An **Open Space & Landscape Masterplan** which includes:

- Includes an overall public open space plan which:
 - Provides for public open space areas generally as shown on the The Fyansford Quarry Masterplan dated 17 July 2008.
 - A minimum of 10% open space shall be provided ensuring all parkland areas are a minimum of 0.5 hectare and all dwellings within the development are generally located within 400 metres of parkland.
- Details the provision of landscaping and appropriate facilities for public use including car parking, as appropriate, playground equipment, as appropriate, other furniture, fencing, bollards and lighting, specifically showing:
 - Appropriate sites for public use facilities including car parking, as necessary, furniture, fencing, bollards and lighting cognisant of avoiding structures which may impede or disrupt the free passage of floodwater; and
 - Fencing along boundaries between public open space and future privately-owned lots (generally to rural standard unless residential standard would be more appropriate) cognisant of avoiding structures which may cause flood retardation.
- Incorporates pedestrian walkways and cycle paths plan which identifies:
 - The interfaces with existing pathways and demonstrates connectivity throughout the development and in particular connections between key nodes; and
 - Materials to be used for pathways noting that all pathways must conform to appropriate Australian Standards including gradient controls and shared pathway requirements (2.5 metres wide, line marking and signage). Pathway designs must incorporate appropriate landscaping and entry/exit points to ensure maximum casual surveillance and public safety.
- Details a long-term management strategy for the major open spaces which will:
 - Be owned, managed and maintained by the City of Greater Geelong including maintenance requirements, machinery requirements and access arrangements, including specific reference to the river environs areas where access may be more difficult, and maintenance responsibilities for any wetlands;
 - Be owned and managed initially by the developer prior to management and maintenance responsibilities being determined between the developer and the Council. This shall include land to be set aside for future public access;
 - Describe the general landscape treatment of roads in the proposed subdivision, which must include the provision of substantial street trees, which are capable of softening the impact of development;
 - Provide for landscape treatment of the interface with the Geelong Ring Road; and
 - Provide recreation and open space areas and facilities that are functional and fit for purpose.
- Noting that some quarry escarpment land is too steep for development and that it may only be suitable as a landscape/scenic backdrop, where any such land is to be either owned and/ or managed and maintained by Council (at any time in the future) a subplan for this open space area is required and shall include:
 - The division of the area into 'natural' and 'improved' areas with appropriate treatments for each;
 - The identification of noxious weeds and pests and a plan to remove them and replace them with local indigenous native plant species;
 - Detailing of a rehabilitation and revegetation program, which will enable minimum maintenance as well as offering land stabilisation where appropriate;
 - The control of water runoff to prevent scouring and erosion consistent with sensitive pathway design;
 - Appropriate species selection on the basis of minimum fuel load, throughout the lifecycle of the plant growth to minimise the possible fire risk to this part of the site, consistent with the need for minimal maintenance; and
 - The provision of appropriate safety barriers to prevent access to unsuitable areas, designed to blend in with the environment.

- Includes fencing along boundaries between public open space and future privately owned lots.
- A Moorabool River open space sub-plan which includes:
 - A survey by a suitably qualified person to document and map the extent of and significance of the indigenous flora and fauna of all land proposed to be zoned Public Conservation and Resource Zone;
 - A management plan including a rehabilitation and revegetation program including retention of the identified existing indigenous vegetation wherever possible, and the management of the riparian vegetation and riverbank having regard to potential major fauna habitat; and
 - Identification of noxious weeds and pests, and a staged pest plant and animal eradication program in the open space areas, until such time as these areas are transferred to the Council.

An **Environmental Management Plan** which includes:

- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land, and if detected, a more detailed assessment outlining the location of the contaminated soil, the types of contaminants detected, and strategies and procedures required to be undertaken to de-contaminate affected areas.

A **Site Management Plan**, which includes:

- A plan detailing proposed management and/ or operational practices to prevent adverse amenity and environmental impacts arising from the use of land or buildings and during the construction of buildings and works associated with subdivision, in accordance with Environment Protection Authority (EPA) publication No. 960 Guideline for Environmental Management – “Doing It Right On Subdivisions” Temporary Environmental Protection Measures for Subdivision Construction Sites and Council’s Stormwater Management Plan to the satisfaction of EPA and Council.

An **Environmental and Natural Resources Plan**, prepared by a suitably qualified person that includes:

- A detailed Flora and Fauna assessment including a review of the possible occurrence of National and State significant plant and animal species;
- An aquatic assessment which identifies possible ecological impacts on the Moorabool River as a result of the development; and
- Net Gain assessment where necessary.

A **Water Sensitive Urban Design Plan** which:

- Provides for the collection, treatment and disposal of stormwater run off, from the site and any adjoining land, in an environmentally-acceptable manner including the provision of retarding basins, treatment ponds, wetlands and bio-retention systems;
- Is consistent with guidelines established using appropriate Australian design standards consistent with Council’s Stormwater Management Plan including:
 - City of Greater Geelong, Standard Specification for Roadworks and Drainage – Part 6 - Engineering Design Guidelines;
 - Victorian Stormwater Committee, Urban Stormwater – Best Practice Environmental Management Guidelines;
 - Royal Lifesaving Society of Australia – Guidelines for Water Safety in Urban Water Developments; and
 - Melbourne Water Sensitive Urban Design (WSUD) Engineering Procedures: Stormwater
- Is underpinned by a design report for all stormwater quantity and quality treatment systems and aesthetic lakes within the development which:
 - Outlines the original design objectives including a requirement to minimise contamination of runoff and erosion of the river system during peak flows;
 - Details short and long term maintenance requirements and responsibilities;
 - Differentiates between the aesthetic and functional quality or quantity treatment water features to be employed on the site and identifies their respective locations;
 - Identifies any other elements or issues to assist long-term management of these systems.
 - Identifies lifecycle issues;

- Provides for the design of the overland flow paths, and high flow bypass channel, and its intersection with the Moorabool River (both as shown on the conceptual stormwater masterplan);
- Identifies measures to improve stormwater quality before it is discharged into the Moorabool River, including details of design to ensure that floating material, including oil and litter cannot pass installation of gross pollutant traps to Council's satisfaction. CCMA approval for the proposed design, specifically in relation to the end water flow volumes to the Moorabool River is required. The proposed stormwater quality treatment measures shall be reviewed using the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) program, to determine the benefits of the proposed works; and
- An assessment of the proposed (WSUD) drainage system performance capabilities in artificially created soil structures and in-situ ground conditions

In the event that normal reticulated sewerage is not the chosen option, a **Wastewater Recycling System Plan** needs to be prepared by a suitably qualified person(s) that would:

- Define the degree of independence of such a system or define any linkages with the closest practicable adjacent infrastructure systems;
- Address functional details of this system including relevant environmental protection measures;
- Require EPA and Barwon Water approval;
- Address water balance issues including interface issues with adjacent systems;
- Outline requirements for tanks on each lot and the requirements and obligations of future landowners;
- Detail short and long term maintenance requirements and responsibilities;
- Identify any other elements or issues to assist long-term management of these systems;
- Identify lifecycle issues; and
- Detail potential handover of facilities to Barwon Water.

A **Social Infrastructure Assessment** prepared by a suitably qualified person which:

- Analyses the social infrastructure needs of the future population of the Amendment C119 area and the surrounding Fyansford residential growth area.
- Determines the requirements for social infrastructure and community facilities (land and buildings) that are required for the area in consultation with, and to the satisfaction of, the responsible authority.

The documents submitted in response to Section 2.0 of this Schedule may be amended with the written approval of the responsible authority.

References:

The Fyansford Quarry Masterplan dated 17 July 2008.

Appendix 8 – Revised Local Policy - Clause 22.08 Fyans Heritage Area

22.38 HO1732: FYANS HERITAGE AREA

28/01/2010 This policy applies to all that land included in the shaded areas on the Fyans Heritage Area Map.

C129 (part 4)

Policy Basis

This precinct is significant for its distinctive nineteenth century semi-rural town character comprising the historic core of Fyansford, centred around Hyland Street (Hamilton Highway) and Atkins Street. The layout of these roads and the predominantly linear, rectangular allotment layout are a tangible legacy of the original subdivision of 1854. Historically significant as the earliest official settlement in the Port Phillip District, the area is defined by three main nineteenth century periods of post-settlement development closely linked to the strong natural features of the two rivers, floodplains and escarpments that form the Fyansford valleys. The significance of the precinct is also physically manifested in the small number of surviving individually significant buildings and structures within the central township area of mixed design, function and materials. They demonstrate Fyansford's population growth and decline in the nineteenth century.

Objectives

- To respect the nineteenth century townscape and streetscape qualities of the Heritage Overlay Area;
- To protect and enhance the intact examples of the nineteenth century building stock;
- To promote the original track to the ford through appropriate interpretation;
- To retain the existing building scale throughout the Heritage Overlay Area;
- To retain the existing road layout of Hyland Street and Atkins Street within the Heritage Overlay Area together with a linear, rectangular allotment layout pattern;
- To encourage respectful, innovative and contemporary building design;
- To encourage the use of non-reflective building materials;
- To encourage the use of appropriate fence types, designs and locations;
- Major work should be preceded by a post-contact archaeological survey or heritage study, to determine if any sub surface archaeological artefacts are present on the site;
- Encourage new signs to be kept to a minimum size, number and respectful design;
- Develop an appropriate concept plan to enhance the cultural and environmental mix of exotic and indigenous vegetation within the precinct.

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following:
 - Building design that is innovative and contemporary but also respectful to the existing significant buildings;
 - Use of simple verandahs;
 - Rectangular windows (that are vertically oriented singularly, or as a horizontal bank if grouped);
 - Use of non-reflective building materials;
- Encourage development that enhances the heritage values of the precinct;
- Encourage front setbacks along Hyland Street that are equivalent to the setback of significant neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage building heights that comply with the following:

- The scale and height of new buildings directly fronting Hyland Street should be similar to the scale and height of the existing significant neighbouring buildings;
- The highest points of the roofs of new buildings directly fronting Hyland Street should not be greater than the highest adjacent building, whereby the height of the roofs should not be greater than the main (overall) adjacent roof line. If the new work is adjacent to a higher building, the highest point of the new roof should be consistent with the roof heights that predominate in that stretch of the street;
- Any new buildings or building components not fronting Hyland Street that are higher than the existing predominant building heights should not be highly visible and dominant when viewed from the principal streetscape of Hyland Street;
- Any new rear building components to buildings fronting Hyland Street may be higher so long as they are not highly visible or dominant to the streetscape of Hyland Street, and not diminish the significance of existing individually significant buildings;
- Encourage new garages and/or carports to be located at the rear or recessed at the side of existing significant and/or infill buildings;
- Encourage the replacement of the street trees with the same or an appropriate equivalent species particularly in Hyland Street;

References

Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000)

Cr S Kontelj re-entered the meeting room at 7.36pm.

2. AMENDMENT C297 & PERMIT 765/2013 DRYSDALE COLES - CONSIDERATION OF SUBMISSIONS

Portfolio:	Planning - Cr Heagney
Source	Planning and Tourism - Strategic Implementation
General Manager:	Peter Bettess
Index Reference	Council Reports 2014 Application: C297 and Permit 765/2013

Purpose

This report considers submissions received to Amendment C297 and recommends the submissions be referred to an Independent Planning Panel.

Summary

- Amendment C297 seeks to rezone vacant land at 32 Murradoc Road, Drysdale, from the Commercial 2 Zone to the Commercial 1 Zone.
- The Amendment is combined with a planning permit to construct a full-line Coles supermarket at 24-26, 28-30 and 32 Murradoc Road, Drysdale.
- Public exhibition of the Amendment commenced on 3 July 2014 and closed on 4 August 2014. An information session was held at the Springdale Neighbourhood Centre as part of the exhibition period.
- Council received 20 submissions, 16 in support or not objecting and 4 opposing the Amendment and Permit.
- Key issues arising from the submissions included: improved retail facilities, competition, choice and retention of \$ spend in the town; concerns about worsening traffic conditions; insufficient economic justification for another supermarket at this time and consequential impacts to local traders and Jetty Road developers; and urban design flaws.
- In accordance with the *Planning and Environment Act 1987*, Council must now either: change the Amendment in the manner requested by the objecting submitters; refer the submissions to an Independent Panel; or abandon the Amendment or part of the Amendment.
- Council officers have considered the submissions and do not recommend any changes from what was exhibited. The number of positive submissions demonstrates that local residents want better food and grocery shopping facilities in the Drysdale Town Centre.
- This report addresses the issues raised in the submissions and recommends they be referred to an Independent Panel appointed by the Minister for Planning.

Cr Heagney moved, Cr Macdonald seconded -

That Council having considered all submissions to Amendment C297 to the Greater Geelong Planning Scheme, resolves to:

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;**
- 2) Refer all submissions that have not been resolved to the Panel; and**
- 3) Submit to the Panel its response to the submissions generally as outlined in this report.**

Carried.

Background

On 28 June 2013 a combined Planning Scheme Amendment request and Planning Permit application was lodged by Environmental Resources Management (ERM) Australia on behalf of Coles Property Group, pursuant to Section 96A of the *Planning and Environment Act 1987*.

It is proposed to rezone the land at 32 Murradoc Road, Drysdale, from the Commercial 2 Zone to the Commercial 1 Zone and obtain a planning permit (765/2013) to construct a full-line supermarket on 24-26, 28-30 and 32 Murradoc Road, Drysdale. The site is vacant and sits along side the Drysdale ALDI store. The titles are owned by Coles.

An aerial map of the subject land is shown at Appendix 1 and a current zoning map is shown at Appendix 2. The map in Appendix 2 shows that 24-26 and 28-30 Murradoc Road are in the Commercial 1 Zone where the use of the land for a supermarket is as-of-right.

The proposed rezoning map and development plan are shown at Appendix 3 and 4 respectively.

At its meeting on 22 April 2014, Council resolved to support the preparation and exhibition of Amendment C297 to the Greater Geelong Planning Scheme, subject to authorisation by the Minister for Planning. Council received permission to prepare the Amendment on 23 May 2014.

Public exhibition of Amendment C297 commenced on 3 July 2014 and closed on 4 August 2014. Notices about the Amendment were published in local newspapers, letters were sent to Drysdale traders and developers, surrounding landowners and Government agencies. An information session was also held at the Springdale Neighbourhood Centre.

Discussion

As a consequence of the Amendment C297 exhibition, a total of 20 submissions were received. Appendix 5 contains a schedule which summarises the submissions and Planning Officer response.

For the purposes of this report, a detailed breakdown shows:

- 9 supporting submissions from local residents.
- An 'on-balance' supporting submission from the Drysdale Clifton Springs Community Association Inc.
- A supporting submission from the applicant (Coles).

- 4 submissions received from State Government Departments and Authorities offering no objection.
- 4 objecting submissions from traders and developers in the Drysdale area.
- 1 submission from a local Drysdale business stating positives and negatives of the proposed Coles development.

Pursuant to the *Planning and Environment Act 1987*, the Council is required to consider all submissions made to an Amendment and must either: (1) change the Amendment as requested by the submissions; or (2) refer the submissions to an Independent Panel; or (3) abandon the Amendment.

The next section of this report outlines the key issues raised in the submissions and provides an officer response. In the event the submissions are referred to an Independent Panel, as recommended, the responses in this report will form the basis for Council's presentation to the Panel.

1. Improved services, competition and choice, reduced escape expenditure and strengthen the role of the Drysdale Town Centre

Submissions were received from local residents who welcomed the introduction of a full line Coles supermarket. Submitters say that the supermarket will improve retail facilities, competition, choice and retention of \$ spend in the Drysdale Town Centre. A common theme amongst submissions is that residents shop at Leopold because they consider the existing food and grocery offering in town to be inadequate.

Officer response

The submissions indicate a general mood amongst residents that the introduction of a new full line supermarket in the Drysdale Town Centre is needed. The absence of any opposing submissions from residents and the fact that nine residents lodged favourable submissions shows that there is strong support for the development.

The proposed Coles will strengthen the role of the Drysdale Town Centre as the primary retail centre on the northern Bellarine, and significantly improve competition and choice in the food and grocery sector in particular.

2. Activity centre planning and economic impact

The submission from Best Hooper on behalf of Dalgo Pty Ltd and Libnom Pty Ltd (Jetty Road Growth Area landowner/developer) outlines broad economic reasons why the Coles supermarket should not be supported until the mid 2020s. The Jetty Road Growth Area includes a Neighbourhood Activity Centre with planning approval to develop a full line Woolworths supermarket and 11 specialty shops. Construction of the site commenced on 5 August 2014.

Best Hooper note the substantial investment already made by the community in the growth area and that investment has been predicated on assumptions including that a supermarket would be established within the Activity Centre without economic impact from a third supermarket in the Drysdale Town Centre. The submission also highlights that the impact would extend to traders within the Town Centre.

The owner of the Drysdale Hotel has objected on the grounds that a fourth supermarket will have a major impact on the ability of existing local businesses to employ and that Drysdale cannot support another supermarket in the next 5-10 years. The owner of the Drysdale News agency says the town is not ready to support another large supermarket in terms of both trade and infrastructure.

Officer response

The opposing arguments presented by Best Hooper and others are rejected. The number of positive submissions from local residents demonstrates strong support for the new supermarket. The two traders that are concerned about impacts on small businesses need to be weighed against the many other traders who do not oppose the Amendment. The fact that neither Woolworths nor ALDI – the main competitors to Coles – also do not object is compelling.

The independent economic assessment commissioned by Council (T. Nott, Feb 2014) finds that with the inclusion of the Coles supermarket as part of the Drysdale Town Centre retail mix, sales would rise from \$64 million per year to \$89 million and there will be a net gain of 15 long term jobs. The assessment also finds that the impact on existing food and grocery facilities in Drysdale itself would be severe. However, this effectively refers to Woolworths and ALDI.

The Jetty Road Neighbourhood Activity Centre is estimated to suffer a significant loss of around 16% according to the independent assessment. However, the Jetty Road Centre has always been planned as a neighbourhood centre to serve the retail needs of Jetty Road residents. Given the easy access to this Centre for residents of Clifton Springs and parts of Drysdale, combined with less vehicle congestion, Officers believe the Jetty Road Centre will be an attractive shopping destination even with the introduction of the Coles Drysdale store.

Council has recently (9 September 2014) adopted Amendment C283 to implement the Drysdale Urban Design Framework (UDF) into the Greater Geelong Planning Scheme. The UDF identifies the Coles site for a supermarket. The UDF does not specify the delay of this development to allow for the full utilisation and viability of the Jetty Road Activity Centre. The Coles proposal will strengthen the role of the Drysdale Town Centre as the primary retail Centre on the northern Bellarine.

3. Traffic issues

Three local traders, the Jetty Road landowner/developer (Dalgo and Libnom) and some of the supportive residents, are concerned about the traffic flow impacts that will be exacerbated by the development. Traders are particularly concerned about the worsening traffic conditions during school pick up/drop off as well as on the weekend.

Objectors note that VicRoads are assessing the traffic situation in Drysdale and therefore the supermarket should be delayed until infrastructure improvements are completed.

Officer response

VicRoads is currently undertaking the Drysdale Road Network Planning Study. The 12 month study will identify community concerns and prepare a business case for improvements to the road network, including investigation of bypass options. The 2012 Drysdale Urban Design Framework identifies the roundabout at High Street/ Clifton Springs Road/ Murradoc Road for replacement with a signalised intersection and improvements to Murradoc Road.

As is often the case in towns experiencing strong growth, the lack of supporting infrastructure as the population grows is a major issue for residents and traders. The existing poorly integrated road network of the town also contributes to the current conditions. However, delaying the construction of the proposed Coles supermarket will not resolve the existing traffic problems. A new supermarket may actually increase pressure on Government and authorities to address the fundamental road network challenges in the Drysdale area.

The Coles application is supported by a traffic assessment by Cardno. The assessment concludes that the level of traffic generated by the proposal is expected to have no significant effect on traffic conditions. As the responsible authority for both Murradoc Road and High Street, VicRoads has not objected to the proposed rezoning and permit subject to conditions to remove redundant crossovers and construct new crossovers.

4. Urban design

Best Hooper in their submission raised a number of concerns about urban design, connectivity and car parking. These include: inconsistency with the Drysdale UDF particularly the absence of a north-south road connection; car parking being located primarily to the front of the Coles site instead of within the site as intended by the UDF; poor pedestrian connectivity with the Town Centre; and the lesser provision of car parking spaces than the statutory rate.

Officer response

There were no opposing submissions by adjoining and nearby landowners, residents, traders, or shoppers of the Drysdale Town Centre on any of these issues. This indicates general support for the design and location of the Coles supermarket. The fact that ALDI – whose store will share access and car parking with Coles and would be most affected by the development – has not lodged a submission, clearly shows it is satisfied with the proposed design.

Exactly how Dalgo and Libnom as a landowner/developer in the Jetty Road Growth Area will be detrimentally impacted is unclear; perhaps they could argue that their future residents and commercial tenants would benefit from improved amenity and accessibility of the Town Centre. Given that no existing residents or traders objected on these grounds, this would be a tenuous reason.

The submission implies that a new north–south road connecting Murradoc Road to the Central Walk Estate must be constructed on the Coles site in accordance with the Drysdale UDF. While Council officers have worked hard with representatives of Coles to include this road, ultimately the challenges and constraints of the site resulted in the delivery of a dedicated pedestrian walkway instead. This outcome will significantly improve pedestrian access to the site, as will future new road access through the nearby Mortimer Street and potentially Princess Street. Furthermore, the UDF (as with any UDF) is a vision of how the place might develop and provides flexible design principles.

Matters relating to the design of the car park and parking supply are addressed in the traffic assessment by Cardno and supported by Council's traffic engineer. Car parking is located to the front of the building and provides convenient access to the Coles entry and adjacent ALDI store. The provision of 146 car parking spaces (the statutory requirement is 194 spaces) is appropriate given the co-location with the ALDI car park and walkable proximity to other retail outlets and public bus services.

Concerns about pedestrian connectivity to the existing Town Centre, particularly negotiating the roundabout at the intersection of High Street, Collins Street and Murradoc Road, are valid. With the introduction of the ALDI store and UDF directions to further develop commercial uses along Murradoc Road, the Drysdale retail core is gradually expanding west. The UDF identifies the replacement of this roundabout with a signalised intersection to improve connectivity, as well as improvements to the Murradoc Road streetscape.

Environmental Implications

There are no environmental implications as a result of the Amendment.

Financial Implications

No impact to budget.

Policy/Legal/Statutory Implications

Zone provisions

Two-thirds of the subject land is currently zoned Commercial 1 Zone (C1Z). The purpose of the C1Z is to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. The use of the land for a supermarket in the C1Z is an 'as-of-right' use in the Greater Geelong Planning Scheme. A permit is required for buildings and works.

The remainder of the land is in the Commercial 2 Zone (C2Z). The purpose of the C2Z includes encouraging commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

Clause 21.07 Economic Development

The strategy notes that the City of Greater Geelong Retail Activity Centre Hierarchy has been established to articulate the role and function fulfilled by centres of different sizes. A key objective is to facilitate the development of vibrant and viable retail activity centres in accordance with the retail hierarchy.

The proposed Coles supermarket will strengthen the role and function of the Drysdale Town Centre. Town Centres are identified in the Hierarchy as the focus for convenience shopping and community facilities serving the surrounding township and rural hinterland. Neighbourhood centres play an important role in providing for the regular shopping needs of residents of their respective surrounding catchments.

Clause 21.14 The Bellarine Peninsula

Drysdale/Clifton Springs is recognised as a hub for development and service provision on the Bellarine. One of the strategies for Drysdale/Clifton Springs is to reinforce the Drysdale Town Centre as the primary retail centre including the development of an additional supermarket. The clause, under 'further work', identifies the bowling club site for a supermarket however this location was not considered suitable in the Drysdale Urban Design Framework 2012.

Another strategy is to support the development of the Jetty Road Urban Growth Area. A number of stages for residential subdivision have been approved and constructed or are under construction. Likewise, land has been rezoned to the Commercial 1 Zone for a neighbourhood activity centre.

Clause 22.03 Assessment Criteria For Retail Planning Applications

This local policy sets out retail assessment criteria which are to be used as a basis for considering applications for new or expanded retail floor space. The information submitted to support the Amendment and Permit, particularly with an updated economic impact assessment and independent assessment that captures the Jetty Road Neighbourhood Activity Centre, is considered appropriate.

Alignment to City Plan

The Amendment supports the 'Growing our Economy' strategic direction of City Plan, by improving competition and choice for consumers, providing investment and jobs during the construction phase, and securing long term local employment opportunities.

Officer Direct or Indirect Interest

In accordance with Section 80(c) of the *Local Government Act* Peter Bettess, General Manager, Planning and Tourism, declares an indirect financial interest in that he owns Woolworths and Westfarmers shares.

Risk Assessment

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

Social Considerations

The proposed Coles supermarket is considered to result in a net community benefit by improving retail competition – particularly in the fresh food and groceries sector, reducing escape expenditure and securing additional employment opportunities for local residents.

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 provisions of the Planning and Environment Act 1987.

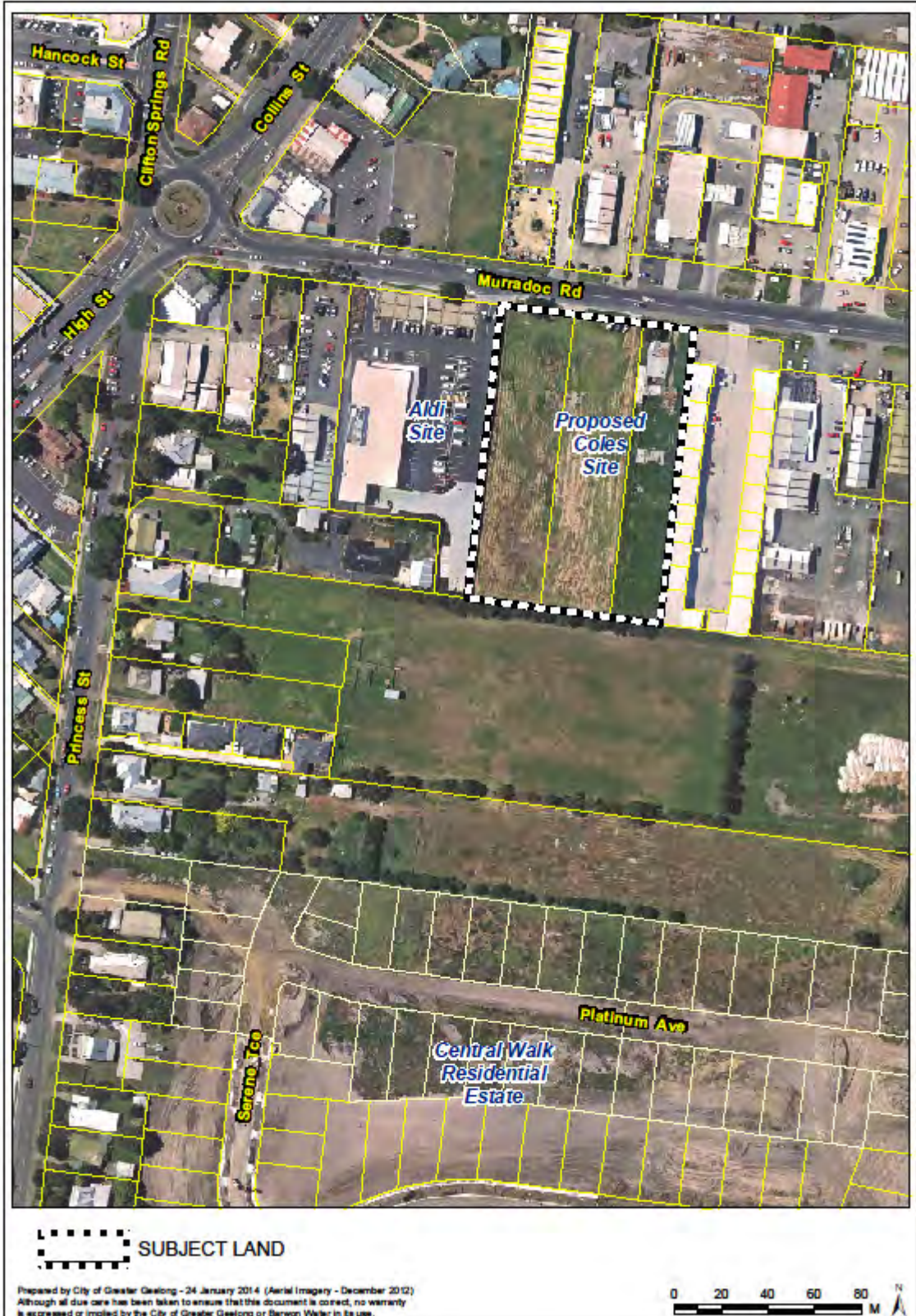
In accordance with Clause 4(2) of Ministerial Direction No. 15 the following panel hearing dates have been set for this Amendment:

- Directions hearing: in the week commencing 13 October 2014.
- Panel hearing: in the week commencing 10 November 2014.

It is noted that the panel hearing has been changed to commence in the week beginning 17 November 2014.

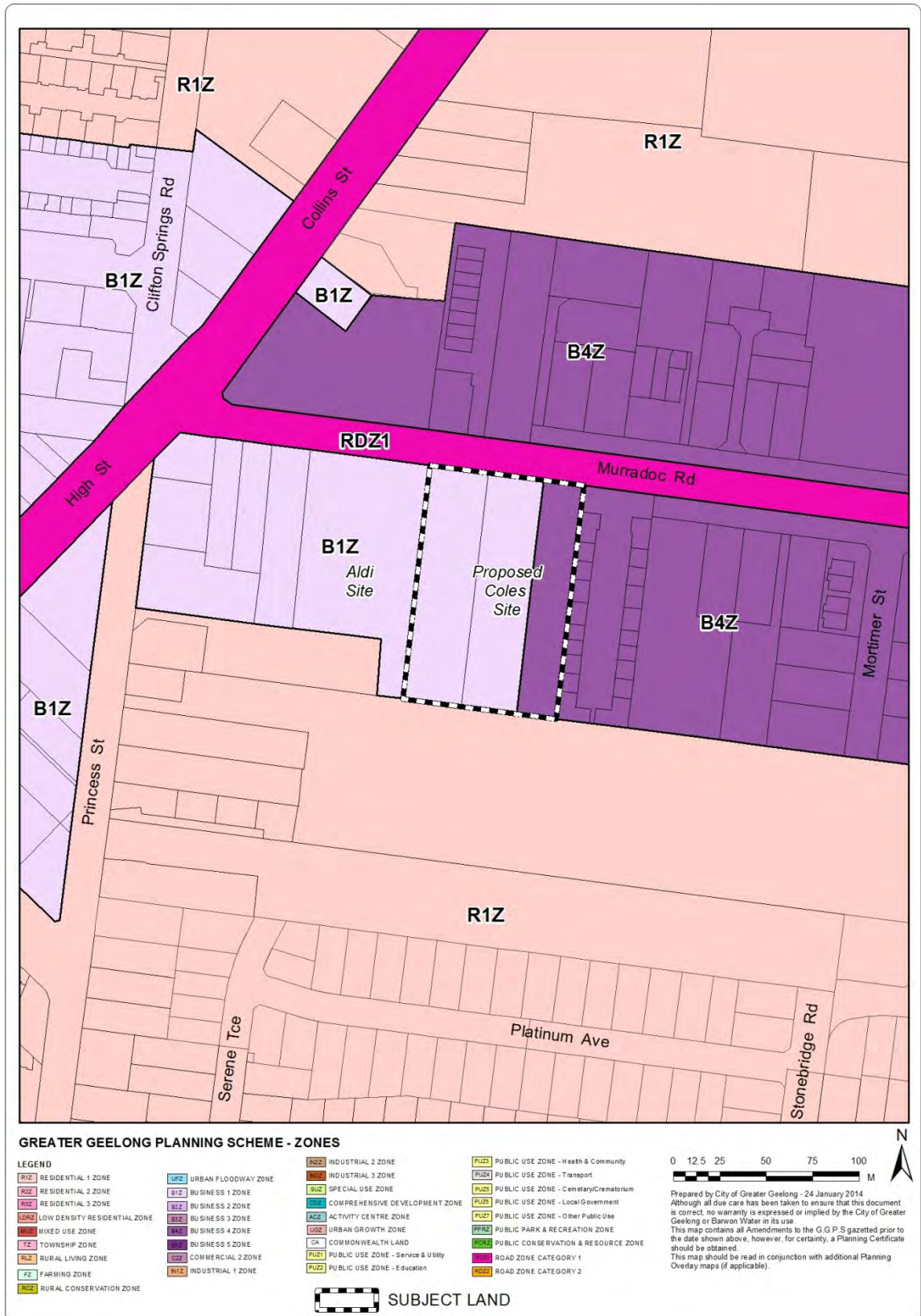
Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Panel Hearing.

Appendix 1 - Aerial Map

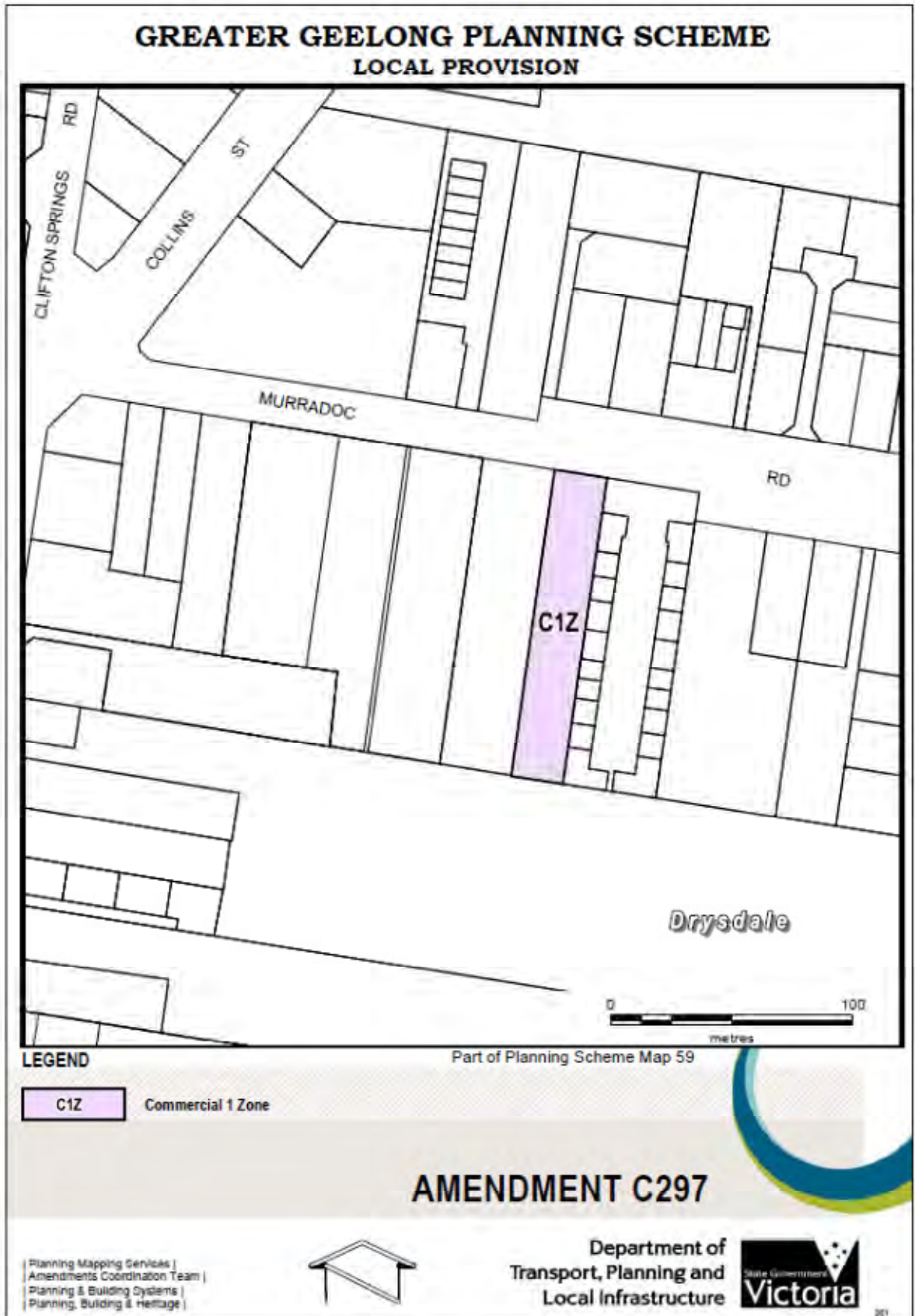


Prepared by City of Greater Geelong - 24 January 2014 (Aerial Imagery - December 2012)
Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.

Appendix 2 - Existing Zoning Map



Appendix 3 - Proposed Rezoning Map



Appendix 5: Summary of Submissions and Officer Response

No	Name	Address	Type	Summary of Submission	Officer Response
1	R & G Allison	PO Box 187 Drysdale VIC 3222	Support	<p>Considers that the growing town will benefit from increased competition and reduced prices. Woolworths have had their own way for a long time.</p> <p>Does not agree with comments being made that other shops will miss out on sales. The submitters say they will continue using the banks, chemists, gift shops, etc.</p>	<p>Agreed.</p> <p>To the extent that other shops will miss out on sales, the independent economic analysis commissioned by Council indicates that the greatest impact will be on other food and grocery traders in the area – this effectively refers to Woolworths and ALDI.</p>
2	M Bellamy	PO Box 42 Drysdale VIC 3222	Support	<p>Supports the extra competition and employment opportunities. Says that protests from Mr Walsh's pharmacy business should be ignored. Notes the success of the ALDI Store.</p> <p>Has a minor concern about the extra traffic in Murradoc Road.</p>	<p>Noted.</p> <p>The traffic assessment prepared in support of the proposal finds that the level of traffic generated is expected to have no significant effect on traffic conditions.</p>
3	Best Hooper Solicitors for Dalgo Pty Ltd and Libnom Pty Ltd	John Cicero Principal Best Hooper 563 Lt Lonsdale Street 3000	Objection	<p>An opposing submission was received from Best Hooper, acting on behalf of Dalgo and Libnom Pty Ltd, registered proprietors of the Bayview Activity Centre (Jetty Rd). This Centre has a planning permit for a Woolworths supermarket and 11 specialty shops.</p> <p>The submission states that construction of the first stage of the Activity Centre which includes the supermarket is scheduled to commence on 5 August 2014.</p> <p>A summary of the reasons for opposing the proposal are as follows:</p> <p><u>Retail planning/economics</u></p> <ul style="list-style-type: none"> • Little or no regard has been had to the Jetty Rd 	<p>The submission raises the same issues that were presented to the Council prior to resolving to exhibit the amendment. Council resolved then to seek submissions from the community and, if necessary, refer objecting submissions to an independent planning panel.</p> <p>The local community appears to strongly support the proposed Coles supermarket on Murradoc Road and there were very few objections from traders in the area.</p> <p>The retail planning and economic impact arguments raised by Best Hooper are rejected as outlined in the body of this report. The Coles proposal will strengthen the role of the Drysdale</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>Activity Centre.</p> <ul style="list-style-type: none"> • Past analysis on the need for another super-market (allowing for the supermarket at Jetty Rd) did not identify any need until sometime after 2024. • The material submitted by MacroPlan Dimasi does not make out a case for a third full-line supermarket. • The impact would extend not only on the Jetty Rd Activity Centre but also on existing traders within the Drysdale Town Centre (T. Nott peer review p.26). • Premature approval of the proposed Coles is contrary to the established strategic planning for the Jetty Rd Growth Area and substantial investment made by the community. Families have bought homes in the expectation of there being a vibrant shopping centre nearby. <p><u>Traffic and connectivity</u></p> <ul style="list-style-type: none"> • The plans show no new north-south road as identified in the Drysdale UDF. • The absence of this road has resulted in car parking being located to the front of Coles instead of within the site, as is intended by the UDF. • The Coles site has poor pedestrian connectivity with the existing Town Centre and there is nothing within the application for permit that addresses this connectivity issue. • It would be appropriate to allow VicRoads to complete their traffic modelling and Drysdale By-Pass studies before any decision is made on the proposal. • Council officers at the C283 Panel confirmed that Council is still of the view that a north-south 	<p>Town Centre, while the Jetty Road Activity Centre will fulfill its role at a neighbourhood level.</p> <p>Matters relating to urban design, traffic, connectivity and car parking are discussed in the body of the report.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>connection through the site is desirable.</p> <p><u>Car parking/urban design</u></p> <ul style="list-style-type: none"> • No case has been made for requiring a lesser provision of car parking spaces than the statutory rate. • The layout does not conform to the UDF guidelines. • Introduction of a new north-south road would at least advance the UDF objectives by allowing the supermarket building to move closer to Murradoc Rd and by locating car parking along the western side of the Coles site. 	
4	D Blachford	21 Carolanne Drive Drysdale VIC 3222	Support	<p>The Coles will bring additional jobs, greater choice in shopping and additional competition to the four Woolworths supermarkets on the Bellarine.</p> <p>Also says that despite what some local business people say, the development will increase people traffic through the township.</p>	<p>Agreed.</p> <p>The independent economic analysis finds that the Coles proposal will deliver a net gain of 15 jobs, as well as construction jobs. The supermarket will strengthen the role of the Drysdale Town Centre and increase visitation.</p>
5	A Brackley	62 - 64 Wyndham Street Drysdale VIC 3222	Support	<p>Fully supports the Amendment and Permit. Drysdale is geographically in the centre of the Bellarine and a recognised growth area in the G21 Plan. Thus the placement of a full line supermarket in Drysdale will be of benefit to the whole of the Bellarine and the growth of the area. During the last few years Drysdale has lost its position as a Sub-regional business centre.</p> <p>Notes that the amendment is supported by the 2010 Drysdale Clifton Springs Structure Plan and the Drysdale Urban Design Framework.</p>	<p>Submission noted.</p> <p>It is noted that Leopold is the designated sub-regional centre on the Bellarine. However the addition of a full line supermarket in the Drysdale Town Centre (where there currently is none) will certainly strengthen its primary role in the main trading area.</p>
6	Corangamite Catchment Management Authority	Dr G Taylor Floodplain Statutory Manager Colac VIC 3250	No Objection	<p>The Authority notes the preparation of a Stormwater Management Plan which shows the existing local overland flow extent and plan to drain all onsite flow into a 3.3 metre wide drainage reserve down to the</p>	<p>The proposed addition to permit condition 3(c) is supported.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
	(CCMA)			<p>southern boundary.</p> <p>The Authority has recommended an addition to Planning permit condition 3(c) to designate a finished floor level of the supermarket have a minimum of 300mm freeboard above the applicable 1% AEP peak flow flood level.</p>	
7	Country Fire Authority	Bob Barry Regional Director CFA Area Headquarter North Geelong VIC 3215	No Objection	Notes receipt of Amendment C297.	Submission noted.
8	Coles Group Property Developments Ltd	Lisa O'Halloran Asst Development Manager PO Box 2000 Glen Iris VIC 3146	Support	<p>Coles list a number of supporting reasons for the development:</p> <ul style="list-style-type: none"> • Rezoning the portion of land from C2Z to C1Z is considered the most appropriate zone for town centre uses. • Will provide for additional retail facilities for both Drysdale/Clifton Springs residents and surrounding neighbourhoods. • Will improve pedestrian links to the town centre from Murradoc Road. • Will improve the public amenity of Murradoc Road. • Will positively contribute to the local urban character. • Will result in additional jobs being created, both in construction and for the local economy once the store is completed. <p>The submission requests minor changes to Permit 765/2014 conditions 1(f), 17 and 18.</p> <p>The submission also requests that Council, in</p>	<p>Submission noted.</p> <p>Requested changes to permit conditions are supported in-principle and will be resolved as part of the panel hearing process.</p> <p>Council officers have discussed Coles's request to change the panel hearing dates with PPV and agree to the change.</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				consultation with Planning Panels Victoria (PPV), change the pre-set panel hearing from the week commencing 10 November 2014 to the week beginning 17 November 2014.	
9	M & G Dennis	93 Dandarriga Drive Drysdale VIC 3222	Support	<p>The submitters say they have been reading with interest the concerns about the proposed Coles supermarket. They believe foot traffic will still visit the main shopping centre to access banks, bakery, travel agency, hairdressers, and will not impact Mr Walsh's pharmacy business.</p> <p>Submission states: <i>"This morning we went to do our shopping at 11:30am. Car parking was a nightmare in the main centre, we went to ALDI could not get a car park there, during the summer holidays with increased visitors from Portarlinton, St Leonards area we have been surprised to witness just how many Drysdale/Clifton Springs people shop at Coles in Leopold"</i>.</p> <p>Submitters also consider the supermarket will keep money in the town and provide local employment opportunities.</p>	Agreed.
10	D Carson Treasurer	Drysdale Clifton Springs Community Association Inc.	Support	<p>The DCSCA finds equal positives and negatives in the proposal without going into any detail as to what these are.</p> <p>However on balance, the DCSCA says the general feeling amongst the community at large is that the supermarket should give local residents more choice and that more \$ spend will be retained in the community.</p>	<p>Submission noted.</p> <p>It is considered that the positives clearly outweigh the negatives in favour of net community benefit for local residents.</p>
11	Tony Leahy Owner	Drysdale Hotel P O Box 265 DRYSDALE VIC 3222	Objection	As a business owner the submitter believes a fourth supermarket in the Drysdale area will have a major impact on the ability of existing local businesses to	<p>Disagree.</p> <p>The independent economic analysis finds that the</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>employ. Drysdale can't support another supermarket in the next 5-10 years, and if it does, it will be at the expense of existing independent traders.</p> <p>City of Greater Geelong's independent economic impact assessment states that adding a fourth supermarket would result in a 37% loss of trade for existing food & grocery traders (22% for sales of the whole centre) and at least 50 jobs would be lost. Another economic report commissioned for Coles by MacroPlan Dimasi indicates a decline in trading levels of 46%.</p> <p>The submission concludes that before another national supermarket chain is allowed into Drysdale, lets consider the small business operators who contribute to local employment and who, according to Council's report, may need to close their doors to make room for Coles.</p>	<p>Coles proposal will deliver a net gain of 15 jobs and increase retail sales from \$64m per year to \$89m. Food and grocery services in the Drysdale Town Centre will improve and the Coles will help stimulate the renewal of the Murradoc Road commercial precinct.</p> <p>As a case in point, the Drysdale Hotel is located opposite the proposed supermarket and likely to gain by this close association and increased patronage of the Town Centre.</p> <p>The 37% figure quoted (Nott 2014) is the share of sales at Coles Drysdale that would otherwise have gone to other Drysdale Town Centre traders. Nott says the impact will be felt most by large food and grocery retailers. This effectively refers to Woolworths and ALDI.</p>
12	T Lloyd	Drysdale Newsagency 14 High Street Drysdale VIC 3222	Objection	<p>As a business owner the submitter believes the supermarket will have a major detrimental impact on local traffic flows. The community is already suffering from traffic issues during school pick up and drop off, as well as weekends.</p> <p>Concludes that before another national supermarket chain is allowed into Murradoc Rd Drysdale, the full economic impact needs to be considered to existing local retailers, and the implications on traffic flow through Drysdale.</p>	<p>Noted.</p> <p>Refer to discussion under the heading 'traffic issues' in the body of this report.</p> <p>Economic impacts have been considered in the assessment of the Coles proposal and will deliver an overall net community benefit to the town.</p>
13	P Cramp & Others	Drysdale Pharmacy 1/19 Clifton Springs Road Drysdale VIC 3222	No Objection	<p>The submission states the following:</p> <p><u>Positives</u></p> <ol style="list-style-type: none"> 3 supermarkets in the Drysdale area will decrease leakage of business to Jetty Rd supermarket and 	<p>A well considered submission that unfortunately does not, on balance, state whether the proposal is supported or opposed.</p> <p>In relation to the negative points, the permit was</p>

No	Name	Address	Type	Summary of Submission	Officer Response
				<p>delay future specialty shop development in Jetty Rd.</p> <ol style="list-style-type: none"> There will be increased patronage in Drysdale from shoppers outside the Drysdale area. Woolworths in Drysdale is perceived in the community as being 'expensive' in comparison to other Woolworths stores, Coles will bring price competition. Create adult and junior employment. Any loss of small business to the 2 current Drysdale supermarkets has already been absorbed into the general shopping area. Dilution of retail spend will occur between the competing supermarkets. <p><u>Negatives</u></p> <ol style="list-style-type: none"> The congestion from the increased traffic movement at the main roundabout needs to be addressed as part of the permit process. Increased parking more than allowed for at the proposed supermarket must be included as part of the permit process. There has been no identification of business types claimed to be affected. 	<p>referred to VicRoads who do not object subject to conditions being placed on the permit. The design of the supermarket site has maximised the provision of car parking spaces.</p> <p>The independent economic analysis finds that the main impact of the Coles supermarket will be on other food and grocery traders in the Drysdale Town Centre and at the future Jetty Road Activity Centre. This effectively refers to Woolworths and ALDI.</p>
14	P Hommelhoff Owner	Hommy's Quality Meats 16 High Street Drysdale VIC 3222	Objection	<p>As a business owner the submitter believes the supermarket will have a major detrimental impact on local traffic flows. The community is already suffering from traffic issues during school pick up and drop off, as well as weekends.</p> <p>Notes that VicRoads is developing a traffic study for the Drysdale area and therefore consideration of the proposal should only be considered once this report is finalised and the traffic impacts can be assessed.</p>	<p>Noted.</p> <p>Refer to discussion under the heading 'traffic issues' in the body of this report.</p>
15	D Loader	14 Jardina Street	Support	The submitter highlights the large, fresh range offered	Noted.

No	Name	Address	Type	Summary of Submission	Officer Response
		Drysdale VIC 3222		at the Waurm Ponds Coles supermarket and believes Drysdale needs something similar.	
16	S Pretty	51 Princess Street Drysdale VIC 3222	Support	Supports the Coles supermarket noting this will mean not having to drive to Coles Leopold every week (as many other Drysdale residents do). The submitter believes local residents will still buy at the smaller shops in drysdale.	Agreed. The shopping habits of residents appears to confirm the independent economic analysis which finds that escape expenditure in food and groceries from the Drysdale Town Centre is higher than normal levels for its role in the Greter Geelong retail heirarchy.
17	Public Transport Victoria	Richard McAliece Mgr Land Use & Planning Referrals PO Box 4724 Melb VIC 3001	No Objection	PTV has no submission to make against the Amendment as exhibited.	Submission noted.
18	J Roberts	17 Sundial Drive Drysdale VIC 3222	Support	The existing Woolworths complex in Drysdale is an insult to the local population – it is in a digraceful, filthy condition. We need Coles to wake this place up. The submitter also notes that he sees many locals shopping at Coles Leopold. Also believes that if small local traders treat their customers with respect and loyalty, they will not loose their business.	Submission noted.
19	J Sharp	21 Carolanne Drive Drysdale VIC 3222	Support	The Coles will bring additional jobs, greater choice in shopping and additional competition to the four Woolworths supermarkets on the Bellarine. Also says that despite what some local business people say, the development will increase people traffic through the township. Considers that the only business likely to be affected is Hommey's butcher, but given it has lived with a Woolworths supermarket for many years and has a core clientelle, will probably have minimal impact.	Agreed.

No	Name	Address	Type	Summary of Submission	Officer Response
20	Vic Roads	Sam Pirrotta Mgr Program Development SW Victoria, South Geelong VIC 3220	No Objection	Vic Roads do not object given its conditions are included on the planning permit.	Submission noted.

3. AMENDMENT C309 LOW DENSITY RESIDENTIAL ZONE REVIEW - CONSIDERATION OF SUBMISSIONS

Portfolio: Planning Cr Heagney
Source: Planning and Tourism - City Development
General Manager: Peter Bettess
Index Reference: Application: C309

Purpose

The purpose of this report is for Council to consider submissions Amendment C309 which proposes changes to the Low Density Residential Zone.

Summary

- Amendment C309 proposes to implement into the Greater Geelong Planning Scheme the findings of Council's Low Density Residential Zone (LDRZ) Review 2013 by making the following changes to the Greater Geelong Planning Scheme:
- Amend the existing unnumbered schedule to the Low Density Residential Zone to become Schedule 1 (LDRZ1).
- Insert a new Schedule 2 to the Low Density Residential Zone (LDRZ2) to specify a minimum subdivision area of 0.2 hectares.
- Rezone existing LDRZ land to either LDRZ1 or LDRZ2. There are 19 areas of LDRZ across Greater Geelong; fifteen of these will be rezoned to LDRZ1 and four will be rezoned to LDRZ2.
- Amend Clause 22.04 Discretionary Uses in Rural Living and Low Density Residential Zones to change the clause title, widen the application of the policy, and add a new objective and policy.
- The changes have been brought about by the Ministerial reforms to the residential zones which have amended the default subdivision size for land in LDRZ which is connected to reticulated sewerage to 2,000m² previously 4,000m². The Victoria Planning Provisions (VPPs) allow for Councils to include schedules to the LDRZ for a different minimum subdivision size where special local circumstances apply.
- Council assessed all areas of LDRZ across the municipality in its Low Density Residential Zone Review 2013 to determine which areas would be included in the new minimum subdivision area of 0.2ha and which would be in 0.4ha because of other special circumstances.
- Amendment C309 was placed on public exhibition between 19 June and 21 July 2014. A total of 47 submissions have been received of which 8 either support or offer no objection and 39 of which object to the amendment. The majority of the objecting submissions relate to the Tanderra Court area in Clifton Springs.
- The supporting submissions contend that the amendment fairly reflects the history and intent of application of the LDRZ in the Geelong Region and maintains a distinct lifestyle choice exercised by landowners.

- Objecting submitters consider there are areas connected to reticulated sewerage and which should be included in LDRZ2 with a 0.2ha minimum subdivision size, that retention of the 0.4ha minimum subdivision size is an inefficient use of land, the Wandana Heights area should be included in LDRZ2 as recommended by Council's Review, that the Tanderra Court area should not be included in the LDRZ2 but retained in LDRZ1.
- The issues raised in the submissions have been addressed in this report and it is recommended the submissions which cannot be resolved be referred to an Independent Panel appointed by the Minister for Planning.
- Amendment C309 is recommended to be changed to include in LDRZ2 the Cityview Drive area of Wandana Heights, the Cypress Court area of Leopold, part of the Huntingdon Street area of Drysdale, and to include the Tanderra Court area in Clifton Springs in LDRZ1.

Cr Macdonald moved, Cr Ellis seconded -

That Council having considered all submissions to Amendment C309 to the Greater Geelong Planning Scheme, resolves to:

- 1) Amend C309 to include in LDRZ2 the Cityview Drive area of Wandana Heights, the Cypress Court area of Leopold, part of the Huntingdon Street area in Drysdale, and to include in LDRZ1 the Tanderra Court area in Clifton Springs.**
- 2) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act 1987;**
- 3) Refer all unresolved submissions to the Panel; and**
- 4) Submit to the Panel its response to the submissions generally as outlined in this report.**

Carried.

Background

In June 2011 the Planning Minister commissioned the Victorian Planning System Ministerial Advisory Committee to examine all aspects of the planning system, including possible zone reform.

Council made a submission to DPCD in April 2013 formally requesting that *'the schedule to the LDRZ for Greater Geelong be amended to limit subdivision to 0.4 hectares for all lots'* as an interim measure to allow Council to undertake a proper investigation to fully test and assess the merits of reducing the lot size in particular locations.

The government released 'Reformed Residential Zones for Victoria – A discussion paper on reforming Victoria's Planning Zones' in July 2013. This report considered the advisory committee's recommendations and individual submissions and proposed to introduce various zone changes, including changes to the LDRZ into the Victoria Planning Provisions.

The reforms amended the Low Density Residential Zone (LDRZ) to reduce the minimum lot size from 0.4 hectares to 0.2 hectares in areas where reticulated sewer is available. A schedule to the LDRZ was also introduced which allows Council to designate the areas where a higher minimum subdivision size would be allowed.

Officers have prepared a report on the various LDRZ areas in the municipality and have made recommendations in relation to the appropriateness of a 0.2 hectare minimum lot size in areas with reticulated sewerage and where there no other constraints.

Council is the proponent for Amendment C309. The amendment proposes to implement into the Planning Scheme the findings of Council's Low Density Residential Zone Review 2013. Specific changes include:

- Amending clause 22.04 *Discretionary Uses in Rural Living and Low Density Residential Zones* to change the clause title to *Use and Development in Rural Living and Low Density Residential Areas*, widen the application of the local planning policy, and add a new objective and policy affecting low density residential subdivision;
- Amending the existing unnumbered schedule to clause 32.03 Low Density Residential Zone to Schedule 1. Schedule 1 will continue to specify a minimum subdivision area of 4,000sqm;
- Inserting a new schedule 2 to clause 32.03 to specify a minimum subdivision area of 2,000sqm; and
- Amending planning scheme maps to rezone existing LDRZ land to either LDRZ1 or LDRZ2.

Discussion

Amendment C309 was placed on public exhibition between 19 June and 21 July 2014. Notices were placed in the Geelong Advertiser, Independent, the Echo and Bellarine Times and sent to all affected landowners and occupiers and all relevant public authorities.

As a result of the exhibition of the Amendment the Council received a total of 47 submissions. Of these, 8 either supported the Amendment or offered no objection and 39 objected to the Amendment.

Appendix 1 is a schedule which summarises all submissions received.

The following section of this report discusses the Low Density Residential Zone areas subject of the submissions and outlines the major issues raised in the submissions followed by the officer's response to them.

Woodlands Estate, Ocean Grove

Two submissions support the application of LDRZ1 to this area. The area was included in the LDRZ with a 0.4ha lot minimum lot size in the 1970's with the aim to protect the high quality natural vegetation which existed at the time. This is an area considered the lungs of Ocean Grove. Inclusion of the land in this zone and lot size has avoided the potential removal of vegetation and the loss of the bushland character of the subdivision. Drainage capacity in the area is limited and is a constraint to more intense subdivision and development.

Officer Response

The planning regime set in place for the Woodlands estate in the 1970s has continued in successive planning schemes and planning strategies such as the Ocean Grove Structure Plans and its bushland character survives today.

No change to the Amendment is required.

Forest Road, Lara

One submission supports the application of the LDRZ2 to the land at 25-45 Forest Road, Lara, but would be concerned if it prejudiced the rezoning to Residential 1 as per the policy of the Lara Structure Plan.

Officer Response

The application of the LDRZ2 to the submitters land and beyond will not prejudice the potential for rezoning to Residential 1 (now General Residential Zone) as outlined in the Lara Structure Plan and clause 21.13 of the Planning Scheme.

No change to the amendment is required.

Cemetery Road (East), Drysdale

One submission supports the application of the LDRZ1 to the eastern part of the Cemetery Road, Drysdale area as it supports the lifestyle choices residents have made for 0.4ha size blocks and will not devalue the property. Sewer capacity does not exist in the area and traffic volumes on Geelong-Portarlington Road would be also be exacerbated by more intense development.

Officer Response

The Cemetery Road eastern area has limited room for additional sewers and has no opportunity to be included in the LDRZ2 so will be remaining in the LDRZ1 with a 0.4ha minimum subdivision size.

No change to the Amendment is required.

Coppards Road West Area, Moolap

One submission opposes the application of LDRZ1 to this area, instead arguing that LDRZ2 should be applied for the following reasons:

- There is an over development of large lots in Helms Street to the west.
- An increase in density in Coulter Street would create an opportunity for construction of new medium to large family homes, area beautification and new footpath.
- More families would 'upsized' into the area and enjoy a semi-rural lifestyle close to the centre of Geelong.
- Increased density would provide a better outcome than the development of 1-2 bedroom units 500 metres away.
- Overall drainage capacity and load could be more evenly spread across the Coulter Street/Coppards Road West area.
- Any concerns about possible flooding on flat land could be engineered with no concrete slabs and strip footing base 600mm off the ground.

Officer Response

The Eastern Boundary Review recommended that this area remain outside the Urban Growth Boundary on the eastern side of Geelong due to drainage and flooding constraints as well as proximity to the industrial areas of Moolap. The areas in Helms Street undergoing a lot of unit development referred to the submission are included in the General Residential Zone and have the capability to be used and developed in this way subject to planning permission.

Council Engineers have a concern with 'drip feed' re-subdivision of LDRZ areas in that larger lots offer the opportunity to build a large dwelling, with associated entertainment areas, shedding, etc. that give developed site coverage comparable to conventional residential, without the associated upgrades to drainage infrastructure. Recent low density developments have attracted infrastructure at similar standards to conventional residential to reflect the higher expectations and needs of owners.

The concept of 'sharing the load' in drainage capacity is invalidated by the natural drainage pattern, with Helms St considered to be in a different drainage catchment to Coulter Street. Coulter Street discharges to the Coppards Road main drain whilst Helms St has a separate outfall at its northern end.

The submitter is correct in identifying that elevated floors are one method of minimising above floor flooding of dwellings, however this does not address existing dwellings that are constructed with slab on ground. A lot must first be designated flood prone under Building Reg 802(2), or have an applicable planning overlay, in order for Council to mandate minimum floor levels. The 'Flood Prone Areas' layer in Council's GIS identifies lots considered to be designated.

This area is included in Newcomb - Whittington Drainage/Flood Study (BMT WBM, 2011). Of the mitigation options presented in the report, the only one to have any positive impact on flood levels north of the Bellarine Highway involved triplicating all drainage pipes within the study area. The cost and disruption caused by works of this scale make it unfeasible to consider (capital cost >\$2M per property saved from flooding during a 1% AEP flood).

No change to the Amendment is recommended.



Huntingdon Street, Drysdale

One submission has been received which opposes the application of LDRZ1 to the area, instead arguing that the area bound by Buccleugh Street, Clarendon Road, Huntingdon Street and Princess Street is suited to the application of LDRZ2. The submission states that all lots comply with LDRZ2 requirements, with only one, the submitters, complying with LDRZ1. The submitter would like to be able to subdivide his land into two in the future. This additional subdivision would add rate revenue without costs as all services such as a made road are already in place; that application of LDRZ2 will not affect other landowners in the area; and that other larger areas can be split between LDRZ1 and LDRZ2 as evidenced by Clifton Springs Road and Whitcombes Road area to the north in Drysdale.

Officer Response

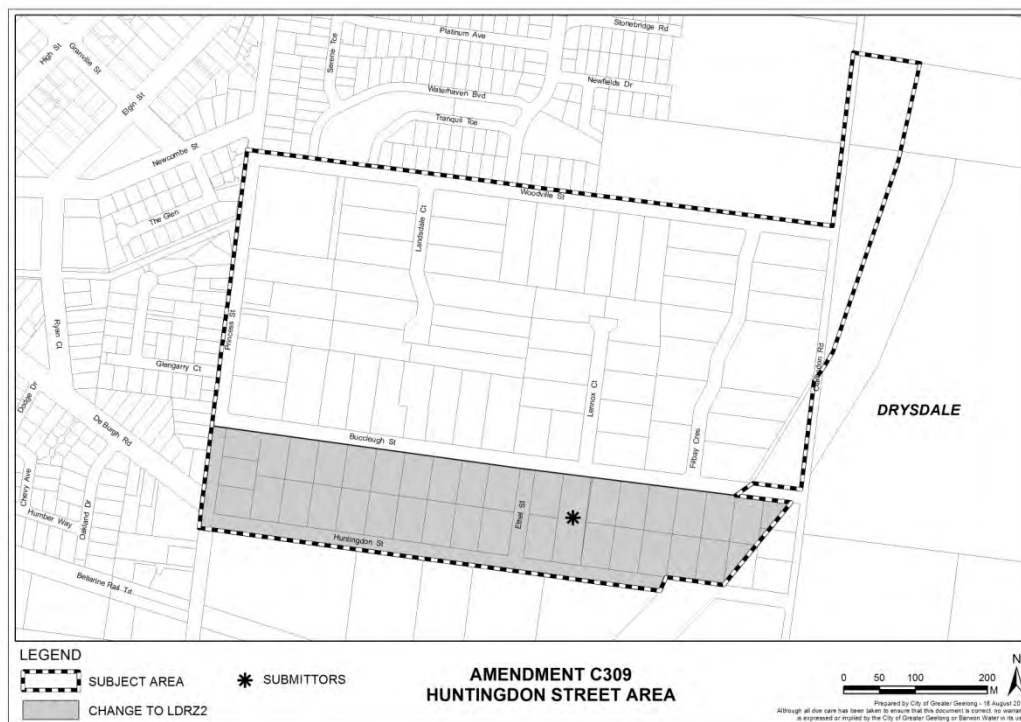
The wider Huntingdon Street area assessed in the Review extended northward to Woodville Street. The whole area was described in the Review as being known to flood although it has not been officially mapped. 48 of the 103 lots in this wider area are over 0.4ha and could be subdivided further if the minimum subdivision size was reduced. Reticulated sewerage is available in the area and Barwon Water has no objection to the minimum subdivision size changing in the wider area.

The Review findings outlined concern about the cumulative drainage impacts on the surrounding catchment and therefore recommended the wider area maintain a 0.4ha minimum.

For the smaller, sub-set of the area bounded by Buccleugh Street, Clarendon Road, Huntingdon Street and Princess Street, the area is largely subdivided and developed into lots of about 2,500m² with the submitters property the only variation from this – remaining as a 4,800m² lot with one house. This is evident in the subdivision pattern shown below.

The layout of lots in Huntingdon Street and Buccleugh Street, Drysdale, is essentially unchanged since it was first subdivided some time ago. The local drainage system is rudimentary at best, however there does not appear to be much history of resident complaints, and therefore can be considered to be working satisfactorily. As the area can be considered fully developed (one lot currently vacant) and there is only be the prospect of one additional lot to be created, there would appear to be negligible impact in zoning this area LDRZ2.

Officers recommend changing the amendment to include the Huntingdon Road, Drysdale area in LDRZ2 (as shown on the map below).



Belle Vue Estate, Ocean Grove

One submission has been received which supports the application of LDRZ1 to the Belle Vue Estate in Ocean Grove on the grounds that the lot sizes are just the right size for looking after whilst keeping distance from neighbours and protecting landscape character. Any change to this would force the submitter to leave and cause considerable stress.

By contrast, two submissions have been received from residents in Normanby Court opposing the application of LDRZ1 as the minimum lot size is an inefficient use of land and infrastructure, instead seeking LDRZ2.

Officer Response

This estate was first subdivided in the late 1980's and is part of a broader band of low density development north of Thacker Street. The area is serviced with reticulated sewerage.

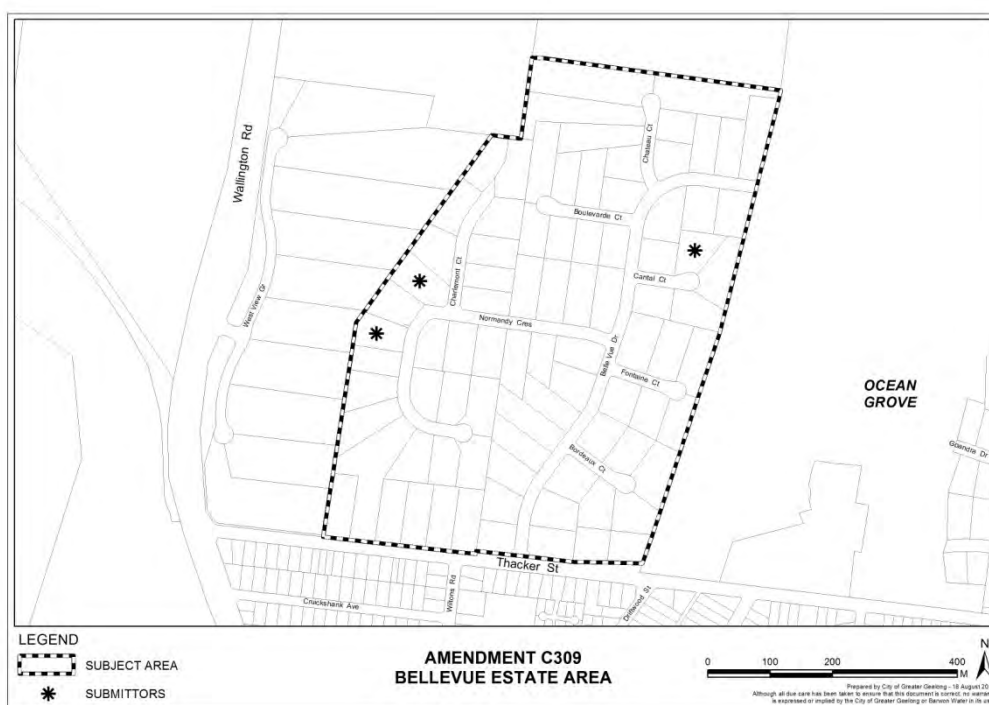
The area is in the North West corner of Ocean Grove and is not recommended for further subdivision for conventional residential densities given existing drainage issues and the proximity to environmental values. 54 of the 88 properties in this area (61%) could be further subdivided if the minimum subdivision area was reduced.

This estate has three separate catchments. Engineering advice notes that the area partially drains to the outfall of the Blue Waters Lake to the south of the site. Underground and surface drainage infrastructure is present and likely constructed in the 1980's. It has limited capacity to absorb additional run-off created if over 60% of the area was to double in density. The cumulative effect of adding to the drainage system over time is a concern. Further subdivision of lots may expose Council to undertaking downstream works where it is not desirable or otherwise warranted. Drainage/flood studies carried out by Council in the past have shown that attempting to retrofit mitigation measures into areas with limited vacant land for basins, etc. have significant capital cost for little real benefit. It is a highly urbanised area downstream which would also make acquisition prohibitively expensive.

If this area was to be included in the LDRZ2, it would have a considerable impact on the appearance and feel of the estate. Substantial subdivision potential would only be realised through battle axe style lots which would result in the loss of perimeter planting and other vegetation and introduce significant amount of driveway hard surface space. Observation of the positioning of existing dwellings on lots, many centrally located, would impact on the likelihood of 60% of the estate doubling in density.

The Ocean Grove Structure Plan notes that the “*existing Low Density, Special Use and Rural Living zoned land between Wallington and Grubb Roads has significant environmental or landscape attributes given the extent of significant vegetation and exposed coastal views which make these areas unsuitable for further development or residential zoning.*”

No change to the Amendment is recommended.



Barrabool Crescent, Leopold

One submission has been received from the owner of 45 Melaluka Road objecting to the application of LDRZ1 to the area as the land is connected to reticulated sewerage and does not flood. The submitter does however acknowledge that drainage needs careful consideration in the south east corner and would be subject to engineering design as permit application stage. The submitter also contends that the reasons not to reduce the minimum subdivision size complicate the zone reform and could be dealt with as site specific overlays. Application of LDRZ2 to this area is sought.

Officer Response

This submitter owns the largest property in this area, being a 2.5ha lot fronting Melaluka Road and the Bellarine Rail Trail. Of the 25 lots in this area, nine or 36%, area over 0.4ha and could be further subdivided if the minimum area is reduced.

The Leopold Structure Plan has nominated the submitters land as “rezone to Residential 1” (now the General Residential Zone) and the balance of this area as “urban consolidation opportunity subject to further investigation”, both of which would involve investigation of possible drainage solutions for the overall area.

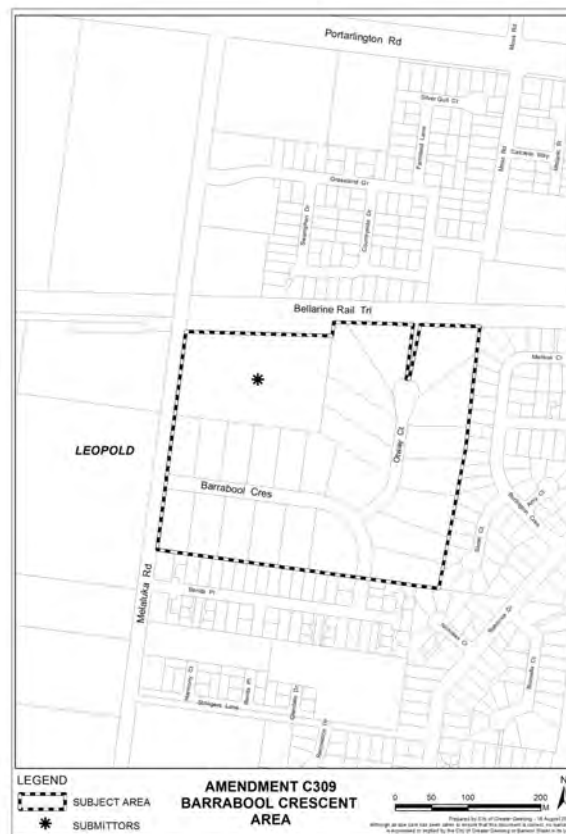
Changes to the LDRZ by the Minister for Planning have included the opportunity to include in a schedule a different minimum lot size based on local conditions. It is open to Council to vary the provisions according to special circumstances and whilst overlays can be used in some areas to address these, the provisions of the VPPs allow for the zone schedule to also be used.

Engineering advice is that the submitter's land sits in the flat and low-lying main valley of the North Leopold catchment. Council's flood mapping has determined a large area of the property (approximately 35%) is susceptible to flooding during the 1% AEP event, and the property is currently designated flood prone pursuant to Building Regulation 802(2). The flat topography limits any opportunity to increase drainage capacity downstream, particularly under Melaluka Road and within the Bellarine Rail Trail, hence the requirement on recent development fronting Melaluka Road to set aside large areas of land for drainage infrastructure. Similar land area would be required for any redevelopment of the subject land (LDRZ or conventional residential).

Whilst the LDRZ1 land in Barrabool Crescent is nominated in the Structure Plan as an urban consolidation opportunity, all lots have been developed and are individually owned. It would be a difficult task to achieve a conventional residential development in this area in the future. Further, the positioning of houses on these lots will make it difficult to achieve the creation of many 2000m² lots throughout the area if it was changed to LDRZ2.

Rezoning straight to General Residential Zone would meet Council's policy objective for the submitters land fronting Melaluka Road. Their land is within the Leopold settlement boundary and has been designated to maximise residential development and could be developed for over 20 conventional residential lots. Inclusion of this area in LDRZ2 as part of Amendment C309 would allow for up to 6 lots to be created on the submitters land and would not be out of place with the low density residential development in Barrabool Court to the east and south. However, such a change would seriously prejudice rezoning to General Residential as outlined in the Structure Plan and Municipal Strategic Statement. This comes down to making a judgement call on policy grounds – whilst the land is still in the LDRZ1 it retains more potential to achieve Council's stated policy for this area as future conventional residential.

No change to the Amendment is recommended.



Melaluka Road (Cypress Crescent), Leopold

The land at 1 Cypress Crescent, Leopold has both the Leopold Swim School and the family home of the owners. Both the business and the owners have made submissions objecting to the application of the LDRZ1 to this site and to Cypress Court, Leopold. The submissions seek the application of LDRZ2 to the land, opposing LDRZ1 for the following reasons:

- Intended to separate business from home by subdividing. Plans now in disarray and can't be achieved with C309. The business should be on separate title for long term security.
- Property has never flooded or experienced any drainage issues.
- 7 properties in Cypress Crescent all serviced with reticulated services – land to the north is unsewered and in 4,000-8,000m² lots.
- Area designated in Leopold Structure Plan and Planning Scheme as “urban consolidation”.
- Amendment VC100 made changes to LDRZ – other than availability of reticulated sewerage, it did not identify any other planning restriction that would preclude land being 2,000m².
- Barwon Water accepts a reduction in lot size in this location.
- Council's Review makes a blanket application to this area without considering circumstances of Cypress Crescent properties.
- Council's Review has not outlined how subdivision will impact on overall drainage of the area nor how unsuitable it is for 2,000m² allotments.
- Council's Review is a strategic planning exercise on the run and based on generalizations and opinions.

Officer Response

The LDRZ has for many years been a feature of the Greater Geelong Planning Scheme with a minimum subdivision size of 4,000m². At the time of development of the swim school business there was no prospect of the land being subdivided. As it was only last year that the Minister for Planning changed the LDRZ provisions, the owners could not have had a long term expectation to subdivide the business from the family home.

The Advisory Committee report on the changes to the residential zones recommended some flexibility with the LDRZ to allow for Council's to schedule a different minimum lots size based on special local conditions. Specifically, the Reformed Zones Ministerial Advisory Committee Progress Report December 2012 stated:

"The Low Density Residential Zone allows people to live on larger parcels of land generally near urban areas and often with high environmental amenity. Submitters raised concern about bushfire risk in some areas that might increase with changes to the minimum lot size to 0.2 hectares. The Committee considers that the issue of bushfire risk is predominantly managed by the Bushfire Management Overlay and through building regulations.

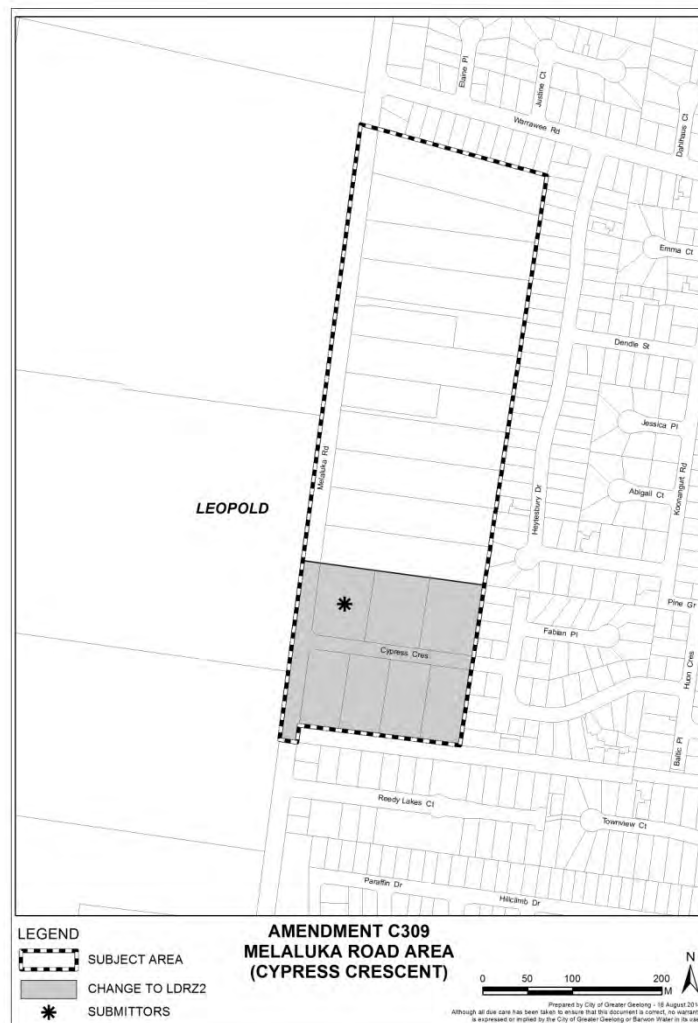
Councils may identify minimum lot sizes and use overlays and other provisions to protect areas of environmental significance, identify and mitigate potential hazard.

The Committee considers that there are areas across Victoria where a lower lot size of 0.2 hectares may be appropriate and where a larger lot size is more appropriate a council can use the schedule to the zone to increase the lot size."

The land is identified in the Leopold Structure Plan as "urban consolidation opportunity subject to further investigation" indicating that the area has provides a reasonable opportunity to increase residential densities within reasonable proximity to the Sub-Regional Activity Centre. The area is largely developed with substantial houses and outbuildings and established gardens. They also provide housing choice in the Leopold market with larger lot sizes available. Should the area be further investigated for consolidation opportunities support from a majority of landholders would be required before considering a rezoning to General Residential Zone.

A review of the points raised in the submission indicate that the Cypress Crescent area is different to the balance of land to the north zoned LDRZ1. The drainage of this area has capacity to accommodate some subdivision if the LDRZ2 is applied. It should be noted that a change to the LDRZ2 and subsequent subdivision may prejudice the ability of this area to be rezoned to General Residential Zone as it will be almost impossible to produce a coherent conventional residential subdivision in this context. Rezoning to LDRZ2 now though is supported.

Officers recommend changing the amendment to include the Cypress Crescent area in LDRZ2 (as shown on the map below).



Cityview Drive, Wandana Heights

Three submissions have been received opposing the application of LDRZ1 to this area, preferring the area be included in LDRZ2 as recommended in Council's Low Density Residential Zone Review. Submissions contend that:

- Council's Low Density Residential Zone – Minimum Lot Size Review was robust and strategically justifies the recommendation for a reduction in the minimum lot size in the Cityview Drive area.
- The exhibited amendment is contrary to these findings and recommendations and there is no methodology in the Council's resolution to apply a 0.4ha minimum subdivision area rather than 0.2ha as recommended by Council's review.
- Change would ensure that the amendment reasonably and appropriately implements the findings of Council's review.
- There are no reasonable planning grounds to justify retention of the LDRZ1.
- Area is serviced; there are no physical constraints, no strategic policy directions and no Engineering constraints to a change to 0.2ha minimum subdivision size.
- Current height controls will be maintained in any future subdivision.
- As water has become less available, the 0.4ha lots are becoming correspondingly less attractive with community moving toward smart blocks that are easier and less time consuming to maintain.

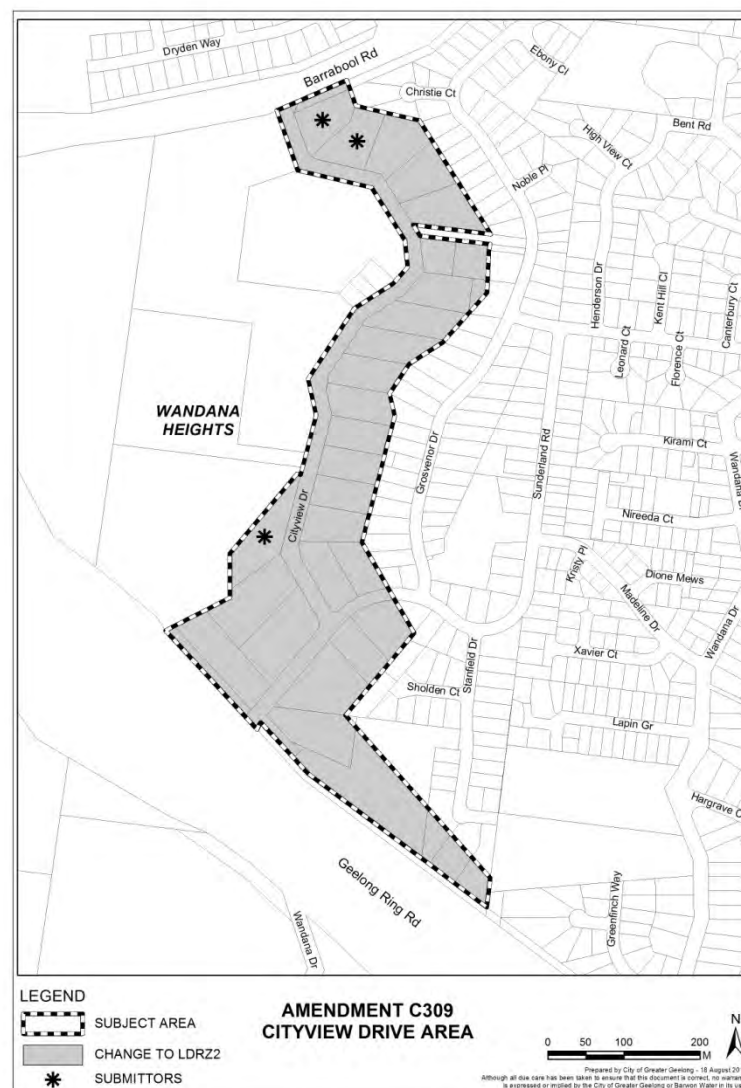
Officer Response

The Review identified that the Cityview Drive area is sewered, has the ability to provide adequate drainage and has 13 of 32 lots (approximately 41%) that could be subdivided if the minimum lot size is reduced. Consequently the Review recommended that the area be included in LDRZ2.

Concerns were expressed by Council about the impact a change to a lower minimum lot size would have on views and on this basis resolved not to support this change.

The area is affected by DDO14 which is an overlay to ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape and features a permit trigger for buildings and works above 7.5 metres. The five properties closest to Barrabool Road on the southern side of Cityview Drive are also affected by DDO8 – a specific overlay to minimise the impact of buildings and works on these lots upon the views obtainable from Drewan Park and Ceres lookout. These overlays will remain in place and are capable of dealing with development on any new lots and maintaining a sharing of views. As the submissions state there are no reasonable planning grounds to justify retention of the LDRZ1.

Officers recommend changing Amendment C309 to include the Cityview Drive, Wandana Heights area in LDRZ2.



Tanderra Court area, Clifton Springs

The majority of submissions received about C309 have come from landowners of this area. Twenty nine (29) submissions (some submitters have made multiple submissions) oppose the application of LDRZ2 on the following grounds:

- Land was purchased for the lifestyle, semi-rural position, low density housing and minimum passing traffic and any increase in density will affect the lifestyle.
- Only 10 lots of the 36 in the area are large enough to be able to subdivide and meet the minimum subdivision size of 2,000m².
- Amendment documents do not recognize possibility that blocks less than 0.4ha can be amalgamated and then re-subdivided, creating battle-axe blocks.
- Battle-axe blocks will affect lifestyle and are unlikely to be achieved.
- Concerned that the Minister's intent is to increase land for development through subdivision and that this is to be interpreted as a means of increasing rate income for Councils to offset burden of the loss of some grants to Councils. If correct, this is unfair and if not, then Council has no reason for the amendment.
- Rezoning could be regarded as being implemented for the sole purpose of increasing the number of rate able properties.
- Increase of lots will increase the rate base and income for Council at the expense of the existing lifestyle choice of residents.
- Land less than 0.4ha will be unable to subdivide and will be unfairly affected by rate revaluation.
- Potential for increased bushfire risk as a result of increased density and vegetation and battle axe shaped allotments.
- No forward consultation with landowners was initiated by Council before preparation of the amendment.
- Numerous other subdivisions in municipality that are far from capacity or full development.
- Land at eastern end of Tanderra Court is similarly connected to sewerage but not included in the proposal with no explanation.
- Council has undertaken little research of the area and amendment has been poorly thought through.

Officer Response

The Review did articulate that only 10 of the 36 lots in the area were over 0.4ha and could be further subdivided, but as sewer is available in the area and there are no other physical constraints that the 0.2ha minimum subdivision size should apply. The Ministerial reforms of the residential zones have introduced a 'default' minimum subdivision size in the Low Density Residential Zone where reticulated sewerage is available. Having reviewed the area and determining there were no other constraints affecting the area, the Review concluded that the area should be LDRZ2. Strategic planning focuses on the wider area and not sub-sets of an estate. Even though there would only be about 27% of the area capable of being subdivided under the new zone, this is still a legitimate outcome to apply the zone to the whole area.

The exhibition of the amendment is the consultation process for changes to the Low Density Residential Zone. When the project first commenced officers understood that the changes were to be completed and implemented into the Planning Scheme by end of July 2014 in conjunction with the other new residential zones review. Within this time frame it was not possible to undertake any consultation in the preparation of the Review, acknowledging that this would occur in the formal planning scheme amendment exhibition.

The land is not affected by a Bushfire Management Overlay but is within the Bushfire Prone Area designation under the Building Regulations. The CFA has made no comment on the amendment and has not raised any objections on the grounds of an increasing bushfire risk in the area.

The Advisory Committee considering the reformed zones noted that the issue of bushfire risk is predominantly managed by the Bushfire Management Overlay (BMO) and through building regulations. As there is no BMO applying to this area, any new residences will be subject to the Building Regulations to protect life and property. This will be applicable to any new development. Changes to existing residences will not be required under this legislation.

Whilst the land at the eastern end of Tanderra Court is serviced with reticulated sewerage it is not affected by Amendment C309 as it is zoned Rural Living Zone. This amendment focuses solely on land in the current Low Density Residential Zone. So there is no inconsistency in Council's approach as posed by some submitters.

The LDRZ2 can be applied to land that would not enjoy subdivision potential in its own right - the Zone does not have to be applied to land that is already at least 4,000m². For the Tanderra Court area, the fact that not all land is at 4,000m² or greater does not invalidate the application of the Zone or Amendment C309.

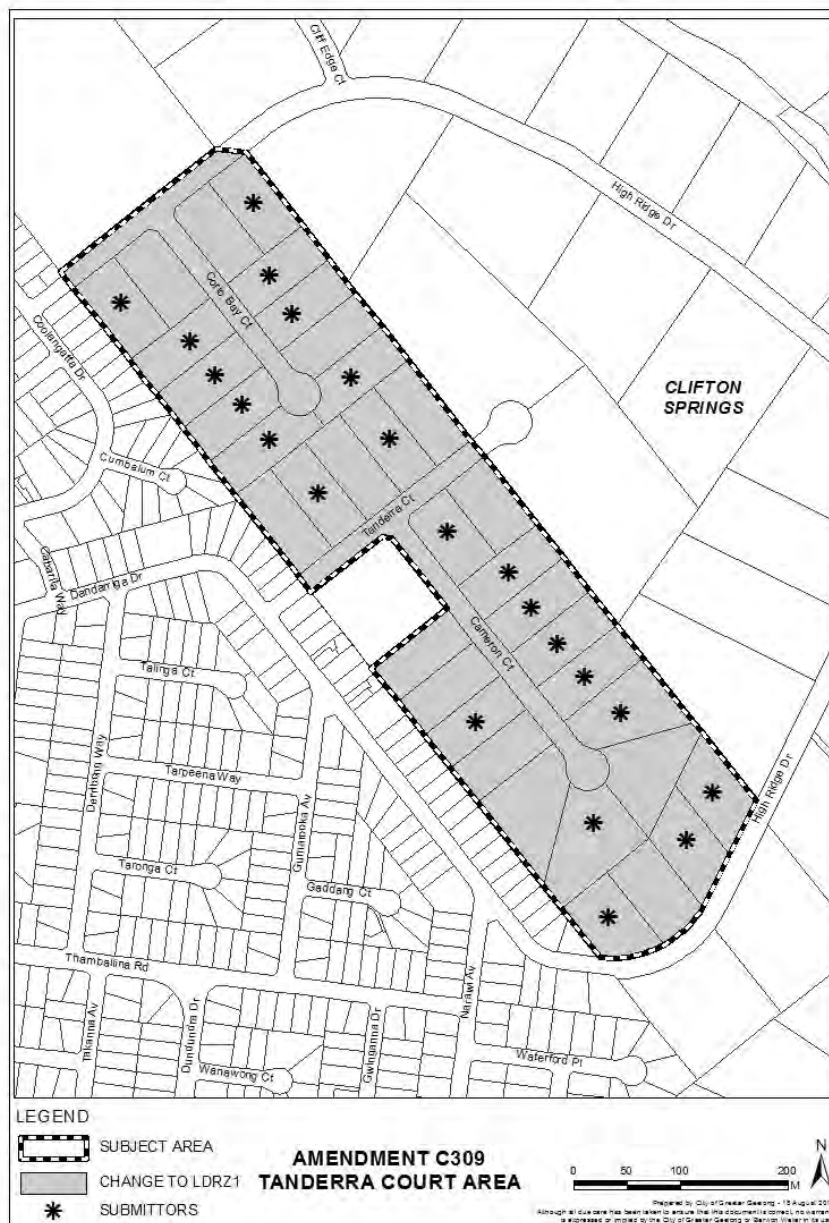
There are no special or particular circumstances affecting this area that would suggest that the area needs to be retained in a zone with a 0.4ha minimum subdivision size. There is no special vegetation or flooding and drainage issues that would be compromised by changing the minimum subdivision size to 0.4ha.

Amendment C309 has not been prepared to increase the rate base of Council. If land is further subdivided as a result of the C309 changes then any increase in the rate base of Council would be a by product, but it is not the intention. Rather, the Amendment has been prepared to implement the findings of the LDRZ Review which itself was responding to the changes implemented by the State Government. These were brought about to create better efficiencies of existing infrastructure and to increase housing opportunities in these areas. Council has fairly and methodically assessed each area of LDRZ across the municipality and determined where the new 'default' minimum subdivision could apply and where for reasons of significant vegetation, drainage and flooding constraints, the status quo should remain.

Land use zoning is considered in assessing property valuations. Land that is included in LDRZ2 may be valued differently to that included in LDRZ1 and this will be factored into Council's general valuation process. Where land does not have the potential to subdivide in its own right, the impact will be lessened. As Council valuations are based on the sale of comparable properties the valuation impact of a zoning change such as this will be hard to calculate until a number of sales occur in a similar area. It is envisaged that these sales will not be available until the data is being sourced for the 2016 General Valuation.

Having noted these facts, there is overwhelming opposition from the affected landowners to the proposed application of LDRZ2 to the Tanderra Court area. Whilst not a constraint that would affect subdivision potential and outcomes in the same way as existence of extensive remnant vegetation of severe flooding potential, maintenance of the current lifestyle blocks in the area is a collective aspiration of the residents. Due to the existing development pattern battle axe configurations would be the most likely outcome if the minimum subdivision size is reduced and the area is only likely to yield 10 additional lots. This does not seem enough of a change to warrant continued support for application of the LDRZ2 to the area.

Officers recommended changing Amendment C309 to include the Tanderra Court area in LDRZ1 (as shown on the map below).



Environmental Implications

The proposed changes to the schedule of the LDRZ would help to minimise any environmental Impacts on drainage catchment by limiting any increase in lot density to only areas with capacity to accommodate an increase in stormwater flows. The minimum lot size in areas with significant vegetation will remain at 0.4 hectares to ensure there is a minimal loss of vegetation.

Financial Implications

The costs associated with conducting a planning scheme amendment process can be accommodated within the existing planning scheme amendments budget.

Policy/Legal/Statutory Implications

This review has been initiated by the State Government's Residential Zones Review process. This report has considered the submissions in the context of State and Local Planning Policy.

Alignment to City Plan

The changes to the LDRZ will increase the number of LDRZ lots within Geelong, increasing additional residential land supply. Supporting an increase in lot density in a number of existing LDRZ areas will help to reduce urban sprawl and maintain an appropriate supply of larger life style type properties without significantly impacting on the environment or Council assets.

Officer Direct or Indirect Interest

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

Risk Assessment

There is considered to be a limited risk in implementing the review recommendations. The recommendations will result in changes to planning controls including changes to the LDRZ schedule and associated planning policy.

Social Considerations

The planning scheme amendment is unlikely to result in any adverse social impacts on adjoining land owners. A planning permit will be required to subdivide land. Council and adjoining land owners will be given an opportunity to assess any amenity impacts on the surrounding area.

Human Rights Charter

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

Consultation and Communication

The Amendment has been exhibited in accordance with the provisions of the Planning and Environment Act to provide for full public comment. A key element of the exhibition process included written notification to all landowners affected by the Amendment.

If Council accepts the recommendation contained in this report submitters will be provided with an opportunity to appear before an Independent Panel appointed by the Minister for Planning.

APPENDIX 1 – SUMMARY OF SUBMISSIONS TO AMENDMENT C309

Summary of Submissions for Amendment No C309

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
1	Bayne	Valerie		11 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Purchased property in 1993 for the lifestyle, semi-rural position, low density housing and minimum passing traffic. • Lot is above 4,000m². • Questions reason for amendment. • Any increase in density will affect lifestyle of adjoining neighbours. • Even though increase in density for some may be as a result of present positioning of houses on lots, once new zone is in place subdivision will occur. • Only 10 lots able to subdivide so rest is automatically excluded from any subdivision – blanket application will impose on all landowners. • Council has undertaken little research of area. • Maps accompanying the mail out didn't show enough detail. • Increase in lots will increase rate base and income for Council at the expense of lifestyle choice of existing residents. • Seeks Council guarantee that it will not apply an increase in unimproved valuation before actual subdivisions are granted.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
2	Bayne	Trevor and Valerie		11 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Most blocks are between 3600 and 3800m² and can't be subdivided. Only option is consolidation of adjoining blocks and re-subdivision. This isn't outlined in amendment • As much of the area could not be subdivided rezoning is unjust and a false base for future land valuation. • Amendment implemented solely for increasing the number of rate able properties. • Review based on little research and a blanket rezoning applied to achieve the greatest number of rate-able titles. • Lifestyle of residents will be affected. • Unfair if Minister's intent is to increase land for development and as a means of increasing rate income for Councils, if not, Council has no reason for rezoning. • Potential for increased bushfire risk from increased density and vegetation and battle axe shaped allotments. • No consultation with landowners was initiated before amendment. • Only 10 of the 36 lots have an area large enough to conform to the minimum subdivision requirements - an unjust proportion. • All lots less than 4,000m² should be excluded from the rezoning. • Amendment should be void as most of the area can't be subdivided. • Retain low density living in the area. • Numerous other subdivisions are far from fully developed. Until these are developed it is unreasonable to impose LDRZ2 on this area

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
3	Bayne	Trevor and Valerie		11 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Change will take away lifestyle choice of moving to this area for 0.4ha lot. • Subdivision potential for 10 of the 35 lots, unfairly affecting the balance of the area • Will allow Council to increase rates revenue even if the landowners don't subdivide • Land less than 0.4ha unable to subdivide and will be unfairly affected by rate revaluation • Does not recognize possibility that blocks less than 0.4ha can be amalgamated and then re-subdivided • Land at eastern end of Tanderra Court is similarly connected to sewerage but not included in the Amendment. • Area is subject to a bushfire management overlay and any increased subdivision will increase vegetation and subsequently will potentially increase the fire risk. • No justification in amendment notice for changes. • Will dramatically alter the future benefit enjoyed by residents.
4	Bell	G and Gillian		3 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
5	Bell	Gerland		3 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Values lifestyle of the area and rezoning would adversely alter character of the area. • Unfair that all properties are to be included when only 10 of 36 could be subdivided. • Unfair if all properties were subject to Council rates increase.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
6	Bell	Gillian		3 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Semi-rural lifestyle will be compromised. • Character of the area would significantly change. • Only 10 blocks of 36 are over 4,000m² (27%). • No blocks in Corio Bay Court over 4,000m². • Other areas identified for rezoning to LDRZ2 have about 70% of blocks over 4,000m² indicating an anomaly for this area. • Amendment would contradict objectives of clause 21.14-2 of the Planning Scheme.
7	Bennett	Rhys	Barwon Water	P O Box 659	GEELONG VIC 3220	No objection	<ul style="list-style-type: none"> • Outlines Barwon Water policy for sewer. • Zone allows a minimum lot size of 2,000m² where reticulated sewerage is 'available'. Notes that in most cases the reticulated sewerage will need to be extended to service these lots, at full cost to the landowner and should be communicated to landowners. • For areas to be rezoned to LDRZ2, any new subdivided lot must be fronted with reticulated sewerage which could require a sewer main extension at landowners cost. • Specifically for Smythe Street Portarlinton, unlike other LDRZ2 sites, there is sewer around the area but not within the site. Then the area is subdivided reticulation sewers will need to be extended throughout the development at full cost to the landowner.
8	Caldwell	Gary and Jacquie		14 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
9	Carroll	Elaine and Graeme		10 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Comments relevant to Tanderra Court properties. • Only 9 properties (25% of total) are greater than 4,000m² and would qualify for LDRZ2. • Inequitable for lots that can't subdivide to be subject to new rating resulting from rezoning. • Economic effects on owners of lots less than 4,000m² are abrogated. • Creation of 'butcher blocks' will affect lifestyle and are unlikely to be achieved, raising question about reason for Amendment. • Rezoning may open door to future development in the area creating unintended effects. • Amendment has been poorly thought through.
10	Clifton	Rob		45 Melaluka Road,	LEOPOLD VIC 3224	Objection	<ul style="list-style-type: none"> • Land is connected to reticulated sewerage. • Reasons for not reducing minimum subdivision size complicate the zone reform and could be dealt with as site specific overlays. • Land does not flood but drainage needs careful consideration in south east corner and would be subject to engineering design as permit application stage.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
11	Crammond	Shane and Rosemary		1 Cypress Crescent,	LEOPOLD VIC 3224	Objection	<ul style="list-style-type: none"> • Has a site of 4,868m². • Operates successful pool business (swimming lessons) on site of family home. • Intended to separate business from home by subdividing. • Other land in vicinity has been subdivided and plans for splitting business and home now in disarray and can't be achieved with C309.
12	Eakins	David		1 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
13	Eyles	Joanne		78-80 Highridge Drive,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
14	Fisher	Keith		7 Coulter Street,	NEWCOMB VIC 3219	Objection	<ul style="list-style-type: none"> • Over development of large lots in Helms Street to the west. • Coulter Street should be considered for LDRZ2 to create opportunity for new medium to large family homes, some beautification of the area and possible footpath construction along street. This would allow families to upsize into the area and enjoy a semi-rural lifestyle close to the centre of Geelong. This would provide a better result than the development of 1-2 bedroom units only 500 metres away. • Overall drainage capacity and load could be more evenly spread across the Coulter Street/Coppards Road West area. • Any concerns about flooding on flat land could be engineered with no concrete slabs and strip footing base 600mm off the ground.
15	Goddard	Monica		5 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
16	Hart	Paul		47 Huntington Street,	DRYSDALE VIC 3222	Objection	<ul style="list-style-type: none"> • Submission refers to the land bound by Buccleugh Street, Clarendon Road, Huntingdon Street and Princess Street. • Seeks application of LDRZ2 to this area. • All lots comply with LDRZ2 requirements, with only one, the submitters, complying with LDRZ1. • Would like to be able to split land into 2 in the future. • Additional subdivision would add rate revenue without costs as all services such as made road already in place. • Application of LDRZ2 will not affect other landowners in the area. • Other larger areas can be split between LDRZ1 and LDRZ2 as evidenced by Clifton Springs Road and Whitcombes Road area to the north in Drysdale.
17	Heinjus	Geoffrey and Nicola		5 Tanderra Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
18	Jarvis	Daryl		7 Cantal Court,	OCEAN GROVE VIC 3226	Support	<ul style="list-style-type: none"> • Supports amendment as it relates to the Bellevue Estate. • Would strongly object if the amendment was to change the area to LDRZ2. • A 0.4ha lot size is the perfect living size – the “Goldilocks solution”. Any larger is too much to handle and any smaller brings the neighbours closer and affects the landscape and destroys the amenity of the area. • Any increase in density would force submitter to leave and cause considerable stress.
19	Jones	Chris and Linda		8 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
20	Koops	Kenneth and Beverley		9 Tanderra Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
21	Lawrence	Scott	VicRoads	P O Box 775	GEELONG VIC 3220	No Objection	No objection to the Amendment.
22		Sir/Madam	Leopold Swim School	1 Cypress Crescent,	LEOPOLD VIC 3224	Objection	<ul style="list-style-type: none"> • Property has 2 separate uses – swim school (operating since 2000) and family home. • Business should be on separate title for long term security • Property has never flooded or experienced any drainage issues. • 7 properties in Cypress Court all serviced with reticulated services – land to the north is unsewered and in 4,000-8,000m² lots. • Area designated in Leopold Structure Plan and Planning Scheme as “urban consolidation”. • VC100 made changes to LDRZ – did not identify any other planning restriction that would preclude land being 2,000m² other than availability of reticulated sewerage. • Barwon Water accepts a reduction in lot size in this location. • Review makes a blanket application to this area without considering circumstances of Cypress Court properties. • Review has not outlined how subdivision will impact on overall drainage of the area nor how unsuitable it is for 2,000m² allotments. • Review is a strategic planning exercise on the run and based on generalizations and opinions. • Seeks application of LDRZ2 to the area.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
23	Mackenzie	Alexander and Dorothy		7 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Purchased in 1988 to have sufficient space and views for a large home and garden. • No other Cameron Court landowners have any desire to sell of any part of their land. • Amendment has no reason for the change so can only assume it can be for increased rates and revenue. • 9 blocks of 13 in Cameron Court that range in size between 3600 and 3800m² and it would be impossible to achieve lots of 2,000m² in this area. • If Council proceeds with change of area to LDRZ2 then it must be illegal and can be challenged in law.
24	Mackenzie	Alexander and Dorothy		7 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
25	Marshall	Chris	TGM Group	P O Box 1137	GEELONG VIC 3220	Support	<ul style="list-style-type: none"> • Represents owners of the former lime works at 25 and 45 Forest Rd Lara. • Has no objection to the introduction of a 0.2 hectare minimum lot size. • Would be concerned if it prejudices imminent application to rezone the land to Residential 1 Zone (now General Residential Zone) in accordance with Lara Structure Plan.
26	Marson	Anthony		4 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
27	Mason	Chris	St Quentin Consulting	PO Box 919	GEELONG VIC 3220	Objection	<ul style="list-style-type: none"> • Represents Marian St Quentin whom owns property at 6-10 Cityview Drive Wandana Heights. • Council's Low Density Residential Zone – Minimum Lot Size Review was robust and strategically justifies the recommendation for a reduction in the minimum lot size in the Cityview Drive area. • The exhibited amendment is therefore contrary to these findings and recommendations and there is no methodology in the Council's resolution to apply a 0.4ha minimum subdivision area rather than 0.2ha as recommended by Council's review.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
28	McCartney	Wendy and Ian		24 Woodlands Drive,	OCEAN GROVE VIC 3226	Support	<ul style="list-style-type: none"> • Rezoned to LDRZ in 1970's with a 0.4ha minimum subdivision size to specifically protect the high quality natural vegetation. • Retention of the 0.4ha size in all planning schemes since has achieved success in protecting the vegetation with much of the high quality vegetation remaining today. • Species include mature eucalypts, she-oaks and wattles. Woodlands area also contains scatted Bellarine Yellow Gums which are of State and Regional significance and protected under the Flora and Fauna Guarantee Act. • Retention of the 0.4 ha minimum required to avoid the potential removal of native vegetation and loss of the distinctive bushland character. • Supports the Review findings about the drainage network of the area and conclusions that this is a constraint to more intense subdivision and development. • Structure Plan reviews of 1993 and 2007 have also not designated the area for more intensive subdivision development.
29	McCoy	Diarmuid and Jane		9 Corio Bay Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
30	Middelkoop	Ben		8 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
31	Middlekoop	Ben and Sharon		8 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as first part of submission 2.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
32	Moorfoot	Dale and Lindy		69-77 Cityview Drive,	WANDANA HEIGHTS VIC 3216	Objection	<ul style="list-style-type: none"> • LDR22 is more appropriate the area. • No reasonable planning grounds to justify retention of the LDRZ1. • Council's own Review recommended the change. • Area is serviced; there are no physical constraints, no strategic policy directions and no Engineering constraints to a change to 0.2ha minimum subdivision size. • Current height controls will be maintained in any future subdivision. • Change would ensure that the amendment reasonably and appropriately implements the findings of Council's review.
33	Payne	Matthew and Ruth		34-36 Normandy Crescent,	OCEAN GROVE VIC 3226	Objection	Objects to application of LDRZ1 as the minimum lot size is an inefficient use of land and infrastructure.
34	Peart	Robert	Iloura Pty Ltd	2-4 Cityview Drive,	WANDANA HEIGHTS VIC 3216	Objection	<ul style="list-style-type: none"> • Same as submission 28 • Current height controls will be maintained in any future subdivision. • Change would ensure that the amendment reasonably and appropriately implements the findings of Council's review. • Water has become less available in past 14 years and 0.4ha lots becoming correspondingly less attractive with community moving toward smart blocks that are easier and less time consuming to maintain.
35	Power	Tony and Kathleen		5 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
36	Redman	Anthony and Barbara		70 Highridge Drive,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
37		Regional Director	CFA	P O Box 586	NORTH GELONG VIC 3215	No Comment	No Comment on the Amendment.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
38	Rhodes	Albert and Vivienne		3 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Strongly opposes having lifestyle forced into situation of a higher density housing area. • Submitters land is 3797m² falling short of the 4000m² required for subdivision to 2000m². • Two sites at the end of Tanderra Court are over 4000m² and connected to sewerage, but are not being rezoned. Why? • Inconsistent to have sewerred properties below 4000m² being rezoned, whereas sewerred properties well above 4000m², are not being rezoned. • Will Council comply with the Ministerial reform of the Planning Zones of 4000m², and not subdivide those sites which are under 4000m²? • As most houses in Cameron Court are situated in the centre of their property, is Council planning to have these demolished and rebuilt to conform with the Bushfire construction standards? • Did Council note that existing buildings are centrally located on lots, thus not providing for a reasonable land division of 2000m² without impeding upon the existing buildings? • Unfair if Minister's intent is to increase land for development and as a means of increasing rate income for Councils and lessening requests to State for additional funds, if not, why is Council rezoning? And is this just an income grab by Council? • Purchased land in Cameron Court to provide a certain lifestyle and is not looking forward to being forced into a changed lifestyle.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
39	Smith	Graeme		4 Highridge Drive,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Same as submission 3. • No community consultation before announcement and poorly researched and documented. • Map attached to submission which highlights the 10 properties affected by the proposal that could be subdivided under LDRZ2. Suggests the proposal is random and did not reflect the intent of it in any way. Also notes that the four properties at the corner of High Ridge Drive and Corio Bay Court have uninterrupted views but the two smaller on the north east corner are excluded from subdivision potential whilst the two on the north west corner are – there is no practical reason to exempt them. • Amendment documents have not canvassed this fact and as a result have created confusion for landowners.
40	Smith	Louise		4 Highridge Drive,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 38.
41	Snookes	Leesa		26-28 Normanby Crescent,	OCEAN GROVE VIC 3226	Objection	Objects to LDRZ1 as the minimum lot size is an inefficient use of land and infrastructure.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
42	Styles	Julie		1889 Portarlinton Road,	DRYSDALE VIC 3222	Support	<p>Wholeheartedly supports retaining the area east of Cemetery Road in Drysdale as 4000m² minimum lots only:</p> <ul style="list-style-type: none"> • Lifestyle purchase to have space and to be able to look through other properties and see land and green grass and the occasional horse – not fences, rooves and TV antennas. • Concern for impact on property value which is worth twice as much average Drysdale home. • Sewerage & drainage issues: Our property has an easement running through it and we have septic tank. We do not believe the sewerage system exists to allow for additional development in this area. • Traffic along Geelong-Portarlinton Road would be exacerbated with more driveways entering and exiting onto the busy road. • Would like this stretch of road to be a 60 km per hour zone.
43	Weston	Pamela		68 Highridge Drive,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
44	Whyte	Pam		9 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> Moved to area for low density, semi-rural lifestyle which would be greatly impacted by rezoning. Only 10 of 35 properties could be subdivided under LDRZ2 yet all lots are included. Rezoning the ten 4,000m² will allow for subdivision and attract a greater ratable valuation for owners regardless of whether subdivision is desired or not. Submitters property could not be subdivided but could be subject to unfair rate revaluation. Explanatory Report does not outline possibility of lots consolidating to create subdivision potential. Properties at east end of Tanderra Court similarly connected to reticulated sewerage yet are not included in C309. No justification for the amendment.
45	Whyte	Pamela		9 Cameron Court,	CLIFTON SPRINGS VIC 3222	Objection	Same as submission 3
46	Wills	Noel		2 Bush Place,	OCEAN GROVE VIC 3226	Support	<ul style="list-style-type: none"> Endorses the status quo of retaining the Woodlands Estate in the LDRZ1. Any change to a smaller minimum subdivision size of 2,000m² would be detrimental to the area. Woodlands is the 'lungs' of Ocean Grove with its variety of trees and vegetation which attract native birds. Higher density would destroy this. Drainage is a problem with water from heavy rain taking days to clear – this would be exacerbated with higher density development.

No	Surname	First Name	Company	Address	SUBURB	Status	Submission Précis
47	Wilson	Betty and Tom		10 Highridge Drive,	CLIFTON SPRINGS VIC 3222	Objection	<ul style="list-style-type: none"> • Purchased in area to build house and establish garden for peaceful older years. • Trusted Council to abide by planning controls of that time and did not anticipate rapacious attitude which has betrayed this trust. • Rezoning would destroy semi-rural lifestyle. • Subdivision would result in shared driveways, or hatchet-shaped blocks resulting in noise, loss of privacy and driveway disputes • Rates would rise exponentially due to subdivision potential, causing hardship to elderly and retired residents.

4. BELLARINE PENINSULA LOCALISED PLANNING STATEMENT- CONSIDERATION OF SUBMISSIONS AND ADOPTION OF FINAL

Portfolio:	Planning - Cr Heagney
Source	Planning Strategy
General Manager:	Peter Bettess
Index Reference	Bellarine Peninsula Localised Planning Statement

Purpose

The purpose of this report is to consider the submissions received from the community about the draft Bellarine Peninsula Localised Planning Statement, consider the proposed changes in response, and adopt the final Statement.

Summary

- The draft Bellarine Peninsula Localised Planning Statement was prepared in conjunction with the Borough of Queenscliffe and the Department of Transport, Planning and Local Infrastructure.
- The Bellarine Peninsula is one of four areas across Victoria chosen by the State Government to have a Localised Planning Statement.
- The Statement consolidates existing planning policies on the Bellarine Peninsula and includes six objectives to guide land use and development. The Statement will be used by decisions makers in conjunction with existing structure plans and adopted Council policies for the Bellarine Peninsula.
- Public comment on the Statement was sought over a four week period via an online survey. The City received 46 Submissions; 43 completed surveys and 3 written responses. The Borough of Queenscliffe received 7 submissions (2 of which were sent to the City also).
- The majority of the submissions were supportive of the Localised Planning Statement with particular emphasis on the desire to contain settlement boundaries around towns and a desire to maintain rural land for agriculture with open landscapes.
- The submissions also raised a broad range of other issues which have been grouped under the headings of: infrastructure, environment, townships, rural areas, tourism, and other issues which are discussed in more detail in this report.
- Two of the submissions to the City were critical of the consultation process undertaken.
- Minor changes are proposed to the Localised Planning Statement in response to the submissions as detailed in this report; this included reference to the protection of waterways, increased reference to pre-European history, separating the descriptions of Indented Head and Portarlington, correcting the reference to tourism in rural areas being ancillary to agriculture to reflect State Government changes to the Farming Zone, and map changes to extend the tourist route around Point Lonsdale, correct the location of Edwards Point, identify greater significant landscape areas to coincide with the planning scheme, and a change to the way non-urban breaks between settlements are shown to provide greater clarity.

- In order to give statutory effect to the Localised Planning Statement, both the City and the Borough of Queenscliffe need to adopt the Statement and submit it to the Minister for Planning.

Cr Heagney moved, Cr Macdonald seconded -

That Council:

- 1) having considered the submissions to the draft, endorses the changes to the Bellarine Peninsula Localised Planning Statement as outlined in this report;**
- 2) adopts the Bellarine Peninsula Localised Planning Statement (Appendix 1) and submits it to the Minister for Planning for his consideration and implementation.**

Carried.

Background

The State Government determined that Localised Planning Statement should be prepared for four areas in Victoria. The areas affected are Macedon Ranges, Yarra Valley, Mornington Peninsula and the Bellarine Peninsula. The draft Bellarine Peninsula Localised Planning Statement was developed by the City in partnership with the Borough of Queenscliffe with support from the Department of Transport, Planning and Local Infrastructure.

The draft Bellarine Peninsula Localised Planning Statement consolidates the existing planning policies in the Greater Geelong Planning Scheme and the Queenscliff Planning Scheme and reflects previous strategic work undertaken by both councils.

The draft Bellarine Peninsula Localised Planning Statement reflects all of the work undertaken in developing township structure plans, the *Rural Land Use Strategy 2007*, the *Coastal Landscape Assessment 2006*, the *Bellarine Peninsula Strategic Plan 2006-2015*, the *Bellarine Peninsula Strategic Plan-Five Year Progress Audit 2012*, the *G21 Regional Growth Plan* and the *G21 Regional Growth Plan Implementation Plan*.

Discussion

The draft Bellarine Peninsula Localised Planning Statement was made available for community feedback between 13 June and 11 July 2014. Input was sought via an online survey which was also made available at customer services centres at Drysdale and Ocean Grove.

The survey asked respondents to give their views on non-urban breaks between towns and the use of settlement boundaries, maintaining agricultural land, impacts of certain agriculture uses on the landscape, the most important environmental characteristics and natural features on the Bellarine Peninsula and the most valued characteristics of built heritage and townships.

A total of 46 submissions were received, including 43 survey responses and 3 letters. Appendix 1 is a summary report of the survey results.

The submissions are generally supportive of the Localised Planning Statement. All survey respondents said they supported the current policy of maintaining non-urban breaks and clear settlement boundaries. All but two of the survey respondents supported maintaining land for agriculture. However, it was acknowledged that farming has changed and there are economic challenges facing farmers on the Bellarine, the natural values of rural land were also acknowledged.

The other issues raised in the submissions are discussed in detail below with an officer response.

Infrastructure

- desire for more cycling infrastructure,
- need for open space and improved beach access at Indented Head,
- concern about stormwater outflows near beaches, support for the Drysdale Bypass, desire to reopen the mineral springs at Clifton Springs,
- desire for additional community infrastructure at Drysdale,
- need to integrate new subdivisions with the Bellarine Rail Trail,
- reconnect the Bellarine Railway to Geelong (submission to BoQ),

Officer response

The provision of community infrastructure is beyond the scope of the Localised Planning Statement. These issues have been relayed to the relevant units within the City.

Environment

- the need to protect the environment with planning overlays,
- need an audit of environmental assets,
- more references to local reserves,
- reference should be made to native fauna, need for protection through responsible pet ownership,
- the need to protect agricultural land from gas extraction/fracking,
- food security and the need to protect rural land (submission to BoQ),
- lack of reference to climate change (submission to BoQ),
- the need to protect waterways and wetlands systems,
- the need for stronger protection of environmentally sensitive areas in Point Lonsdale (submission to BoQ),
- need to protect coastal areas within settlements,
- population growth and the pressure this places on sensitive coastal locations,
- the need to protect coastal areas within and on the fringe of towns(submission to BoQ).

Officer response

A range of planning controls are already in place on the Bellarine Peninsula to protect environmentally sensitive locations, these include Vegetation Protection Overlays and Environmental Significance Overlays. Additional controls can be put in place in the future if warranted, by strategic analysis. There are existing policies about the natural environment in the Greater Geelong Planning Scheme which will continue to be considered by decision makers and which address the other issues raised. Comprehensive data on the environmental assets across the Peninsula already exists from the work the State Government undertook in mapping Ecological Vegetation Classes, biodiversity sites and roadside biodiversity sites.

Specific reference to local nature reserves is not appropriate in a regional level document which will appear in the State section of the planning scheme. Responsible pet ownership issues can be addressed through statutory planning processes. Addressing gas extraction is beyond the scope of the Localised Planning Statement and a range of other legislation and assessment criteria would have to be considered by the State Government if an application for this activity were received.

Measures are put in place through the Localised Planning Statement and the planning scheme to protect rural land for agriculture which is a land use planning response to addressing the issue of food security.

Addressing climate change is beyond the scope of the Localised Planning Statement. There are existing planning policies in the planning scheme which refer to sea level rise and the City is developing the Bellarine Peninsula Corio Bay Local Coastal Hazard Assessment which will provide greater detail. This work will continue and may be implemented in the planning scheme at a late date.

Objective 3 in the Localised Planning Statement has been amended to add a strategy to protect waterways, rivers and wetlands. Additional references have been included to vegetation in the description of Point Lonsdale.

Management of coastal foreshore areas is, depending on the location, the responsibility of Council and coastal committees of management appointed by the Minister for Environment. The Localised Planning Statement does not preclude alternative land management measures being put in place.

Townships

- concerns about medium density housing,
- concerns about the rate of growth in towns, towns are losing their charm,
- desire to have settlement boundaries adhered to,
- changing the information for Indented Head to differentiate it from Portarlington and note its reliance on St Leonards,
- more heritage protection in Portarlington and Queenscliff.

Officer response

The Localised Planning Statement reinforces Council's existing policies on settlement boundaries around each town on the Bellarine Peninsula. Housing growth is occurring throughout Geelong including on the Bellarine Peninsula in accordance with Council's adopted structure plans. Changes to settlement boundaries in coastal locations can only be done via a review of a structure plan which would involve further consultation with the community.

These attractive locations are popular and the need to maintain fixed settlement boundaries is assisted by providing for medium density housing in appropriate locations within towns.

The Localised Planning Statement was changed to include Indented Head as a separate township from Portarlington with a closer relationship to St Leonards.

A detailed analysis of heritage is beyond the scope of the Localised Planning Statement. Heritage studies were previously undertaken in Portarlington and several sites are already included in a Heritage Overlay. The Localised Planning Statement does not preclude further work in this area.

Rural Areas

- support for the retention of rural land for agriculture,
- want settlement boundaries adhered to,
- keep the Peninsula green by having high density in the suburbs.

Officer response

The Localised Planning Statement supports the retention of rural land for agriculture and the retention of settlement boundaries around towns and any proposal to change a settlement boundary in the future would be subject of a structure plan review.

Tourism

- the need to ensure tourism developments are sited to avoid adverse impacts on landscapes and rural and environmental assets,
- Council should not sell coastal land and no development should be permitted on coastal crown land,
- more references to fishing and water based recreation activities,
- more references to Queenscliff's maritime history and beaches and coastlines (submission to BoQ),
- the objective requiring tourism in rural areas to be ancillary to agriculture is contrary to State Government reform which removed this requirement,
- the desire to prevent tourism development other than in urban growth locations (submission to BoQ)
- add an objective under the tourism objective to "ensure tourism uses don't compromise environmental, heritage and visual values".

Officer response

The Localised Planning Statement includes an objective relating to the siting and design of development to avoid compromising the rural landscapes on the Bellarine Peninsula. Coastal crown land is managed by committees of management and in some instances by Council. Any sale of coastal crown land is a matter for the State Government and is beyond the scope of the Localised Planning Statement.

References to Queenscliff's maritime history have been included in the Statement. The Statement has been changed to remove the requirement for tourism uses in rural areas to be ancillary to agriculture which reflects recent changes by the State Government to the Farming Zone.

Tourism development outside of settlement boundaries is provided for by the Localised Planning Statement. The nature of some tourism developments, such as wineries, means they cannot be sited within settlement boundaries. In towns which are not designated growth locations, tourism developments are appropriate as they may offer employment opportunities for residents and support other existing local businesses.

The map in the Localised Planning Statement has been changed to extend the tourist route in Point Lonsdale. The map has also been changed to include larger areas of significant landscapes, which reflects the Significant Landscape Overlays which are in the planning scheme. The suggested addition of an objective to address the environmental, heritage and visual values of tourism development is considered unnecessary as these issues are already addressed under other strategies in the Localised Planning Statement.

Other Issues

- Desire to have Coastal Committees of Management and the Department of Environment and Primary Industries involved in the Statement,
- additional reference documents in the Statement to include foreshore masterplans
- concerns about non-conforming uses in the Farming Zone,
- the need to reference pre European history,
- and a desire for an integrated development and investment strategy for the Bellarine Peninsula to be used by the City, G21 and the State Government in conjunction with the Committee for Bellarine.
- the need to limit aquaculture around Swan Bay (submission to BoQ),
- map changes including adding significant view sheds, adding to the areas of visual significance, correction of location of Edwards Point, removing aquaculture symbol at Queenscliff, and extensions of the tourism route(submission to BoQ),
- changes to the objectives to delete reference to reasonable sharing of views and replace with “not compromising valued views” (submission to BoQ),

Officer response

The Department of Transport, Planning and Local Infrastructure sought the views of the Department of Environment and Primary Industries (DEPI) on the draft Statement prior to its release. DEPI oversees the coastal committees of management and were supportive of the objectives and strategies in the document. Foreshore masterplans will continue to be developed and implemented alongside the Localised Planning Statement. The specific detail in these masterplans is not appropriate to be included in a regional document which will form part of the State section of planning schemes.

Specific issues on non-conforming uses in the Farming Zone are beyond the scope of this document and are considered regularly by Statutory Planning.

The document has been changed to include more references to pre European history on the Bellarine Peninsula.

The Committee for Bellarine stated that it would like to see an integrated development and investment strategy to be used by the City, G21 and the State Government for the Bellarine Peninsula. This work is beyond the scope of the Localised Planning Statement.

Any proposals to amend or extend aquaculture activities will be considered on their merits and assessed the relevant existing planning controls.

Changes to the map were made to extend the tourism route at Point Lonsdale and correct the location of Edwards Point. The map has been changed to include significant landscape areas which are derived from the Coastal Spaces Landscape Assessment.

Environmental Implications

The Bellarine Peninsula Localised Planning Statement includes objectives and strategies about protecting the environment.

Financial Implications

The adoption of the Bellarine Peninsula Localised Planning Statement will have no financial impact on Council.

No impact to budget.

Income of \$25,000 was provided by the Department of Transport, Planning and Local Infrastructure to meet project costs and the cost of consultation.

Policy/Legal/Statutory Implications

The Bellarine Peninsula Localised Planning Statement is derived from policies in the Greater Geelong Planning Scheme, as such it will reinforce existing Council policies. When approved by the Minister for Planning the Bellarine Peninsula Localised Planning Statement will have to be considered in the preparation of planning scheme amendments on the Bellarine.

Alignment to City Plan

The preparation of the Bellarine Peninsula Localised Planning Statement aligns with the Sustainable Built and Natural Environment strategic directions in City Plan. Specific objectives about protecting the ecology of the Bellarine Peninsula are included. It also responds to the Growing Our Economy direction in that it promotes the use of the rural land for agricultural uses which contribute to Geelong's economy.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no known risks associated with the Bellarine Peninsula Localised Planning Statement.

Social Considerations

The Bellarine Peninsula Localised Planning Statement is derived from existing planning scheme policies. It includes directions derived from previous strategies which were developed in consultation with the community. Provision is made for social considerations including the need to ensure that towns on the Bellarine provide services and community infrastructure to service the local population.

Human Rights Charter

The Bellarine Peninsula Localised Planning Statement will not impact on any basic human rights, freedoms, and responsibilities as set out in the Charter. The directions in the Bellarine Peninsula Localised Planning Statement are based on other adopted policies which were subject to extensive community consultation processes.

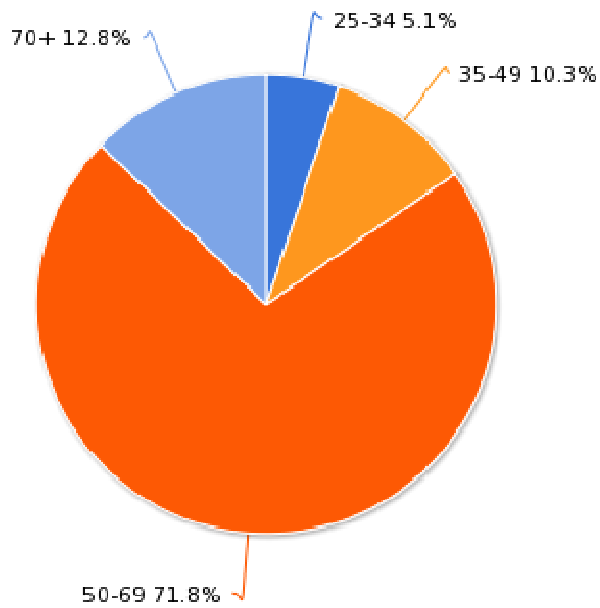
Consultation and Communication

The Bellarine Peninsula Localised Planning Statement and survey questionnaire was made available on Council's website for four weeks. Advertisements were placed in local newspapers. Hard copies of the Statement and the survey were also made available at Council's customer service centres in Ocean Grove and Drysdale.

SUMMARY REPORT - BELLARINE PENINSULA LOCALISED PLANNING STATEMENT

Survey: Draft Bellarine Peninsula Localised Planning Statement Questionnaire

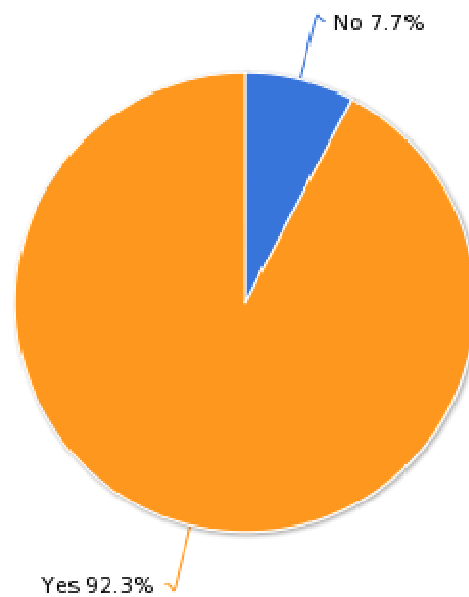
Please select your age:



Value	Count	Percent
Under 18	0	0.0%
18-24	0	0.0%
25-34	2	5.1%
35-49	4	10.3%
50-69	28	71.8%
70+	5	12.8%

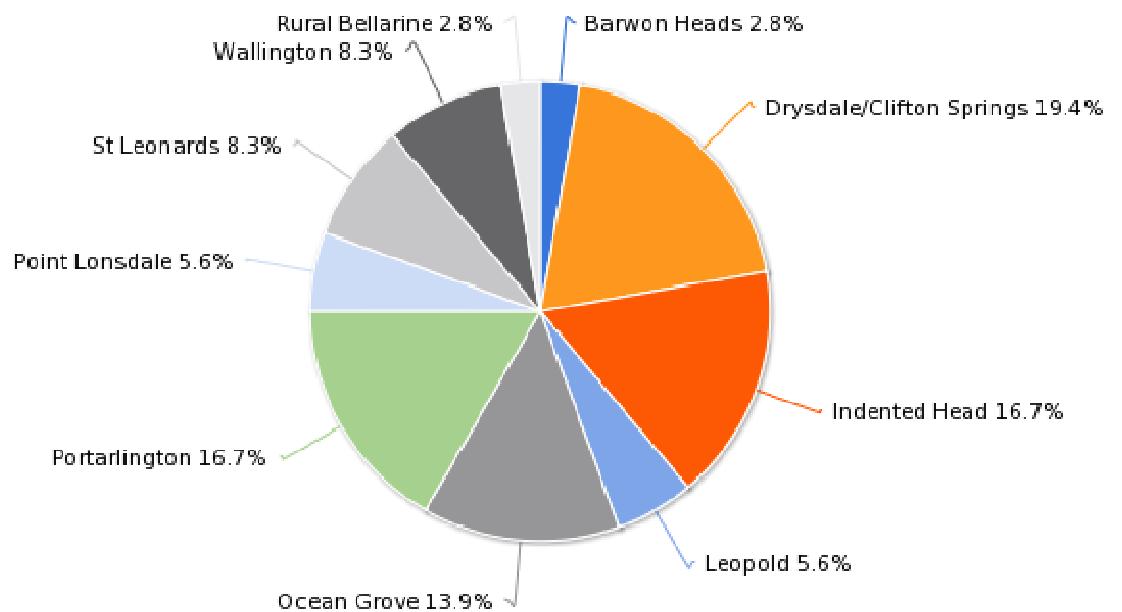
Statistics		
Average		49.7

Do you live on the Bellarine Peninsula?



Value	Count	Percent
No	3	7.7%
Yes	36	92.3%

Where do you live?



Value	Count	Percent
Barwon Heads	1	2.8%

Breamlea	0	0.0%
Drysdale/Clifton Springs	7	19.4%
Indented Head	6	16.7%
Leopold	2	5.6%
Ocean Grove	5	13.9%
Portarlinton	6	16.7%
Point Lonsdale	2	5.6%
St Leonards	3	8.3%
Wallington	3	8.3%
Rural Bellarine	1	2.8%
Queenscliff	0	0.0%

1. Is it still important to maintain non-urban breaks between towns and clear settlement boundaries on the Bellarine Peninsula?

Count	Response
1	Absolutely - they are essential to retain the environmental characteristics of the area.
1	Definitely
1	Essential.
1	Most definitely
1	Please refer to IHCA Committee submission which I fully support and agree with
1	Very important
1	YES!
6	Yes
1	Yes This will be challenged by planning applications. I look to COGG to resist this.
1	Yes it is
1	Yes, I would like to see the individual identities of the town ships maintained.
1	Yes, absolutely!!
1	Yes, where else will the native fauna live that you haven't mentioned?
1	Yes. Vital to maintain the feeling of moving from village to village.
1	Vital.
2	yes
1	Extremely important. I don't believe anyone wants to see continuous merging of towns. Green wedges are important for a huge number of reasons
1	Yes it is very important to protect the space between the townships as stated in the draft Localised Planning Statement. We want to be able to see green as we travel between towns.
1	Definitely. The character of the Bellarine that makes it attractive to live in and to visit is the open spaces

Count	Response
	between towns. These green open spaces must be maintained.
1	YES, YES, YES - most definitely! And make them kilometres wide. Wall to wall residential developments would destroy the TOTAL environment of the Bellarine Peninsula (general amenity, green space, huge traffic demands, etc)
1	Yes. This village type of development, each with its own character, is one of the main attractions of living on the Bellarine Peninsula and something which many residents regard as very important.
1	Yes it's very important. Any removal of the breaks and/or clear settlement boundaries would lead to a lack of certainty thereby creating an environment which could lead to the loss of its unique character. It is important that all unique townships be individually evaluated and planned for. Portarlington and Indented Head differ in character, and are separated by a Non-urban Break and therefore should be acknowledged separately in the Planning Statement. IH is also closer to St Leonards Town Centre and is therefore more reliant on St Leonards for most services and community infrastructure as Council provides nothing. Council adopted an Indented Head Structure Plan in 2007. The Structure Plan states under the Implementation and Review Plan in reference to areas of ecological values to "Apply the Environmental Significance Overlay or the Vegetation Protection Overlay to areas of significance". The settlement boundary between Batman Rd and Church Rd and west of Annemarie Drive, contains EVC 175 Grassy Woodland which should apply an Overlay. Also no residential development should be allowed between the Grassy Woodland and the settlement boundary.
1	Yes. This allows each town to retain and capitalise on their unique characteristics. The alternative is a muddled sprawl and loss of local identity (highly valued by residents).
1	Yes, it is very important that non-urban breaks are maintained between townships. The coastal towns and larger residential centres all have their own distinct character, which should be recognised and protected.
1	Most Definitely. Most people living in this area have chosen to do so because of its charm and character and to get away from inner city living.
1	COGG needs to plan to create more public open space in rural Bellarine. It is wrong to expect private landholders to provide these non-urban breaks.
1	I think it's nice to still have open green space, otherwise we become like the other side of Geelong. And even though I love to see development I still love that we have lots of green space, that we see farm animals, ocean views and residential/ commercial development. Keeping it in balance is important.
1	Definitely. It is all part of the experience of visiting this peninsula. The breaks of Bay vistas and green/brown farmland make the visitor feel removed from the city confines and I always breathe a sigh of contentment when I come over the Bellarine Hills and home, no matter how often I do it.
1	Very important. The recent surge in suburban "developments" has significantly eroded the Bellarine's charm and should cease.
1	Yes it's very important, but not applied by Council in Indented Head in regards to Seabreeze Estate on the western boundary of Indented Head. The developer is being allowed to subdivide to a farm property ignoring the IH community's request for a green wedge/ buffer/non-urban break. This strip of land between significant EVC 175 Grassy Woodland and a farm property is being allowed to subdivide, when the community has for over 10 years wanted the land west of the watercourse maintained as Open Space, and included with the 13 hectares of Grassy Woodland, protected and preserved as a Nature Reserve.
1	Non-urban breaks and clear settlement boundaries are crucial to maintaining the character of the Bellarine.
1	Critical for maintaining healthy waterways, and populations of native fauna and flora for genetic diversity. Non-urban breaks ensure ecosystem services are sustained. Biodiversity connectivity from rural areas to reserves and urban boundaries should be encouraged and supported across the Bellarine.

2. Is maintaining land for agriculture important?

Count	Response
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Count	Response
1	Not as much as preserving the land for native fauna and flora.
1	Very!
1	YES, absolutely.
10	Yes
1	Yes, it also very important.
1	Yes, it means that there is no development and the raptors can have free range.
2	yes
1	yes for open space
1	Yes. If we want to eat local produce there should be more encouragement of local initiatives such as the Farmer's markets. They make sound economical and environmental sense.
1	Not only is it important to maintain land for agriculture but also for Viticulture and Aquaculture as long as those industries do not impact negatively on the environment and community.
1	There is nothing more relaxing than driving home looking over the cattle grazing or walking out your back door to see a tractor sowing this year's crop.
1	That what makes it more enjoyable and refreshing compared with the "crowded Mornington Peninsula.
1	It is very important but a need to get a balance to improve agricultural productivity whilst maintaining and enhancing natural values on agricultural land. The overview page 4 targets primarily urbanisation and farmland, with a very small mention on natural values. There should be inclusion of the significant native flora and fauna values also in this section.
1	Yes, but agriculture is changing on the Bellarine. Gone are the dairy and large vegetable farms, but there is still a lot of cropping and pastoral areas which must not be plundered into housing estates.
1	Land that used to be used for agriculture should be developed. Land that is currently viable and used for agriculture should stay in place. So it depends on whether or not it is being used to its close to full potential. When it is not council enforces vegetation into new developments, i.e. trees, shrubs, paths, green spaces, buildings, residential, playground facilities etc.
1	Yes, if that is the wish of the farmers. The problem is that the relatively small landholdings are not viable and water supply for agriculture is not sufficient to ensure that agricultural activity can grow to increase its viability. If land is going to be used for agricultural activity then there needs to be a comprehensive recycled water system put in place for use in more intensive agriculture.
1	Only in so far as it provides the non-urban breaks. Land values are too high for many forms of agriculture on the Bellarine.
1	Yes, maintaining land for agriculture purposes is very important to the overall landscape and heritage of the region but for the biodiversity and economic reasons. Food insecurity is recognised as a significant issue for some sectors of the population on the Bellarine. Ready access to fresh locally grown food is essential if communities are to be more resilient and sustainable whilst reducing food miles and environmental impacts.
1	Yes, but also allow other uses that complement and encourage the use of the open spaces for recreation and or tourism.
1	Yes This is the attraction of the Bellarine. The Viticulture and associated restaurants, Cheese making, Farmers Markets, and olive farms all add to this attraction.
1	Mono-cultural cropping and over grazing destroys bio-diversity and native vegetation. It is important to have buffer conservation areas between paddocks, roadside vegetation reserves and set back new urban and industrial developments. Wildlife corridors and bird life flight paths and clumps of remnant vegetation need to be increased.
1	Yes. We love the combination of coastal and farming environment. As stated, 'farming shapes our landscape'.
1	Yes. Agriculture and viticulture are a part of what makes the Bellarine so attractive for residents and visitors.

Count	Response
1	Yes it is, so long as rural land owners are provided financial support & subsidies in order to maintain & keep their privately held land.
1	Yes as per the CoGG Rural Land Use Strategy - yes farming is important and the best farming land still available is important to our survival
1	Yes. Maintaining viable agricultural land allows demographic diversity. It is important that employment opportunities are wide and varied, so that The Bellarine is home to a diverse working community and diverse age range of residents and visitors.
1	Extremely. And farmers should be supported and encouraged in their provision of a pleasant rural environment for others. Any activities, farming or other, that are inconsistent with a pleasant rural environment should be discouraged.

3. In your opinion is it important that agricultural users of rural land should not impact on the open farmed landscape of the Bellarine Peninsula?

Count	Response
1	I'm sorry I have read the draft and don't understand this question
1	No that important
1	These two issues need to blend together.
1	Vague question! Farmer should be able to plant trees and protect the environment
7	Yes
1	Yes, I agree.
1	Yes, they can co-exist.
2	Yes.
2	yes
1	What I cannot understand is that this is the policy, which we support, but when a non conforming activity is identified. The planning authorities allow up to 6 months for an application resubmit a permit application. This is too long and 30 days is enough and protects the interests of the existing ratepayers. We have an issue with a truck depot that has been established in a farming zone and has been allowed to continue to operate in spite of our protests. Not right! The location is the corner of Bluff and Murradoc rd and Manifold rd in St Leonards. A danger corner at the best of times and now more dangerous with the large trucks.
1	ANY users of land in the rural areas should not impact negatively on the landscape, not just agricultural users. Current activities that are detrimental to the rural ambience should be encouraged to move elsewhere. The statement should discourage ANY development, new or existing, that would have, or has, a negative impact on the rural landscape. (On page 14 the statement only discourages such development that is new).
1	Not sure what this means. If 'not impact on the open farmed landscape' means not allowing intensive animal farming such as piggeries and chooks kept in mass cages, I'm all for it. Sorry, I probably haven't expressed that very well. The exception to intensive farming is making the most of our aquaculture industry - mussels and Angasi oysters which don't impact on the landscape and will attract visitors to eateries and to buy direct from farmers.
1	Some forms of intensive agriculture may not suit the landscape. Most farmers are aware of their impact on the environment, both from a sustainable aspect as well as a visual effect. Sustainable and environmentally sound diversity should be encouraged.

Count	Response
1	There should be encouragement for farmland should have sections where appropriate enhanced for natural values of the Bellarine Peninsula. This would also improve the agricultural overall productivity.
1	Generally yes. Support for Viticulture may result in some impact which will necessitate detailed assessment in the approval process to ensure appropriate sighting to minimise the impact to the landscape and community. In respect of Indented Head and Aquaculture, the Great Southern Waters Abalone Farm, operating since 2002, continues to operate while not meeting all the conditions set by VCAT and Council, regarding exposed intake pipes in the water and on the beach causing safety concerns. This impacts negatively on the Indented Head community, as a tourist and camping area.
1	We can farm more sensibly than our pioneers who wanted to clear everything and replace it with an English or European model. There is plenty of space to farm and revegetate and regenerate native flora and fauna. This will make the Bellarine something very special.
1	I don't feel that the 'open farmed' landscape is important. In fact, as long as farms are viable, I would rather see more areas of bush regeneration amongst the "open" paddocks. I think The Bellarine lends itself to a patchwork of agricultural land. I don't want to see houses popping up everywhere. Perhaps farmers could live in town and commute to their plots.
1	Not sure what this means. If you mean that land should not be broken into many small allotments, then I agree. The important factor is the slower pace of activity that broad scale land use brings.
1	If this means not filling the land with chicken farms or piggeries then most definitely. On the other hand a nicely laid out winery can complement a piece of land.
1	I'm not sure what this means? Are you trying to ensure that agriculture remains pastoral and prevent battery farms?
1	It is important to have a balance of both, aesthetically and environmentally. Diversity is a key aspect of sound environmental and ecological management and existence.
1	I think this statement is splitting hairs a bit. What does it mean anyway? An agricultural user of rural land is a farmer of some description I presume? So what does a farmer impact on open farmed landscape? I don't get it.
1	Yes There are already many instances where agricultural use and the associated uses do not impact and this should guide future planning applications. There will innovative proposals put forward which should receive consideration.
1	YES - broad acre farming should be maintained - cropping, grazing, etc. No broiler farms, piggerys, etc (I hope the broad acre farmers are not 'killed off' by excessively high rates). The entire peninsula should not be cut up into hobby farms with no agricultural production - although this would be preferable to covering good arable land with the concrete and bitumen of a housing development - and thus losing it forever.
1	Whilst not wanting to stifle any potential new rural development it is important that they are sited to minimise any adverse impact on the charm and beauty of the landscape. The planned extension of the abalone farm at Indented Head will bring employment and economic benefits to the north Bellarine.
1	Yes, I believe that one of the things that attract new residents and visitors to the peninsula is the open farmed landscape.
1	Open farmed land is a great concept, so long as the community is clear that the farm owners of that land still need to be able to make a reasonable living from that land. It is one thing for the land to look great and visually appealing to the community, but the community and gov't need to also than financially help & support landowners in being able to do things on the land that will produce enough income to keep & maintain it.
1	There are very few land holders on the Bellarine who run viable "open farm" (growing grain crops and grazing animal) operations. Olives, grapes, hydroponics, strawberries, blueberries (for example) and the associated tourism opportunities are the viable farms. If these and more intensive farming are not allowed then the landholders are being asked to create a "pleasing" outlook for everyone else at their own expense. Rural land on the Bellarine is expensive. If farmer's ability to run viable operations on their land is restricted then this land will be neglected and become less attractive for others to look at as they drive by. Most of the open land on the Bellarine is owned by "farmers" who live on off farm income. The open farmed landscape of the BP is a myth and is not sustainable.

4. Have we correctly identified the most valued environmental characteristics and significant natural features of the Bellarine Peninsula? Are there any missing? If so, what are they and why are they important?

Count	Response
1	Who has identified what? What are they?
5	Yes
1	Yes, seems OK.
1	You seem to have identified the most valued characteristics.
1	yes
1	You've pretty much ignored the waterfront and foreshore areas.
1	No, while the statement refers to many valued features on the Bellarine Peninsula, we believe there are many more that are not listed. Local residents and regular holiday makers have developed lifelong connections to specific features and areas and are often very passionate about their favourite spots. Some other significant reserves include: Edwards Point Wildlife Reserve, St Leonards Salt Lake and Pt Richards Flora & Fauna Reserve. The North-facing aspect of the beaches and foreshore from Curlewis to Clifton Springs to Portarlinton and Indented Head enhances their enjoyment but also makes them vulnerable to storms, erosion and the impact of climate change. The statement does not refer to the various water activities which are the main drawcard for many visitors and locals such as fishing, sailing, snorkelling etc. The statement appears to have a Queenscliff focus when it comes to indigenous and early European history and settlement. This is far from correct as the foreshore from St Leonards to Indented Head and Portarlinton has a very rich indigenous and early European history. William Buckley walked into John Batman's camp at Indented Head in 1835 after having lived in the area for thirty years. Bellarine Bayside Foreshore Committee of Management has commissioned a comprehensive indigenous study of its 17km of foreshore under the Aboriginal Heritage Act 2006. Eleven archaeological sites were identified from low density middens, stone artefacts to intact significant camp sites and birthing cave. In the Executive Summary, Cultural Heritage Adviser, Adam Ford describes "the whole foreshore landscape as a cultural artefact".
1	Yes. You do state though, that St Leonards is "not a designated growth location". The sale and subdivision of former farmland would seem to contradict this. We are in danger of outgrowing the existing amenities and losing the character of the village that we all love.
1	What has not been protected and preserved for the community is the 13 hectares of significant Grassy Woodland in Indented Head. It's protection from developers must be ensured by Council, by taking responsibility and with the help of residents, support its preservation and maintenance for the long term future of residents and for it's links and history with the local northern Bellarine Bengalut Gulag aboriginal clan. Our foreshore is on Crown Land and under the responsibility of Bellarine Bayside which has for the most part not undertaken real community engagement in regard to the foreshore, as the community is the guardian of the beach and foreshore and wants any development to be undertaken in a sensitive matter and not to be always about how much revenue Bellarine Bayside can get from the foreshore that it is given over to three camping reserves.
1	Indented Head is a coastal community which attracts thousands of visitors each year, whether camping, fishing, yachting, boating or swimming. Our beaches are crowded, especially during summer. The key features detailed on Page 13 refer to the "Typically rugged surf coast with sweeping beaches---" this comment does not adequately identify the extent and importance of the total foreshore. From the point of view of attraction for visitors and high rates of active utilisation, the Bellarine Peninsula has two distinct coastal attractions. The Bellarine Peninsula has both the surf beaches facing Bass Strait – popular for both swimming and surfing – as well as swimming beaches facing Port Phillip Bay which in addition, provide the environment with a wide range of water based sporting activities including particularly yachting, water skiing, rowing and canoeing, that are popular with all age groups. The Port Phillip Bay coast is also the location for numerous Boat Launching Ramps which provide important support for recreational fishing, which historically has been the main driver in the development of Indented Head and is still today a very major activity for not only Indented Head, but for all of the Bellarine Peninsula. These Boat Launching Ramps are features which should be included in the Maps on pages 10 and 11 as should the main surfing and swimming beaches. The residents want regular community engagement with

Count

Response

- Bellarine Bayside Foreshore Committee of Management, regarding any foreshore development to be undertaken, as the community require, as our population continues to increase. An area of permanent Community Open Space should be allocated in Batman Park for the community and visitors. Bellarine Bayside's Master Plan for the coast recognises this need and recommends a Placemaking Project be developed in conjunction with CoGG. The Indented Head community has developed a proposal in response which will be formally lodged with Bellarine Bayside when signed off by all of the Indented Head Committees of Clubs and Associations. Recognising that an approved Council Heritage Overlay has application over all the affected area, the changes we are proposing will not only involve Council in the planning phase but will also require Council approval. Head Foreshore. The Heritage Overlay extends from and includes Anderson Reserve for 3 kms to Red Bluff in the south. We also have highly significant EVC 175 Grassy Woodland which is extremely valued by the community, which as stated in the Structure Plan, Council should apply an ESO to protect and preserve as a Nature Reserve for the benefit and well being of the community. 5. Are there more valued characteristics of the built heritage and townships which need to be added? If so, what are
- 1 The Queenscliff and/or Pt Lonsdale description should include mention of the Rip (entrance to Port Phillip Bay) and Queenscliff's military and maritime history. Also the description of Pt Lonsdale should highlight the significant roadside vegetation which is a special characteristic of the town.
- 1 The June 2014 Draft Localised Planning Statement I think has been very well written and presented and covers our features well. Lake Lorne and McLeod's Waterholes at Drysdale are worthy of protection - good bird habitat and green 'exercise space' for population.
- 1 I may have missed it but you haven't mentioned native fauna. The need to protect shore nesting birds whose ancient nesting sites are being trampled on by beach goers and their dogs. Duck shooting should be banned from Lake Connewarre to protect native and migrating bird life. As the suburbs sprawl closer to the wetlands shooting is completely socially inappropriate and driving Leopold and Barwon Heads residents mad. Ocean Grove Nature reserve should not be the only place on the Bellarine to see a wallaby.
- 1 You seem to have done well. I am particularly pleased that RAMSAR areas have been highlighted so as to be protected. Not enough has been done to protect the wetlands at Point Lonsdale where a housing estate has been planned - this estate should not go ahead and the wetlands should be preserved.
- 1 You mention Ocean Grove Nature Reserve but fail to mention that Ocean Grove Park is also listed by the National Trust.
- 1 Depends who defines 'most valued'. We have land designated for development that is home to the Growling Grass Frog (bottom of Lincoln's Farm in Portarlington) and the wetlands at Point Richards for water fowl. The area to the west of Ramblers Road (Port) is a stop-over for migratory birds although not Ramsar rated. Canola in flower is a real drawcard for photographers.
- 1 The incredibly important environmental area of the Salt Marshes of Swan Bay and the Edwards Point Wildlife Reserve don't even feature on your map. Merely the Marine Reserve section of Swan Bay. In fact Edwards Point is misplaced. It is the end of the sand peninsula facing Queenscliff. The whole of the long fingered peninsula from the St Leonards housing area towards Swan Bay is in fact a fantastic Reserve with Walking Trails of up to 3 hr duration. There is also no indication of the walking and bike trail that runs from Edwards Point Reserve all the way to Portarlington along the coast. An absolute gem which needs to be maintained for locals as well as tourists.
- 1 There are no significant features marked on the map for Wallington Rd. This road is very scenic and should be maintained as a scenic drive with views to Lake Connewarre maintained. Preferably all heavy traffic should be regulated to use Grubb Rd to avoid destroying the nature of this road as rural and scenic.
- 1 Yes, stopping urban sprawl is important, access to various trails is important. The communities should be bike / walking friendly and interconnected.
- 1 The significant Aboriginal history is mentioned in regard to Queenscliff, but I feel that it is significant to other areas on the Bellarine also.
- 1 You have done well to identify the valued environmental characteristics and significant features of the Bellarine Peninsula; however, there is one vital aspect of the planning process which is constantly overlooked. It concerns me greatly, the pressure of increased population growth in sensitive coastal areas. Unrelenting development is pushing up against significant wetland habitat for migratory and resident wader birds. This development is occurring without any regulations or restrictions concerning cats, dogs or invasive plants. There isn't even a public awareness policy to educate new residents on the importance and sensitivity of the area in which they have chosen to live. There are no buffer zones and no restrictions on the ownership or confinement of cats and dogs. There is no restriction on plants which

Count	Response
1	<p>may become invasive over time. I have first hand knowledge of these problems as I have witnessed cats wandering daily into the Edwards Point Reserve at St. Leonards. I am also a regular participant at volunteer working bees to extract environmental weeds from numerous locations around the Bellarine coastline. It would be great if planners could give some serious consideration to these issues to ensure that our precious natural environment will be there for future generations to enjoy.</p>
1	<p>I believe that more bike paths or improved designated road space should be allocated to bike riders; or create a bike riding trail around the peninsula using back roads to minimise the chaos that occurs during weekends when lots of bike riders and vehicles using the same access roads. Also more areas should be set aside for the creation of various look outs with picnic areas and walking tracks with written boards explaining the area, its history and why it needs to be preserved. More focus on the natural features when attracting visitors to the area would give visitors a reason to stay longer.</p>
1	<p>Most of them. There needs to be more emphasis on protecting waterways, wetlands and Ramsar systems. For example, in Strategy #3, about ecology, there should also be a statement "Protect waterways and wetland systems from inappropriate activities that negatively impact on their ecological integrity. Also restore them where they have become degraded." Also Red-Gum and Allocasuarina remnants should also be highly valued. And existing developments should also allow for the protection of these species.</p>
1	<p>I'm not sure natural waterways have been covered enough. Wouldn't want to see a swamp like Armstrong creek turned into an urban growth area with the impact of outflow and stormwater destroying the waterways on the Bellarine. Maybe further detail required around duck populations the effect of urban development and maintaining breeding areas at a high quality. This in turn providing for great Duck Hunting areas and drawing business into the region.</p>
1	<p>Yes you have, but I'd like to see more about restrictions on new housing developments, especially the Curlewis Rise release, that looks generic and very western suburbs built. Little variance shows amongst housing, rumours of retail and commercial presence without confirmation is abound, waterfront sites are 'prohibited for access and under camera surveillance' with evidence of chopped trees and alterations to the creek that runs behind Clifton Springs Primary School found. New releases therefore must integrate with existing landscapes and township facades i.e. not offer predominant 1/4 or less size blocks, not chop down existing trees (i.e. will the large existing pine trees be preserved?), not install mediocre or even fake grass with large concreted areas as a public space example, and not use unrelated images, symbols and stories in attempt to link spaces to local history.</p>
1	<p>The wide vistas as you travel are a breathing space for city visitors. The bird life is significant and precious and maintaining corridors of open land and trees is vital for their survival.</p>
1	<p>Yes however the view across Port Phillip Bay from Beacon Point Reserve should be included as a featured viewing point</p>
1	<p>Swan Bay is a very special place and not all the town planners are aware of its significance. They need more education and site visits.</p>
1	<p>They don't seem to have been listed in the document just generically. We love the Clifton springs and it would be great to have it reopen as a health facility - the community has been asking for support for this for years. The village feel of Drysdale should be preserved by allowing traffic to travel around Drysdale and allow the town centre to thrive with the encouragement of small business and economic development which helps to support a healthy town.</p>
1	<p>The document needs to include Lake Connewarre system as this is a listed Ramsar site of international significance. The Barwon Bluff Marine Sanctuary is of State significance Lake Lorne in Drysdale is significant for habitat values for the threatened Freckled Duck which is of State significance. The Ocean Grove Nature Reserve should be mentioned as one of the few remaining natural value reserves on the Peninsula. Lake Victoria should be mentioned as a key supporting wetland area. The Pt Richards Fauna Reserve should be listed as a key location supporting high local biodiversity values. The Swan Bay system should have more emphasis as it is of international significance; of high biodiversity, highly valued and used for educational purposes and ecotourism. The Salt Lagoon Reserve and Edwards Pt Flora and Fauna Reserve are both of local significance and support a diverse range of natural values. All of the above contribute to the overall ecosystem services the Bellarine has to offer. The document does not reflect the natural values assets on private land; such as remnant vegetation, old buildings for habitat value, significant wetlands as these would provide valuable connectivity points for future works.</p>
1	<p>There needs to be a thorough audit of the environmental assets of the Bellarine. The lakes, the pockets of remnant vegetation, the water courses, the shoreline and bays are all important however should not be locked up but linked by walk and ride paths that allow them to be shared and actively cared for by the community.</p>

5. Are there more valued characteristics of the built heritage and townships which need to be added? If so, what are they and why are they important?

Count	Response
1	Curlewis- great deal of history, heritage listed buildings, etc
1	I can't think of any.
2	No
1	No comment
1	Not sure
1	The 'walking tour sign-posts' in our area are informative. More of them would be great.
1	no really
1	It would be nice to keep the Drysdale main street in tact, but the traffic is a real problem. Is there any thought to making it car free and diverting traffic around the centre of town?
1	Significant historical buildings in the townships should be protected from being surrounded by ugly, cheap 'townhouses' built simply for builder profit and with no regard to the nature of our rural and beachside suburbs. These developments are destroying the beachside feel of Ocean Grove.
1	Fostering diversity between the 'villages' is an important element of the attraction of the Bellarine Peninsula. A one-size-fits-all approach is the last thing we need.
1	Cycling is a growing recreation on the Bellarine yet the infrastructure is very poor. Roads are narrow with pot holes, little separated bike paths (or poor gravel ones near the beach).
1	The village feel of the townships. A commitment to preserving the seaside feel of the coastline without high rise near the foreshore and not allowing any industry on, in, near or inside our beaches or harbours. An overlay of protection from inappropriate buildings.
1	The Indented Head built heritage characteristics have been in the main, lost to inappropriate development and with Council Planners ignoring the Structure Plan and appeals by the IH community. The street vistas and small town character has been overlooked for preservation. Three kilometres of the most utilised sections of foreshore in Indented Head have one and a half kilometres of beach inaccessible to the elderly and disabled, due to only stair access and a non compliant 1:7 ramp to Half Moon Bay. What is urgently needed is more parking, particularly on the foreshore side of The Esplanade adjacent Batman Park and a DDA compliant ramp to Half Moon Bay, especially with the future Community Open Space being negotiated with Bellarine Bayside. Numerous sections of the foreshore north of Batman Park need ramp access due to retaining walls, cliffs and severe erosion.
1	The Queenscliff description should include mention of the fort and the military and maritime history - the lighthouses and other navigational devices are also a significant feature.
1	I would love to see more interactive boards explaining the history of the various townships and the historic buildings and properties. I would love to see a history/discovery trail linking all townships on the Peninsula with VicRoads signs to guide visitors from one town ship to the next. At each township there could be a self guided walking trail with boards explaining the significance of each property. I am sure that tourism operators would be able to come up with an interesting advertising campaign.
1	I don't think it was appropriate to merge Indented Head with Portarlington as their size, focus and characteristics are different. The key built heritage icon in Indented Head is the wreck of the paddle steamer the Ozone which frames the Melbourne skyline across the bay. The heritage value of its boat sheds along the foreshore has also been formally recognised by CoGG. Portarlington is a much larger town centre which grows five-fold in size during the summer camping season. The Portarlington holiday park is the largest camping reserve on Crown land in the southern hemisphere. The Rotunda is the town has great history. The town also hosts several festivals including the National Celtic Festival which draws 17,000 visitors to the town over the Queen's birthday weekend. The coastal trail from Portarlington to St Leonards, accessible for walkers and cyclists, acts as a vital connecting spine joining these coastal

Count	Response
1	<p>towns.</p> <p>Drysdale / Clifton Springs is an ignored population centre. It needs investment in public infrastructure. For example - a community hub and more sport facilities. The community centre should contain adult education facilities, a decent sized library, community meeting rooms.... These exist in the area however are insufficient and spread out. This area does not have a public swimming pool which is a great failing especially as it has the majority of school students on the Bellarine who need to learn to swim. It can be more than a "supermarket" town if given the support that it deserves.</p>
1	<p>The boatsheds at Indented Head, I understand the heritage study which has been done is now on hold by the Bellarine bayside committee while they try to evict all the tenants. I would value your comment</p>
1	<p>There are derelict dairies scattered around the peninsula, they tell a history of a past farming use. Perhaps some of them should be preserved.</p>
1	<p>This probably isn't the document for this however something about each town's potential - e.g. Portarlington (Jewel of the Bellarine) has the potential to be the primary centre for the Bellarine's aquaculture industry.</p>
1	<p>I don't know. Is there a list of "valued characteristics" and are there townships that need to be added? One would have thought that all the townships on the Bellarine have their own unique characteristics, and each should have that recorded somewhere. Who are the custodian of such lists, and what of the towns/places that have virtually died out?</p>
1	<p>No but the quality of the Clifton Springs /Drysdale township is under constant pressure due to the ad hoc commercial development and the increasing amount of traffic in the town area which detracts from the friendliness and usability of the town. It does not have the same "feel" as say Barwon Heads (Hancock Ave) or Ocean Grove, (The Terrace) D/CS is not an attractive casual meeting town.</p>
1	<p>The historical aspects of some of the townships are celebrated by our community - it shows we are an established community with history and heritage and new comers crave this connection. Those of us who have lived here all our lives also treasure it.</p>
1	<p>We need to revisit the heritage listed buildings and spaces. There is some fine examples of weatherboard houses built in the 1900s in Fenwick street that should be protected.</p>
1	<p>This has been well covered in general. Individual towns place significance on their own historical structures.</p>
1	<p>Reference key documents should include: Landscape Setting Types - Lake Connewarre and Barwon River high conservation values. Barwon Heads - Ocean Grove development compromising the coastal quality. Swan Bay and surrounding Bellarine Hills form major feature of the areas. Not clear on the statement that the Ocean Grove surf beach needs to be enhanced; in what context is the need for enhancement expressed?</p>
1	<p>Once townships start to outgrow their township status, they lose their charm and thus their tourist-dollar value.</p>
1	<p>Putting tarmac over the Drysdale Village car park bricks was madness and without need or real cause; if it isn't broke, don't use rate payer money to fix it. Painting the Village exterior much darker also makes little sense or reason. Queenscliff needs more heritage protection, the style of it must not change drastically due to new urban relocations whom are enticed after summer holiday stays; many end up recreating the urbanisation they seek to escape from. Ocean Grove needs to preserve affordable housing; many long-time locals I speak to are being forced out of their 1970's+ housing from rent rises because the owners want to sell the land for units or view capturing housing constructions...not a very good preservation of the original 'alternate lifestyle non-consumer based' social history.</p>
1	<p>Maintain their character of discrete townships - i.e. restrict subdivision development on their outskirts. There is far too much urban "development" of good rural land and inappropriate activities which detract from the heritage values of the townships and from the rural character of the Bellarine overall.</p>
1	<p>The Indented Head built heritage characteristics have been in the main lost to inappropriate development in constant disagreement with the IH community. The street vistas and small town character has been overlooked with zonings and with developers unwilling to layout housing estates with minimum 500 square metre lots. Many are around 300 sqm. Even streets like Glenrana Drive begin as over acre blocks and finish on the western end at around 300 sqm. The IH community is very disappointed in Council allowing PPA's to succeed with this visually ,ugly vista that destroys the character of a rural and unique small coastal hamlet.</p>
1	<p>The Barwon river should be integrated better and the sewerage aqueduct protected as part of the built</p>

Count	Response
1	environment Maintain the relevant overlays applying to townships. Critically analyse planning applications to ensure conformity.

6. Do you have any other comments about this project or the questions that have been raised in this survey?

Count	Response
1	Better to have higher density in suburban areas and keep the Peninsula green
1	I'd like to see more detail around the buffer zones. They appear vague at the moment.
1	Looking forward to seeing the final draft
2	No
1	No more comments. I think everything seems to be OK.
1	no
1	I am so disappointed that we did not have the chance to have a community discussion about what we value. Drysdale Clifton Springs has had significant growth over the last 15 years and I would believe we had a more significant growth than Leopold during that time as stated in one of the initial paragraphs. Our community is desperate to participate in these sorts of planning exercises which will mould our future. We need to be able to discuss these sorts of decisions. Please please please allow us to be an important part of this decision making. Please let us know how the \$25,000 engagement fund for this project was used because it wasn't used to inform us. I have spent the last 15 days trying to let people know of this process.
1	I am pleased to see that not-for-growth areas have been identified along with the significance of the natural beauty of the Bellarine, and hope that this planning statement goes a long way to that the future reflects this.
1	The Bellarine should become a 'Bike friendly' destination with safe bike links between the towns. This will increase tourism and the viability of new and old businesses, especially in the shoulder seasons of spring and autumn. There should be more emphasis on art & craft activities with cross town festivals such as the wine and food festival.
1	Council and government must resist the pressure to increase population growth. This in turn puts pressure to move town boundaries. Space and infrastructure is very limited on the peninsula.
1	With more residents expected to move into the Portarlington area, I believe the Drysdale Bypass should be high on the list of projects to be actioned sooner rather than later. Also the proposed road from Portarlington road near the Curlewis Golf Course into the Jetty Road /Curlewis/Clifton Springs housing development area should be actioned now and not 10 years in the future.
1	PLEASE consider including reference to areas of significant indigenous cultural heritage or at least make reference to this or did I miss this? Thankyou, this planning statement and recognition of the value of the Bellarine Peninsula is to be applauded.
1	No I believe that the document is an excellent document providing guidance for future planning. It is important that it be implemented and followed.
1	Would love to see more cycle paths across the peninsula. The Bellarine rail trail is a fantastic ride but opportunities exist for locals and tourists to have a network of trails across in different directions taking in the wonderful vistas and linking on with taste trail. This could become a popular destination for bike touring if off road trails similar to Bright-Beechworth were established.
1	Once the policy is agreed make sure that the planning authorities follow and at all times protect the interests of the ratepayers and the important farming community.

Count	Response
1	More needs to be done to protect the marine environment around the Bellarine Peninsula. Not enough is done to ensure the waters are free of discarded fishing lines, hooks, nets, etc. More should be done to halt illegal fishing, such as over-fishing. Diving in the area should be further promoted.
1	My question is if some people don't like change does it means the rest of us have to miss out on progress and development?
1	<p>Indented Head should not be included with Portarlington under TOWN CHARACTERISTICS. IH has a separate Council endorsed Structure Plan. IH is also closer to St Leonards Town Centre and is therefore more reliant on St Leonards for most services and community infrastructure as Council provides nothing. Council has ignored IH in regard to no open space for the community. No ovals, sporting facilities, no BBQ area, as no useable Public Open Space has been set aside for a population that has increased by over 50% in the last census. Parking congestion, especially during summer, is an ongoing problem for residents. With no postal deliveries, all residents including holiday home residents and visitors, and campers in three camping reserves, make accessing the General Store & Post Office extremely difficult. We have requested for many years for parking to be extended north to Batman Rd from the General Store. Council Town Planners have consistently told the community that "the foreshore is your open space" yet with no acknowledgement that it is completely overtaken by campers and visitors for over 2 kms for the during of summer and for six months in regards to Batman Park Camping Reserve which is located directly opposite the General Store, compounding the parking problems for residents. In regards to the Bellarine Peninsula Strategic Plan and how it's applied to Indented Head, we have been ignored. No breaks between housing estates and farmland e.g. Seabreeze Estate and no swap of current POS for the endangered and highly significant EVC 175 Grassy Woodland. Before any further PPA's are approved for subdivisions in Seabreeze Estate, that the area requested by the community is acquired for POS and then important infrastructure, for sports, walking trails around the Nature Reserve and BBQ areas are built. We have been constantly overlooked and with a rapidly growing population, allowed by Council, they have a responsibility to now urgently move to supply the infrastructure. Forcing Indented Head residents to drive to St Leonards and Portarlington to access basic services and infrastructure is detrimental to the health and well being of the community.</p>
1	I support the Bellarine Localised Planning Statement as drafted but I believe it could be improved with the additions described above.
1	I don't know what this Bellarine Peninsula Localised Planning Statement is about, and what the questions posed have anything to do with the name. To me it sounds like something Historical.
1	Land must be released slowly, and to those with a rural/regional focus/contribution. Geelong with the G21 must ensure the area retains its environmental, residential, tourism and business strengths & identity, and refrain from fast progress into little more than a crowded, bland and degraded Melbourne commute/satellite region.
1	The rapidly growing population requires that all relevant services grow to keep pace. Some services will grow as a natural response to population but others (e.g. Ambulance, CFA, and SES) are linked to government spending and warrant specific mention and support.
1	I am struck by the negative language of this document. It talks about what is not allowed rather than what can be done. I am disappointed that this has not been a more open process. COGG needs to facilitate the development of a Bellarine group that can offer a forum that can "speak" for the Bellarine Peninsula residents and their needs. Unfortunately we have lost our unique voice in tourism as we have been swallowed up by Geelong Tourism. The rhetoric of the newly formed Geelong and Bellarine Tourism Assoc. disputes this however we have lost our voice in this area as we have in many other areas. The Bellarine is different to Geelong and has many wonderful attributes. COGG should allow the Bellarine residents the opportunity to develop these attributes not lock us up at our own expense for the enjoyment of those who do not live here.
1	Desirable additions: - No fracking on the Bellarine - A move towards a "clean, green Bellarine" - Undesirable activities (i.e. detracting from ecological or rural values) of any kind, not just agricultural, should be discouraged. -No further urban subdivision
1	We feel the need to retain the green spaces We need to add to recreation areas and to continue to maintain and improve existing ones (children's playgrounds, sports ovals etc). Traffic management is becoming an issue with narrow, badly maintained roads particularly during the summer tourist season.
1	Thankyou for the opportunity to comment. I have lived at Wallington for much of 76 years - my family coming here in 1943. I know things must change, and good things have happened - however these seemingly never-ending housing developments, and all that goes with them, are a real concern. I know 'town boundaries' have been set - I just hope they are adhered to.
1	As Ocean Grove is a designated growth area, Ocean Grove Park is under enormous pressure to change.

Count

Response

It must be protected and preserved for future generations.

1 The planning statement does not acknowledge the important management role played by the foreshore committee of management, which are appointed by the Minister for the Environment and Climate Change. Bellarine Bayside manages the coastal Crown land from Pt Richards to Edwards Point including the coastal towns of Portarlington, Indented Head and St Leonards. Barwon Coast manages the coastal Crown land from Collendina on the eastern boundary of Ocean Grove, through to Blue Rocks to the west of 13th Beach. These committees have prepared comprehensive strategic management plans with extensive community consultation and ministerial endorsement. These plans set out a framework for the protection, enhancement and development and management of their respective coastal reserves over the next 15-20 years with more detailed master plans focused on the next three years. The background documents to this statement should also list: • The Northern Bellarine Foreshore Plan 2012 (Bellarine Bayside) • Northern Bellarine Foreshore Draft Master Plan 2012 (Bellarine Bayside) • Barwon Coast Coastal Management Plan 2012-2015 (Barwon Coast) • Draft Victorian Coastal Strategy 2013 • Plus relevant State Government legislation. I appreciate the opportunity to contribute to this community engagement process about our cherished area of Victoria.

1 I have noticed an inconsistency and error on page 17 of the document regarding tourism developments in farmed rural landscape. This draft document does not reflect the intent and effect of the recently introduced changes to the Farming Zones, which specifically remove the requirement for tourism uses to be ancillary to farming activity. Policy 6 and associated objectives of the Draft Bellarine Peninsula Localised Planning Statement are contrary to both the intent and effect of the State Government's reforms to the rural zones. The State Governments' reforms to the rural zones: • Actively encourage private investment in tourism facilities outside of established townships; • Remove permit limitations in the Farming Zone relating to tourism uses, enabling applications to be considered on their merits • Require Council's to ensure local planning policies do not inhibit tourism investment in rural areas.

1 The Bellarine Peninsula is a very popular area for cyclists and is often used for official events. Currently, cyclists are not well catered for due to the lack of independent cycling tracks/lanes and the fact that only very few roads have shoulders. This compromises safety to a concerning level. The Tourist Route through Indented Head, being The Esplanade, has been identified in the 'map' on page 11 of the Draft. Currently sections of the Esplanade are in need of major repair. Upgrading the total length to also cater positively for cyclists with at least road shoulders, should be identified along with the Drysdale By-pass. A sealed Ibbotson Street for its full length is also needed as an alternative route through Indented Head which will lessen the traffic congestion on The Esplanade. Council has ignored Indented Head in regard to useable open space for the community. No ovals, sporting facilities, no BBQ area. No useable Public Open Space has been set aside for a population that has increased by over 50% in the last census to just under 1,000. The Council Economic Indicators Bulletin 2008/09 shows the Peak Overnight Population during summer was 5,266, with the IH permanent population for 2009 of 578. Therefore parking congestion, especially during summer, is an ongoing problem for residents. With no postal deliveries, all residents including holiday home residents, visitors, and campers in three camping reserves, make accessing the General Store & Post Office extremely difficult. We have requested for many years for parking to be extended north to Batman Rd from the General Store. Council Town Planners have consistently told the community that "the foreshore is your open space" yet with no acknowledgement that it is completely overtaken by campers and visitors for over 2 kms during summer and for six months in regards to Batman Park Camping Reserve. A health concern of the community is the stormwater that drains onto two very popular beaches. Firstly, Pigdon Street stormwater drains onto the beach at Anderson Camping Reserve, and our only No Boating/Swimming Only beach. The Batman Rd stormwater drains into Half Moon Bay situated between Taylor Reserve and Batman Park Reserve, both camping Reserves during summer. With the Ozone Wreck situated close to shore at Half Moon Bay and an attraction to swimmers, this drain needs to be re-directed to underground stormwater pipes in Batman Park that drain off shore at Batman Park Point. This long term health risk needs to be made a priority by Council and Bellarine Bayside. We have been constantly overlooked and with a rapidly growing population, Council has a responsibility to now urgently move to supply the infrastructure. Forcing Indented Head residents to drive or catch a bus to St Leonards and Portarlington to access basic services and infrastructure is detrimental to the health and well being of the community.

1 The Bellarine Aquaculture industry offshore sites are Grassy Point and Clifton Springs. There is no offshore aquaculture at Queenscliff as identified on the map. The Framework Plan map aquaculture points need amending to reflect this. The map also shows Edwards Point in the wrong location. Reference to Wadawurrung for the whole of the Bellarine is not reflected in the document. Policy Objectives and Strategies 1 & 2 does not reflect protecting the coastal environment within a settlement boundary. Property developments directly adjoining coastal reserves are compromising the aesthetic values of the coastline, and are not sympathetic to the natural environment are significantly altering the ambience of the reserves. Policy Objectives & Strategies 3 should include responsible pet ownership to protect native fauna. Such strategies could include no cat zones in new estates near sensitive high biodiversity areas and the provision for new estates to include an open fenced in dog off leash zone.

Count

Response

Policy Objective & Strategies 6 does not support the coastal landscape, or local fauna values. The majority of our tourism is heavily coastal dependant and should be reflected and supported in this document in a sympathetic and ecosystem compatible manner. Our natural values are what make the Bellarine special. What is common today will not be common tomorrow and we need to work together to maintain and enhance what we have left.

1

The Bellarine Rail trail is excellent and should be fully integrated in the planning of adjoining developments by adequate path designs and appropriate road crossing to protect walkers and cyclists.

BELLARINE PENINSULA

*Localised Planning
Statement*

SEPTEMBER 2014



BELLARINE PENINSULA

Localised Planning Statement **SEPTEMBER 2014**

The Bellarine Peninsula Draft Localised Planning Statement has been developed collaboratively by the Borough of Queenscliff and City of Greater Geelong with support from the Department of Transport, Planning and Local Infrastructure. The Victorian Government has provided each council with funding to assist community engagement and consultation and support development of the statement.

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INTRODUCTION



Identify the key valued attributes of these areas and put in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.

The Victorian Government, in partnership with local government, is establishing Localised Planning Statements for four key areas; the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.

These highly valued areas have significant geographic and physical features which contribute to the quality of life for Victorians and are a distinctive part of our state. They play an important role in the state as tourist destinations and have strong economic bases driven by tourism, agribusiness and lifestyle, with all areas linking strongly to Melbourne.

The attractiveness, accessibility and proximity of these areas to metropolitan Melbourne mean that they are increasingly coming under pressure for growth and change. This could potentially undermine the long-term natural or non-urban uses of land in these areas and needs to be carefully managed. Because of this there is a need to identify the key valued attributes and activities important to these areas and put in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.



OVERVIEW OF THE AREA

The Bellarine Peninsula is located approximately 90 kilometres from Melbourne and approximately 12 kilometres to the east of the urban area of Geelong. It features significant wetland areas and open farmed landscapes with the distinct townships of Barwon Heads, Drysdale/ Clifton Springs, Indented Head, Leopold, Ocean Grove, Point Lonsdale, Portarlington, Queenscliff, St Leonards and the rural living area around Wallington. Most townships are located along the coast, are popular with holiday makers, and in recent years have attracted increased numbers of permanent residents.

The Bellarine Peninsula is surrounded by Port Phillip Bay to the east, Corio Bay to the north and Bass Strait to the south. The western boundary of the Bellarine Peninsula follows an irregular alignment running generally north-south along the suburban boundary of Leopold, west of Reedy Lake and to the coast at Breamlea.

The Bellarine Peninsula has a rich history of Aboriginal and European activity and settlement which contributes to the cultural and historical significance of the broader region.

The Bellarine Peninsula falls within the known traditional boundaries of the Bengalut Balug Clan of the Wadawurrung people. The territory of the Wadawurrung people included the coastline from the Werribee River to Painkalac Creek at Aireys

Inlet. To date over 2000 archaeological sites have been found in the region that the Wadawurrung people occupied.

Escaped convict William Buckley is the first known European to have lived around the area with the Wadawurrung for more than 30 years. In 1835 John Batman established a camp on the northern shores before continuing on to Melbourne. By the 1840's a number of settlements began to grow across the Bellarine Peninsula. By the late 1800's the Bellarine Peninsula was playing a tourism role with Drysdale, Clifton Springs and Queenscliff accessible from Melbourne by rail or steamer.

ABS Census data indicates that in 2001 the population of the Bellarine Peninsula was just over 40,100. This increased to just under 51,700 by 2011 representing a 28% growth rate over a 10 year period, or 2.8% per year. The key areas where population increases occurred were Ocean Grove and Leopold, which aligns with their designation as growth locations within the City of Greater Geelong. This contrasts with the Borough of Queenscliffe which has a relatively stable permanent resident population of approximately 3100 with a slight growth in housing and a significant non-resident population. However, significant growth in tourism increases its population to around 17,100 people over the summer period. The Bellarine Peninsula is one of the fastest growing areas within the City of Greater Geelong with people



The area plays an important role, being highly valued for its scenic attributes, open rural landscapes, proximity to the coast, tourism role and lifestyle appeal.

attracted to the area for its beautiful landscapes, relaxed lifestyle and close proximity to the coast and to Melbourne.

The Bellarine Peninsula retains unique, high quality rural landscapes associated with extensive areas of cropping and grazing, viticulture and horticulture. The area plays an important role, being highly valued for its scenic attributes, open rural landscapes, proximity to the coast and surf beaches, tourism role and lifestyle appeal. It has key relationships with Central Geelong, the Surfcoast and Great Ocean Road, as well as providing an important ferry link to the Mornington Peninsula from Queenscliff.

The environment on the Bellarine Peninsula is one of the key reasons people are attracted to it, with its strong farmed landscape character between settlements. It also includes significant coasts and environmental landscapes, beaches and waterways, some of international significance. This character is extremely important and highly valued by the local community.

The Borough of Queenscliffe is an important area of high conservation value both for its historical built form and environmental significance. Waters around Point Lonsdale and Swan Bay form part of the Port Phillip Heads Marine National Park. In addition to this, Swan Bay is protected by international migratory bird treaties and identified as

part of the broader Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar site. The conservation of these attributes are important, particularly in relation to the Borough's significance as a major tourist attraction and its proximity to the Great Ocean Road tourist route.

The townships of Drysdale/Clifton Springs, Leopold and Ocean Grove are identified in the G21 Regional Growth Plan as designated growth areas and play a key role as district towns providing services and facilities to the growing population and surrounding rural areas. Many of the towns offer coastal recreation, food and wine experiences and holiday accommodation. Typically they experience significant population peaks and pressure on infrastructure over key holiday periods. Retail and hospitality businesses generate significant employment on the Bellarine Peninsula and rely heavily on tourism and dual residents to survive. Structure Plans have defined clear settlement boundaries for townships which enable protection of the rural and coastal landscapes.

Forecast growth in the region, its adjoining regions and Melbourne, when combined with increased tourism and recreational visitation, will place additional pressure on the natural assets of the Bellarine Peninsula. As the area grows it is important that these characteristics are upheld by continuing to maintain key coastal landscapes and agricultural production in rural areas.



Farming activity on the Bellarine Peninsula shapes the landscape which is so valued by the community.

LAND USE IN RURAL AREAS

Pastoral land holdings and grazing dominate the land use at the hinterland and inland areas of the Bellarine Peninsula, while at the coastal edge, settlements and nature conservation reserves form the major land uses. Small buildings and structures are also scattered throughout the entire area. In the north east, vineyards and homesteads are frequent. Lake Victoria forms a major land use at the south-eastern part of the Bellarine Peninsula.

The *City of Greater Geelong Rural Land Use Strategy*, recommended that “the unique, high quality rural landscapes of the Bellarine Peninsula be maintained through the ongoing support for agriculture in the rural areas. This rural character of the Bellarine Peninsula is highly valued by local residents and visitors, and is a fundamental part of the liveability and identity of Geelong.” (page ix)

Considerable strategic planning has been undertaken to provide for the managed expansion of urban areas on the Bellarine Peninsula, and townships have been planned on the basis of clear settlement boundaries. Ongoing population and employment growth within the Greater Geelong area, combined with the unique and high quality

rural and coastal landscapes is contributing to increasing development pressures in rural areas of the Bellarine Peninsula. Managing growth and development is therefore critical to protecting and enhancing the significant values of the Bellarine Peninsula.

Farming activity on the Bellarine Peninsula shapes the landscape which is so valued by the community. Elements such as the agricultural use of rural land, the layout of properties, fences, rural road patterns including that most buildings are well setback from roads, tree planting on rural properties in rows or clumps are all important because of their high form and visibility. These landscape elements should be retained.

The vision for the rural areas of the Bellarine Peninsula is for the continuation of a working farmed landscape where the “right to farm” is respected and the key features of this open farmed landscape and values of the environmental assets are retained. This Statement supports the continuing use of the area for agriculture, in particular viticulture, horticulture, cropping and grazing as the main land use in rural areas on the Bellarine Peninsula and as an integral part of the rural economy and character of the area and the region. Intensive agricultural activities which could change the appearance of this open farmed landscape are



encouraged to locate in other more suitable rural areas beyond the Bellarine Peninsula.

The Bellarine Peninsula is also home to a growing aquaculture industry. The main forms are mussel aquaculture and spat collection. There are opportunities to consolidate and expand aquaculture activities at Portarlington, Queenscliff and St Leonards, coupled with opportunities to utilise Avalon Airport for export to international markets. These can make a significant contribution to the local economy and should be supported to provide employment opportunities. Siting of sheds for aquaculture should be carefully considered to ensure they do not compromise local landscape characteristics.

Horse breeding, raising and training is another significant emerging industry and is well suited to rural areas on the Bellarine Peninsula.

NON-URBAN BREAKS

There is a long history of planning policy maintaining non-urban breaks between settlements on the Bellarine Peninsula. Non-urban breaks foster a sense of identity for each township and protect the intrinsic qualities of

the environs surrounding existing settlements. Urban consolidation is encouraged to enable the existing boundaries of urban townships to be maintained and provide for increased densities that will justify provisions of additional services and utilise surplus capacity in existing services.

The non-urban breaks between settlements include areas of environmental significance, areas with significant landscape value, sites with significant vegetation and some of the most productive rural land within the City of Greater Geelong. Work on the *City of Greater Geelong Rural Land Use Strategy* revealed that there was strong support for the protection of rural land on the Bellarine Peninsula and strong commitment by many interest groups in ensuring the protection and management of the landscape on the Bellarine Peninsula.

Community support for non-urban breaks between settlements was evident in the *Bellarine Peninsula Strategic Plan* and was raised in a number of consultations as a key issue.



TOWNSHIP CHARACTERISTICS

Barwon Heads

Barwon Heads is located at the mouth of the Barwon River. With proximity to the Lake Connewarre Complex, Bass Strait and Murtnaghurt Lagoon the environment is a key influence. Its role is as a seaside resort and home to a growing population of permanent residents.

Drysdale/Clifton Springs

Drysdale/Clifton Springs is one of three designated growth locations on the Bellarine Peninsula. The historic town centre is the main commercial centre servicing the northern areas of the Bellarine Peninsula. The town also hosts significant school and arts facilities. Growth of the town is directed to the west in the Jetty Road Urban Growth Area. The community values the country town atmosphere of the township.

Indented Head

Indented Head is a smaller residential settlement which relies upon St Leonards and to a lesser degree Portarlington

for most services and community infrastructure. A distinct non-urban break exists between Portarlington and Indented Head. It is not a designated growth location.

Leopold

Leopold is one of three designated growth locations on the Bellarine Peninsula. Predominantly a residential township the area is an “urban island” within the rural setting of the Bellarine Peninsula and is the gateway to the coast.

Ocean Grove

Ocean Grove is one of three designated growth locations on the Bellarine Peninsula. The town centre at The Terrace is the commercial heart, with the neighbourhood centre at Shell Road providing additional retail facilities. Ocean Grove is experiencing strong growth as a destination for both permanent residents and tourists. The major growth front is to the north with residential and commercial growth planned.

The surf beach at Ocean Grove is identified by the community as the most important natural asset and the need to enhance the coastal environment is important.



Point Lonsdale

The township of Point Lonsdale is a coastal seaside resort town characterised by twentieth century buildings and more contemporary architecture. The residential areas are set amongst significant stands of vegetation (including roadside vegetation), dunes and significant coastal and foreshore landscape features. The Point Lonsdale commercial centre provides core retail and service operations, with the commercially zoned area having a mixed use nature due to the existence of residential built form located amongst contemporary commercial development. Point Lonsdale has a significant maritime history and offers a range of sporting facilities and venues.

Portarlington

Portarlington is a smaller settlement with both a residential and tourism role. It is not a designated growth location. Portarlington is the northern most point on the Bellarine Peninsula and is an older settlement with strong links to its history as a fishing town and holiday resort.

Queenscliff

The urban and commercial areas of the township of Queenscliff are characterised by mainly Victorian and early twentieth century architecture of significant cultural and built heritage value, and the township's rich military and maritime history is also evident. The township is a key coastal seaside resort with foreshore reserves, parkland, sporting venues and coastal and wetland landscapes which have significant environmental and tourism values. It has a significant regional tourism role based not only on the built and natural environments but also the car and passenger ferry terminal providing a link to the Mornington Peninsula and the Queenscliff Harbour. The Queenscliff commercial area contains a number of core retail and service operations, as well as specialty shops reflecting tourist led demand.

St Leonards

St Leonards is a small coastal settlement with both holiday homes and permanent residents and a focus on fishing and camping. It is not a designated growth location. Situated in a sensitive coastal environment close to the Salt Lagoon Wildlife Reserve and the Edwards Point Wildlife Reserve to the south, St Leonards includes a small existing commercial centre.

FRAMEWORK PLAN



SIGNIFICANCE OF THE AREA



The Bellarine Peninsula is significant for its visual landscape characteristics, individually distinct coastal settlements in a rural setting, sweeping views across rolling hills, coastlines, wetlands and open farmed landscapes.

The Bellarine Peninsula is significant for its visual landscape characteristics, individually distinct coastal settlements in a rural setting, sweeping views across rolling hills, coastlines, wetlands and open farmed landscapes.

It is a popular tourist destination with attractive beaches, quality golf courses, a regional scale water based theme park and significant sporting and camping facilities. Diverse cafes and restaurants in townships, in addition to a growing food-based tourism sector centred on wineries, aquaculture, olives, berries, cheeses and other local produce add to its appeal.

Queenscliff's well preserved heritage buildings are a key tourism asset and the car and passenger ferry service between Queenscliff and Sorrento provides a key link to the Mornington Peninsula and beyond. The Queenscliff Harbour provides for a range of marine activities and the township retains strong links to its rich maritime and military history.

Swan Bay and the Lake Connemara Complex are identified as wetlands of International importance under the Ramsar convention. In addition, The Heads at Point Lonsdale are identified as being of State significance by the Coastal Spaces Landscape Assessment Study and form part of the broader Port Phillip Heads Marine National Park.

Significant indigenous vegetation is found throughout the Bellarine Peninsula including roadside vegetation many of which are subject to overlay controls. The Ocean Grove Nature Reserve is listed by the National Trust as a significant example of remnant flora of the Bellarine Peninsula.

Other key features of the Bellarine Peninsula include:

- Strong linear vegetation features including exotic windbreaks and significant indigenous roadside vegetation.
- Open and expansive views throughout.
- Large and significant water features including the Barwon River, Lake Connemara Complex, Lake Victoria and Swan Bay.
- Sparse built elements and settlements, particularly in the western areas of the Bellarine Peninsula
- Typically rugged surf coast with sweeping beaches, headlands and dunes with extensive and largely intact indigenous dune vegetation.
- Lookouts, walking trails, heavily used recreational locations and coastal settlements, often with expansive outviews.
- Steep, low cliffs and minor escarpment at the coastal and lake edges.

The *Bellarine Peninsula Strategic Plan* found that the communities on the Bellarine Peninsula place a strong emphasis on the retention of farming, retention of distinct rural breaks between townships, and protection of the environmental values of the Bellarine Peninsula. This Localised Planning Statement reinforces this emphasis.



POLICY OBJECTIVES & STRATEGIES

1 *To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks with open farmed landscapes between settlements.*

STRATEGIES

- Protect rural and coastal environments from inappropriate urban encroachment and development.
- Protect the scenic qualities of key landscape features.
- Ensure development outside of settlement boundaries (as shown in the Structure Plan maps) does not compromise the rural, environmental and landscape values of the non-urban breaks, significant views or longer term growth opportunities.

2 *To support the ongoing use of rural land on the Bellarine Peninsula for agriculture and to preserve the open farmed landscape.*

STRATEGIES

- Support the establishment and ongoing use of rural areas on the Bellarine Peninsula for agricultural activities which do not impact upon the open farmed landscape including viticulture, horticulture and crop raising and grazing.
- Discourage intensive agricultural development or industrial development in rural areas on the Bellarine Peninsula that would have an adverse impact on the rural landscape.
- Ensure the development of dwellings and the excision of existing dwellings in rural areas on the Bellarine Peninsula is consistent with the use of the land for sustainable rural uses.
- Ensure new development is designed and sited to avoid compromising the open farmed landscape.



3 *To preserve and maintain the ecology of the Bellarine Peninsula's environmentally significant coastal, wetland and vegetated areas.*

STRATEGIES

- Protect cliff, dune and foreshore areas from inappropriate development and subdivision.
- Protect and restore significant and remnant native vegetation, particularly tea tree, moonah and coastal heath.
- Ensure that new development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Ensure appropriate stormwater management measures are in place to avoid adverse impacts on marine waters, lakes, wetlands and waterways.

4 *To protect, preserve and enhance built heritage, cultural and urban character values and preserve the individual identity and role of townships.*

STRATEGIES

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect the character of local conservation precincts, places, objects and sites and heritage areas on the Bellarine Peninsula.
- Encourage development which respects the setting of coastal settlements by providing reasonable sharing of views of the coast and foreshore and uses contemporary design that reflects existing built form.



5 *To facilitate the planned residential growth of Drysdale/Clifton Springs, Leopold and Ocean Grove, consistent with adopted Structure Plans and as service hubs for the Bellarine Peninsula. In all other townships, provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity and local employment.*

STRATEGIES

- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps.
- Provide for a range of retail, commercial, community uses in town centres to provide services for the community and local employment opportunities in accordance with Structure Plans.
- Direct the bulk of residential growth and retail development to the designated growth locations of Drysdale/Clifton Springs, Leopold and Ocean Grove consistent with the relevant Structure Plan maps.
- Direct bulky goods retailing and industrial development to existing and future areas identified in Structure Plans.



6 *To support and encourage diverse and sustainable tourism as a key economic activity in townships and in rural areas where it complements and respects the farmed rural landscape of the area, does not impact upon existing farming activities and contributes to the local economy.*

STRATEGIES

- Support a range of appropriately scaled and located tourism accommodation and activities within township boundaries.
- Preserve and enhance key tourism assets, in particular the built and natural environments and sporting and tourist areas.
- Support the development of rural land for tourism where the development will not compromise the farmed rural landscape.
- Ensure that tourism uses in rural areas will not compromise agricultural activities on adjoining land.

BACKGROUND DOCUMENTS

- ABS Census data – Various
- *Bellarine Peninsula Strategic Plan 2006 – 2016* (City of Greater Geelong, 2006)
- *Bellarine Peninsula Strategic Plan – Five Year Progress Audit* (City of Greater Geelong, 2012)
- *Borough of Queenscliffe Urban Character Study* (Hansen Partnership and Context CMI, 2000)
- *City of Greater Geelong Rural Land Use Strategy* (Parsons Brinckerhoff, 2007)
- *Coastal Spaces Landscape Assessment Study – State Overview Report* (Department of Sustainability and Environment, September 2006)
- *G21 Regional Growth Plan* (G21 – Geelong Region Alliance, 2013)
- *G21 Regional Growth Plan Implementation Plan* (G21 – Geelong Region Alliance, 2013)
- *Queenscliffe Urban Conservation Study* (Allom, Lovell and Associates, 1984)
- Relevant township structure plans

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5. PROPOSED CHANGES TO THE COMMERCIAL 2 ZONE

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

Purpose

The purpose of this report is to consider proposed changes to the Commercial 2 Zone in relation to planning permit requirements for supermarkets.

Summary

- Discussions between Councillors and the State Government have raised the possibility of the Commercial 2 Zone being changed to put Greater Geelong on equal footing with Melbourne in relation to planning permit requirements for supermarkets.
- The Commercial 2 Zone was introduced by the State Government in July 2013 as part of a broad ranging agenda to reform the state wide planning zones.
- The Commercial 2 zone replaced the former Business 3 and Business 4 zones. The Business 4 zone (now Commercial 2) was a zone commonly used for bulky goods, hardware and light industrial uses and is found along main roads in many parts of Greater Geelong.
- The new Commercial 2 zone has opened up the ability for a wider range of land uses to be considered including supermarkets.
- In Greater Geelong supermarkets are predominantly located within activity centres zoned Commercial 1. They are often the anchor tenant for the activity centre and are co-located with other shops, offices and community uses.
- If the Commercial 2 Zone (C2Z) was changed to put Geelong on equal footing with metropolitan Melbourne it would mean smaller supermarkets (less than 1800 square metres floor space) would be “as of right” on main roads and not require a planning permit for the use.
- Supermarkets greater than 1,800 square metres in the C2Z on main roads could be considered subject to a planning permit.
- A brief desktop review of the issue has been undertaken. The initial concern of Council planners is that supermarkets could proliferate in the Commercial 2 zone areas and undermine the activity centre network across the municipality.
- However, the larger sized supermarkets (Coles and Woolworths) tend to be well established throughout the Greater Geelong suburbs and townships and are unlikely to find attractive sites in Commercial 2 zone areas. These larger supermarkets (greater than 1,800 sqm) would also trigger a planning permit for the use and consistency with the Retail Strategy and economic impacts could be assessed.
- It is possible that the changes could result in smaller supermarkets (e.g. ALDI) establishing stores in C2Z areas outside of activity centres. This is not ideal but the reality is there are limited sites available in existing centres for newer stores such as ALDI. Council has facilitated “out of centre” rezonings in the past to accommodate ALDI to allow greater competition and choice for consumers.

Cr Heagney moved, Cr Macdonald seconded -

That Council advise the Minister for Planning that it is willing to consider changes to the Commercial 2 zone to place Greater Geelong on equal footing with Metropolitan Melbourne in regards to planning permit requirements for the land use “supermarket”.

Carried.

Background

The Commercial 2 Zone is a state wide planning scheme zone (part of the Victorian Planning Provisions or “VPPs”). The purpose of the zone is:

“To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.”

A copy of the Commercial 2 Zone is in **Appendix 1** with the sections that are proposed to change (Greater Geelong would be added to references to Metropolitan Melbourne) highlighted in yellow.

The zone was introduced by the State Government in July 2013 via Amendment VC100 as part of its reformed zones agenda. The Commercial 2 zone replaced the former Business 3 and Business 4 zones.

The Business 4 zone was traditionally applied to land required for bulky goods and light industrial uses. In the City of Greater Geelong the Business 4 zone (now the Commercial 2 zone) tended to be applied along highways and major roads and for land uses such as homemaker centres (e.g. Waurm Ponds Homemaker Centre), hardware stores, take away food premises, service stations, bulky goods or large format stores (e.g. Harvey Norman, furniture and bed stores, lighting shops etc), car and caravan sales and light industrial uses (e.g. Murradoc Road Drysdale and the industrial estate on Grubb Rd Ocean Grove).

When the State Government reformed the commercial zones in 2013 it freed up land uses that could be permitted in the Commercial 2 zone (along with the industrial and residential zones).

One of the key changes was to provide the ability for planning permit applications to be made for supermarkets in the Commercial 2 zone which was previously a prohibited land use under the Business 4 zone.

Discussion

If the Commercial 2 Zone (C2Z) was changed to put Geelong on equal footing with metropolitan Melbourne it would mean:

- The use of land for a supermarket in the C2Z would be “as of right” and not require a planning permit for the use (only a buildings and works permit) provided the land was on a main road and the leasable floor area did not exceed 1,800 square metres;

- Planning permit applications to use land for a supermarket greater than 1,800 square metres of leasable floor area in the C2Z could be considered provided the land was on a main road (currently a supermarket of this size is prohibited in Greater Geelong C2Z areas).

Full line supermarkets such as Coles or Woolworths typically have between 3,500 – 4,500 square metres of leasable floor space. ALDI Stores and smaller IGA supermarkets typically contain between 1,000 to 1,500 square metres of leasable floor space.

In effect the changes would allow the smaller supermarket chains (most likely ALDI) to establish stores in Commercial 2 zones without a permit for the use, and the larger supermarkets (Coles and Woolworths) would be permissible subject to a planning permit.

Council's 2006 Retail Strategy (currently under review) and the planning scheme provide a well established policy for dealing with new retail floor space proposals (such as supermarkets). The first preference is for new retail uses to be located within existing activity centres, if no sites can be found the next preference is on the edge of a centre and finally (if no sites can be found in or edge of centre) "out of centre" sites may be considered provided there is a "net community benefit".

A brief desktop review of the issue has been undertaken. The key initial concern of Council planners is that supermarkets could proliferate in the Commercial 2 zone areas and undermine the activity centre network across the municipality.

However, the main supermarket chains (Coles and Woolworths) tend to be either well established throughout the Greater Geelong suburbs and townships or they are being provided for in new activity centres and growth areas. They are unlikely to find attractive sites in Commercial 2 zone areas.

These larger supermarkets (greater than 1,800 sqm) would also trigger a planning permit for the use and issues such as consistency with the Retail Strategy and economic impacts could be assessed.

It is possible that the changes could result in smaller supermarkets (e.g. ALDI) establishing stores in C2Z areas outside of activity centres. This is not ideal but the reality is that there are limited sites available in these centres for stores such as ALDI. Council has facilitated "out of centre" rezonings in the past to accommodate ALDI to allow greater competition and choice for consumers.

Environmental Implications

The changes being proposed do not have direct environmental implications. However, if supermarkets and associated shops were to emerge in Commercial 2 zones remote from residential areas they would be car-based centres with little incentive for people to use sustainable forms of transport (walking, cycling or public transport). In contrast the existing Commercial 1 zone based activity centres tend to be surrounded by residential catchments which promotes walking/cycling to the centres. They also tend to be better served with public transport.

Financial Implications

The changes being proposed do not have financial implications for Council.

Policy/Legal/Statutory Implications

The planning policy implications of the changes have been touched on earlier in this report. They primarily relate to potential impacts on the established activity centre hierarchy across Greater Geelong which is in Clause 21.07 of the Greater Geelong

Planning Scheme. If the Commercial 2 zone changes were made larger supermarkets would still require a planning permit for the land use and this would trigger assessment against Clause 21.07 and Clause 22.03 Assessment Criteria for Retail Planning Applications.

The most likely statutory process if the Commercial 2 Zone is to be changed is an amendment to the VPPs by the Minister for Planning. The Planning and Environment Act makes provision for the Minister to act as a planning authority and approve an amendment without public exhibition where it "is not warranted or that the interests of Victoria or any part of Victoria make such an exemption appropriate" (Section 20(4)).

Alignment to City Plan

The proposed change could support the 'Growing our Economy' strategic direction of City Plan, as it will assist in the development of supermarkets in a broader range of locations.

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 changes potentially would make it easier for new supermarkets to establish and hence promote competition between the supermarket chains. This could have a positive impact by lowering of prices and providing better choice for consumers.

The negative social impacts of more supermarkets establishing in Commercial 2 zones include: potential undermining of the established activity centre network, supermarkets being built distant from residential areas and hence less use of alternative transport (e.g. walking cycling, public transport) and less opportunity to undertake multiple activities in the one shopping trip.

Human Rights Charter

The changes to the zone are unlikely to impact on any basic rights, freedoms and responsibilities as set out in the Charter.

Consultation and Communication

The Minister for Planning would need to determine if any public notification is required to change the state wide Commercial 2 zone.

Appendix 1 – Existing Commercial 2 Zone (areas requiring change highlighted yellow)

34.02 COMMERCIAL 2 ZONE

22/08/2014
 VC118

Shown on the planning scheme map as **B3Z, B4Z** or **C2Z**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

34.02-1 Table of uses

22/08/2014
 VC118

Section 1 - Permit not required

Use	Condition
Cinema	The site must adjoin, or have access to, a road in a Road Zone.
Cinema based entertainment facility	The site must adjoin, or have access to, a road in a Road Zone.
Food and drink premises	The leasable floor area must not exceed 100 square metres.
Industry (other than Materials recycling and Transfer station)	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:</p> <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10.
Informal outdoor recreation	
Mail centre	
Minor utility installation	
Office	
Postal agency	
Railway	
Restricted retail premises	
Shop (other than Adult sex bookshop, Restricted retail premises and Supermarket)	<p>Must adjoin, or be on the same land as, a supermarket when the use commences.</p> <p>The combined leasable floor area for all shops adjoining or on the same land as the supermarket must not exceed 500 square metres.</p> <p>The site must adjoin, or have access to, a</p>

Use	Condition
	road in a Road Zone.
Supermarket	The leasable floor area must not exceed 1800 square metres. The site must adjoin, or have access to, a road in a Road Zone. Must be on land within an urban growth boundary and in metropolitan Melbourne.
Trade supplies	
Tramway	
Warehouse (other than Mail centre)	Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10. The land must be at least the following distances from land (not a road) which is in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre: <ul style="list-style-type: none"> ▪ The threshold distance, for a purpose listed in the table to Clause 52.10. ▪ 30 metres, for a purpose not listed in the table to Clause 52.10.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex bookshop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Agriculture (other than Apiculture and Intensive animal husbandry)	
Caretaker's house	
Education centre	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Materials recycling	
Motel	
Place of assembly (other than Carnival, Cinema and Circus)	
Residential hotel	
Retail premises (other than Food and drink premises, Postal agency, Restricted retail premises, Supermarket and Trade supplies)	

Use	Condition
Supermarket – if the section 1 conditions are not met	The leasable floor area must not exceed 1800 square metres if located on land outside an urban growth boundary in metropolitan Melbourne. The site must adjoin, or have access to, a road in a Road Zone.
Transfer station	The land must be at least 30 metres from land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house, Motel and Residential hotel)
Hospital
Intensive animal husbandry
Major sports and recreation facility
Motor racing track

34.02-2
 15/07/2013
 VC100

Use of land

A use must not detrimentally affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any building, works or materials.
- Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

34.02-3
 15/07/2013
 VC100

Subdivision

A permit is required to subdivide land.

34.02-4
 15/07/2013
 VC100

Buildings and works

A permit is required to construct a building or construct or carry out works.

This does not apply to:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.

- An awning that projects over a road if it is authorised by the relevant public land manager.

Maintenance

All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

34.02-5

15/07/2013
VC100

Application requirements

Use

An application to use land must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of goods or materials, hours of operation and light spill, solar access and glare.
- The means of maintaining areas not required for immediate use.
- If an industry or warehouse:
 - The type and quantity of goods to be stored, processed or produced.
 - Whether a Works Approval, or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a notification under the Occupational Health and Safety (Major Hazard Facilities) Regulations 2000 is required, a licence under the Dangerous Goods Act 1995 is required, or a fire protection quantity under the Dangerous Goods (Storage and Handling) Regulations 2000 is exceeded.
 - The likely effects on adjoining land, including air-borne emissions and emissions to land and water.

Building and works

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.

- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

34.02-6

15/07/2013
VC100

Exemption from notice and review

An application to subdivide land or construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

34.02-7

15/07/2013
VC100

Decision guidelines

General

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The interface with adjoining zones, especially the relationship with residential areas.

Use

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.

Subdivision

- The effect the subdivision will have on the potential of the area to accommodate the uses which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- Any natural or cultural values on or nearby the land.
- Outdoor storage, lighting, and storm water discharge.
- The design of buildings to provide for solar access.

34.02-8

15/07/2013
VC100

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

Notes:

Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

6. PLANNING FOR A 21ST CENTURY SMART CITY

Portfolio: Planning – Cr Michelle Heagney
Source: Planning & Tourism
General Manager: Peter Bettess
Index Reference: Council Reports 2014

Purpose

To provide an action plan to improve service delivery and to market the service improvement program as “Planning for a 21st Century Smart City”.

Summary

- Councillors were briefed on the actions being taken to improve planning service delivery on 5 November 2013 (a copy of the briefing report is Attachment 1).
- Planning staff have reviewed and improved processes resulting in 80% of applications being determined within the statutory 60 days. This compares to the State average of 67%, Growth Areas 62%, Metro Areas 64% and Regional 79%.
- On the 1st May 2014 a forum was held with the Urban Development Institute of Australia (UDIA) Geelong Region Chapter and representatives from City of Greater Geelong.
- The objectives of the forum were:
 - To understand what challenges developers are facing when doing business in Geelong
 - To identify how the system can be improved.
 - To provide certainty in the decision making process.
 - To facilitate investment, jobs and improve the business environment in Geelong.
- Over 65 people attended the session.
- The outcome of the forum was a list of key issues and opportunities to be addressed by the Council for further service improvements. A copy of the outcomes is attached as Attachment 2.

Cr Heagney moved, Cr Ansett seconded -

That Council notes:

- 1) the planning process improvement program to be branded as “Planning for a 21st Century Smart City”; and**
- 2) that there will be regular reports on progress and review of the program.**

Carried.

Background

In February 2012, following discussions at a Councillor strategic planning session, a comprehensive review of council's planning processes was undertaken.

The review comprised a process review and work to develop a more customer-focused culture.

The outcomes of the review were reported to a Councillor briefing on 5 November 2013.

In May 2014, the UDIA held a forum attended by its members and Council officers to provide suggestions for improving planning processes.

Discussion

The improvement initiatives that were already underway and the suggestions from the UDIA forum can be grouped into a number of major headings:

- Communication
- Internal Referrals
- Resourcing
- Industry Support

Over the past 12 months, Officers have been working to improve the various processes within the Statutory Planning area. The following are details of initiatives undertaken either before the forum or since the forum and are summarised in Attachment 3.

Communication

An E-Newsletter is sent out to 37 regular external clients (companies) on a quarterly basis. This newsletter documents various legislative changes, changes/improvements to internal processes, staff changes and various reminders about how applicants can assist in improving the process.

A quarterly customer catch up is held with our regular applicants. This is a chance to hear first hand from regular clients about areas of concern/frustration and suggestions for improvement.

E-Planning, which allows applications to be lodged and paid for electronically, is available for customers. Enhancements are being made to allow applicants to track the progress of their application.

Internal Referrals

A major review of the Internal Referrals process was undertaken and finalised 6 months ago. The major issue discussed was response time frames. Outcomes of the review were:

- Streamlined the amount of applications which require referral.
- Updated standard conditions.
- Continue face to face referral of applications at allocation stage with Engineering, this reduces drastically the amount of applications requiring referral.
- Commitment to responding to Planning within the 28 day time frame, otherwise Planning Officers will escalate the referral to Managers and General Managers.

Resourcing

With the introduction of VicSmart, a dedicated VicSmart Planner has been designated.

Two subdivision officers have been appointed to process certifications and statements of compliance as well as the contact for subdivision applications after the planning Permit has issued. This has also resulted in freeing up the planners to process planning permit applications.

An additional senior planner has been appointed to cover for a senior planner on long term leave.

Process Improvements

- Officers are relying more on email to contact applicants in order to speed up the process.
- The Business Facilitation Group has been re-instigated. This group is made up of senior staff across the organisation including Enterprise Geelong. Applicants and developers have the opportunity to present their proposed development to this group in order to get feedback, advice and support for their proposal. Promotion and advertising of this process is recommended.
- Cross-divisional pre-application meetings are held for major applications to ensure the process is streamlined by providing up-front advice on proposals from all areas of Council.
- Central Geelong application review meetings are held on a fortnightly basis. These are attended by Management and senior staff in planning to monitor and ensure the timely processing of applications.
- VicSmart processes and documentation has been developed in readiness for the 19th September 2014, commencement. An information session has also been held with regular clients to explain VicSmart.

Industry Support

The UDIA is working on drafting a project synopsis template which can be used by applicants to support their application. The synopsis will cover:

- Investment details.
- Jobs.
- Beneficial outcomes.
- Economic evaluation.

A workshop is being provided by the UDIA for planning staff to present the developers view and issues of development.

Next Stage

The following are a list of initiatives currently under way:

- Officers are developing an IT system which will enable external applicants to track their applications.
- Officers are working with Grindstone, a Geelong-based web and graphic design studio, to simplify and enhance our webpage's.
- Grindstone is also working on marketing documents to assist in marketing and perception of the planning process.
- A Customer Commitment document is being developed which will detail Council's commitments to our customers as well as documenting how applicants can assist in the process.

Other areas for Improvement

There are a number of areas where further improvements could be made these include:

- Applications with 5 or less objectors: Removing the 5 or less notification to Councillors. On a weekly basis an email is sent to Councillors advising of the applications which have received 5 or less objections and which are about to have a Notice of Decision issued. Over the past 12 months, one application has been requested by Councillors to be heard at the Development Hearings Panel out of 149 applications.
- By removing this process, we could reduce the timeframe for these applications between 8 to 14 days.
- Mandatory Consultation Meetings: Any application with an objection is required to have a consultation meeting with objectors and the applicant. There are some applications where a consultation meeting will not add any value. The option of providing discretion to the Co-ordinator and Team Leader on whether a consultation meeting is of value is consider beneficial. This could save 2 weeks on an application.
- Pre-Application Meetings: The option of holding pre applications meetings on site could assist with the understanding of an application in some instances. This would require additional resources.

Environmental Implications

The review of the Statutory Planning process does not impact on the local environment.

Financial Implications

All initiatives are within the 2014/15 budget. By improving application time frames, there is a financial benefit to the community.

Policy/Legal/Statutory Implications

Various timeframes and steps within the Planning process are legislated by the State Government. Council's Statutory Planning section needs to comply with legislative requirements.

Alignment to City Plan

The review of processes within Statutory Planning links most closely to the strategic direction of Growing our Economy. A more streamlined and efficient Planning Process supports this priority of facilitating major infrastructure and investment to enable economic growth.

Officer Direct or Indirect Interest

No Council officers involved in the drafting of this report have a direct or indirect interest in the issue, in accordance with Section 80C of the Local Government Act to which this report relates.

Risk Assessment

No risks are incurred by Council by way of the proposed process improvements.

Social Considerations

The process review does not affect social considerations already taken into account in the planning process.

Human Rights Charter

The Human Rights Charter has been considered as a part of the process review and is consistent with these rights and principles.

Consultation and Communication

A group of regular customers were consulted within the process review as well as the journey map exercise. Regular meetings have been scheduled with critical customers to provide on-going feedback.

Attachment 1

BRIEFING NOTE

STATUTORY PLANNING PROCESS REVIEW

Portfolio:	Planning - Cr Macdonald
Location/Context	Municipal wide
Source	City Development - Statutory Planning Department
General Manager:	Peter Bettess
Index Reference	Council Reports 2013
Report To	Councillor Briefing

Purpose

To update Council on the Statutory Planning Department Process Review.

Summary

- A comprehensive review of Council's statutory planning processes has been undertaken since Councillors raised concerns in February 2012.
- The review has included process improvement; technology upgrades and enhancements; developing a more customer focused approach; staffing changes; and online lodgement of applications.
- The results are a culture of continuous improvement and a marked improvement in meeting the target of 80% of applications being processed with the statutory timelines.

Background

In February 2012 following discussions at a Councillor strategic planning session a comprehensive review of council's planning processes was undertaken.

The review comprised a process review and work to develop a more customer-focused culture.

Discussion

The City of Greater Geelong Planning Department deals with the third highest number of Planning Applications in Victoria averaging 1600 a year.

The planning department until late 2012 had not been fully staffed due to difficulties in recruiting experienced planners. This was a statewide, if not national, problem. The result was planners having unsustainable workloads that were compounded by the absence of some experienced staff on long term leave. As an example, in 2011, apart from the involvement in policy and structure plan development, planners were dealing with an average of 60-70 applications each. This was well above the industry accepted standard of 25-30 applications per planner.

Staff also work with one of the most complex planning schemes in the state. This reflects community expectations and the regions unique urban, rural and coastal character. There are numerous policies and planning scheme overlays dealing with issues as diverse as flooding, native vegetation, climate change, township and port development.

The State government is also reviewing various aspects of the planning system. The planners, in addition to the day-to-day work, need to keep abreast of these changes and what they may mean for Geelong.

The region is also experiencing a high level of greenfield growth with major expansions in Armstrong Creek, Ocean Grove, Lara and Jetty Road. This growth requires not only permit approvals, but also the development and approval of Precinct Structure Plans, Development Plan overlays and master plan development which Statutory Planning staff are involved in.

Following the process review by independent consultants in July 2012 the following has been achieved:

- Staff vacancies have been filled;
- Pathway application system has been reviewed to provide enhanced reporting and tracking of applications.
- EPathway is continuing to be implemented and enhanced which allows applications to be lodged and paid for on-line.
- Old outstanding applications have been reviewed to ensure they have been either closed off appropriately in Pathways or can be withdrawn/finalised.
- Quarterly workshops have been instigated with regular customers to discuss issues.
- Internal referral workshops have been held to streamline the referral process, including a commitment to respond to referrals within 28 days.
- Investigation of a customer survey/feedback on-line system has been undertaken.
- Staff process improvement teams have been set up to explore innovations and improvements to systems as well as work on continuous improvements.
- A facilitated workshop was held to develop a model for Process Review the teams' customer service focus and update the values and behaviors for each team.

Around the same time as the Process Improvement Review was being undertaken, the Statutory Planning team undertook a Customer Journey mapping exercise. This exercise, which was undertaken by Customer Services Bench Marketing Australia, involved sessions with staff as well as 12 regular customers of the process. Actions taken as a result of the customer journey mapping were:

- Reviewing the process and guidelines for pre-application meetings to ensure the needs of both the Council and customers are catered for;
- Assigning a planner to a project early and ensure continuity from the pre-application meeting. The planner should contact the customer to discuss the application as soon as practicable;
- Advising customers of the need for further information as soon as possible to minimise project cost overruns. The requests for further information must be clear and explain the reason for the request;
- Enabling early discussions with key Council staff where issues are raised through referrals;
- Working proactively to minimize the impact and timeframes associated with advertising and managing objections; and
- Ensuring there is consistency and understanding between planners and team leaders to avoid late changes to planning permit decisions/conditions.

A major part of the recent work has been to review the Pathways application system. There were two major concerns with the current system:

1. The reporting on statutory time frames to assess planning applications was not accurate.
2. The inability for the system to provide staff workload reporting.

A number of changes have been made to the electronic system to resolve the inaccurate figures. This has included re-training of staff to ensure the various steps in the electronic process are completed.

The introduction of the new version of Pathways enables staff to track their own application time frames which in turn enables a more pro-active monitoring of applications. Staff are currently working to ensure that the enhanced reporting capability is fully utilised.

This proactive monitoring of applications is essential as often the delays in the process are outside the planner's control. This includes delays in the referral process as well as major delays waiting for applicants to respond or provide additional information. Planners need to be able to easily monitor these delays and chase up third parties.

The review and work which has been undertaken over the last 12 months has enabled the team to improve the time frames for assessing planning applications as follows:

2012 - % of applications processed within 60 statutory days											
Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
49%	42%	49%	42%	51%	58%	61%	60%	61%	62%	51%	52%
2013											
Jan	Feb	Mar	April	May	June	July	Aug				
60%	55%	53%	67%	66%	66%	73%	78%				

In comparison, the comparable figures for August 2013 for Rural councils is 73%, Metro Councils - 67%, Peri-urban – 67%, Growth – 71% and Regional – 77%.

Further work to achieve the target of 80% of applications processed within 60 statutory days includes:

- Continued development of the electronic reporting system.
- Developing example planning applications to demonstrate acceptable standards and encourage better applications.
- Reviewing the pre-application process
- Implementing a Customer Satisfaction Survey
- Developing a Customer Service Charter
- Revising delegations.
- Development of an E Newsletter for regular customers.

Improving statutory planning services is on-going and the staff have adopted a culture of continuous improvement with regular review meetings both internal and external users of the planning process.

Environmental Implications

The review of the Statutory Planning section does not impact on the local environment.

Financial Implications

By improving application time frames, there is a financial benefit to the community.

Policy/Legal/Statutory Implications

Various timeframes and steps within the Planning process are legislated by the State Government. Councils Statutory Planning section needs to adhere to this legislative process.

Alignment to City Plan

The review of processes within Statutory Planning links most closely to the strategic direction of Growing our Economy. A more streamlined and efficient Planning Process supports this priority of facilitating major infrastructure and investment to enable economic growth.

Officer Direct or Indirect Interest

No Council officers involved in the drafting of this report have a direct or indirect interest in the issue, in accordance with Section 80C of the Local Government Act to which this report relates.

Risk Assessment

No risks are incurred by Council by way of the proposed process improvements.

Social Considerations

The process review does not affect social considerations already taken into account in the planning process.

Human Rights Charter

The Human Rights Charter has been considered as a part of the process review and is consistent with these rights and principles.

Consultation and Communication

A group of regular customers were consulted within the process review as well as the journey map exercise. Regular meetings have been scheduled with critical customers to provide on-going feedback.

Attachment 2



UDIA Geelong Developer Forum - 1 May 2014 (Draft)

The UDIA Geelong Region Chapter hosted Developer Forum on 1 May 2014. Cr.Darryn Lyons, Mayor, City of Greater Geelong and Cr. Michelle Heagney, alongside Council officers, developers and consultants actively participated in the forum.

The objectives of the forum:

- **To understand what challenges developers are facing when doing business in Geelong**
- **To identify how the system can be improved**
- **To provide certainty in the decision making process**
- **To facilitate investment, jobs and improve the business environment in Geelong**

Over 65 people attended the forum which was facilitated by Peter Anderson. The forum was divided into two parts – key issues; and opportunities.

Part 1 - KEY ISSUES

1. Decision-making process

- Decisions and referrals timelines too long
- Inflexibility of existing framework/ system and lack of willingness to change/ listen
- Changing the rules/goal posts during the process
- Too much weight on community/ third party objections (including PSP areas)
- Council 'call in' process delaying decisions and concern of the political intervention in planning
- Too much attention to the detail /need to balance priorities
- Lack of timeframes for planning/rezoning/ PSP processes
- Planners need more power and be backed up by Council
- Strong silo culture that stifles innovation and causes delays - each dept. have different view but no one with authority to make decision
- Strategic 'goodwill'
- Disconnect between the frontline and the actual planning department
- Good initiative already in place – pre-application planning meeting
- Internal referrals
 - Co-ordination
 - Critical Timelines
 - Different Teams
- Planners reluctant to take a view counter to internal advice – where is the authority to override
- High percentage of applications are successful
 - Very regulatory, process driven, risk-averse approach
 - Results in slowdown
 - Small issues can cause big delays
- No external tracking/feedback except SPEAR
- Complexity/inconsistency of permit conditions
- Timing of approvals having cost implications
- Enthusiastic officers – however response not quick enough/cost implications
- State government added more layers i.e. Cultural Heritage, Climate change, landfill

2. Need to create a Development/ Investment Culture

- Retail too hard – not investing in Geelong
- Concern that the new neighbourhood character zone/overlays could restrict development potential
- Lack of flexibility, applying statutory rules rather than entrepreneurial approach
- Council's business facilitation group exists – many proponents not aware of the service
- Council not accepting recommendations of panels
- Council needs to be more adventurous and strong positive approach – top down
- Small developers/business owners – stone walled because they don't have resources or strategic direction.
- Many overwhelmed and find it too hard (development doesn't get done or business doesn't open)
- Look at how you can make it happen – planning application rather than 'what problems do we have'.
- Loss of investment due to process
- Cost (same as other areas) VS. Return (less than other areas) eg Melbourne 3000
- Geelong to be proactive in obtaining/attracting investment

3. Greater accountability

- KPI's – for the planning departments and for other departments
- More transparency in relation to status of development
- Accountability – decisions that are made and not made because of timeframes
- Council honest with objectors and say "this is an unrealistic objection"
- Greater accountability and executive management

4. Improved communication

- Greater communication between Council and industry
- More publicised/media/communication about initiatives e.g. Postcode 3220 (with details)
- Good initiative already in place – Statutory planning newsletter – but needs to be expanded to strategic initiatives
- Council could be assisting in balancing perceptions in the media
- Hard to find decision maker, circuit breaker – final accountability for "Whole of Council" position

5. Need to greater expertise and resources in Council

- Staff are working on a huge range of projects – small to large have limited capacity Struggle to attract quality staff to regional areas
- Need a decent budget to employ sufficient experienced internal staff
- More flexibility to support Council staff to attend functions to learn/ develop skills
- Council needs more technical resources
- Greater resources – not just for planning but for the other departments
- Pay experienced planner more to keep staff and reduce staff turnover
- Restructure of planning so that the same officer can run project from PSP to permit stage
- Council have already just hired dedicated statement of compliance and certification staff
- Increase the capacity of Council resources to improved timeframes
 - Structural change
 - Established template to move smaller developments quicker
 - Placement with industry
 - More senior planners
 - Employ Dedicated Officers
 - Prioritise Larger Developments
- Elevating the status of planning – planning given resources, funding not requirement to 'justify'

6. Greater collaboration with developers

- Have a collaborative approach to external resourcing – funded by developers?
- Information sharing – web based
- A lot of innovation doesn't see the light of day due to perceived maintenance costs
- We want council and developers to take on the behaviour and passion that "objectors show" – this culture needs to be cultivated from the top down
- Developers need to understand council officers need to be looking at the wider picture e.g. facility provision, landscape outcomes

Attachment 3

PLANNING FOR 21 ST CENTURY SMART CITY		
ISSUE	ACTION	STATUS
COMMUNICATION	E-Newsletter distributed to regular clients. Review expanding content to include Strategic issues.	Complete - Ongoing
	Quarterly Customer Catch up to discuss issues and possible improvements to processes.	Complete – Ongoing
	Implement E-Planning to allow electronic lodgement and payment of applications.	Complete – further promotion and advertising of the service.
	Development of an IT system which will enable external applicants to track their applications.	Last quarter 2014
	Review and improve webpage.	Last quarter 2014
	Marketing program for Planning process.	Last quarter 2014.
	Develop a Customer Commitment document.	First quarter 2015
	Usage of email to contact customers.	On-going
INTERNAL REFERRALS	Review Internal Referral Process to provide: <ul style="list-style-type: none"> Streamlined process thru review of applications which require referral. Update standard conditions. Commitment to responding to referrals within 28 days. Escalation process for failure to meet timeframes. 	Complete
	Introduce face to face referral for Engineering applications at allocation stage. <ul style="list-style-type: none"> Drastically reduces amount of applications requiring referral. 	Complete
	Hold cross divisional pre-application meetings for major applications to provide all information to applicants up front.	Complete

PLANNING FOR 21 ST CENTURY SMART CITY - CONTINUED		
ISSUE	ACTION	STATUS
RESOURCING	Dedicated VicSmart Planner to be in place in readiness for VicSmart introduction.	Complete
	Appointment of 2 Subdivision Officers to process certifications and Statement of Compliance and provide contact point for applicants post Planning Permit.	Complete
	Increase resources in Planning and other referral departments, including review of level of experienced staff.	First quarter 2015
	Structural change around PSP officer issuing permits.	First quarter 2015
	Dedicated Major Project Team.	First quarter 2015
INDUSTRY SUPPORT	A workshop to be provided by UDIA for planning staff to present the developer view and issues of development.	Last quarter 2014.
	UDIA to draft a project synopsis template which can be used by applicants to support their application synopsis to cover. <ul style="list-style-type: none"> Investment details. Jobs. Beneficial Outcomes. Economic Evaluation. 	
FURTHER PROCESS IMPROVEMENT	Review, improve and promote pre-application process.	First quarter 2015
	Fast Tract Application Process – VicSmart introduced by State Government. Dedicated VicSmart Planner dedicated by Geelong.	Complete
	Review further information requirements in order to reduce time delays.	First quarter 2015

Cr S Kontelj declared an Indirect Interest by Close Association in Agenda Item 7 – Managing Future Growth – Further Investigation Areas in that the developers have donated to fundraisers associated with his wife’s Election Campaign and left the meeting room at 8.08, prior to discussion of the item.

7. MANAGING FUTURE GROWTH – FURTHER INVESTIGATION AREAS

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

Purpose

The purpose of the report is to advise Council on the proposed strategic program of works about to commence in relation to the two Further Investigation Areas identified in the G21 Regional Growth Plan.

Summary

- The G21 Regional Growth Plan sets the direction for the growth of the region to reach a population of 500,000 by 2050. It examined all of the strategic work done by Councils and reported that there is a 20-30 year supply of zoned and strategically identified residential and employment land in the region.
- The Regional Growth Plan identified two Further Investigation Areas (FIAs) to be examined for their potential to provide capacity for the G21 Region to grow beyond 500,000. The two areas are west of the Geelong Ring Road at Lovely Banks and Batesford South. The Regional Growth Plan noted that these areas would only be required in the longer term.
- The Minister for Planning wrote to Council in May 2014 to seek Council’s support for the acceleration of land delivery in these areas.
- Releasing land for growth imposes a significant cost on both Council and the State Government. Significant capital expenditure is required to deliver essential services to provide for future communities; this includes roads, drainage, sewerage, community centres, sporting facilities, schools, kindergartens, public transport, and health facilities.
- A critical question is whether Council and the State Government can fund community infrastructure to an appropriate level for new communities without impacting on service to existing Geelong residents and as a result compromising the liveability of all communities.
- The Managing Future Growth project seeks to define the financial obligations to Council which will arise if development in the FIAs is pursued in the short to medium term. The project will define the most appropriate methodology to deliver land for development. The project will also examine how best to manage infrastructure investment to ensure the provision of services does not lag behind population growth and to ensure that Council’s financial viability is not undermined.
- The Managing Future Growth project will enable Council to be fully informed before making a decision as to whether the development of land should be accelerated in either of the FIAs.

Cr Heagney moved, Cr Ansett seconded -

That Council notes the scope of the Managing Future Growth Project which will:

- 1) define Council's future financial obligations to service development in the two Further Investigation Areas identified in the G21 Regional Growth Plan;**
- 2) define the best methodology to deliver land for development, consistent with the objectives and principles of the G21 Regional Growth Plan, with priority given to defining the boundaries of future growth areas, and**
- 3) investigate how development could be financed, to ensure infrastructure investment does not lag behind population growth and ensure Council has the financial capacity to service development.**

Carried.

Background

The Minister for Planning wrote to Council in May 2014 seeking its support for the delivery of additional land supply by accelerating the Lovely Banks and Batesford South FIAs. The letter stated that this would provide diversity in the housing market, drive development in the Geelong Ring Road Employment Precinct, would be consistent with the government's investment in the Regional Rail Link and meets the intention in *Plan Melbourne* to direct population growth to regional Victoria.

In response, Council highlighted the availability of sufficient land supply in multiple growth fronts across Geelong to meet the needs of the community for the next 20 years at projected growth rates. The figures for supply are based on detailed land supply analysis developed for the G21 Regional Growth Plan. Concerns were also raised about the inability to apply the Growth Area Infrastructure Contribution (GAIC) in Geelong which is a source of revenue for the State Government used to deliver State infrastructure and services to growth areas. The need for clear policy statements in the planning scheme about the need for additional planning studies as identified in the *G21 Regional Growth Plan Implementation Plan*, was raised particularly in the event that land was identified for inclusion in the Urban Growth Zone.

The two FIAs combined are larger than Armstrong Creek and provide capacity for over 80,000 people which substantially exceeds current growth forecasts and demand well beyond 2050.

The boundaries of the FIAs are not defined. Further strategic planning work is required before the boundaries can be determined.

Discussion

The Managing Future Growth project has three key components;

- economic analysis to inform Council about the budgetary impacts of delivering additional growth areas,
- analysis of the best methodology for Council to deliver land for development and
- assessment of and advice on how Council can meet these additional funding obligations to provide timely community infrastructure without jeopardising Council's financial stability.

Council Funding Infrastructure

To definitively determine Council's future funding liability for the FIAs, a significant amount of strategic planning work needs to be undertaken as a first step. The approach used with the Armstrong Creek Urban Growth Area was to develop an Integrated Infrastructure Delivery Plan (IIDP) to define what infrastructure was required to service the growth area. This was then used as the foundation for developing a Development Contributions Plan (DCP) which is a means for Councils to defray some of the infrastructure costs to developers for infrastructure such as road, landscaping and streetscape works, sports grounds, stormwater drainage and water quality works, bike paths, kindergartens, childcare centres and maternal child health facilities. Developing an IIDP and a DCP can only be done when a Growth Area Framework Plan has been approved.

Even though Council is applying Development Contributions Plans (DCP) in Armstrong Creek, in growth areas there is always a component of cost which must be met by the Council. The current liability to Council of the Armstrong Creek and Jetty Road growth areas is in the order of \$19 million (at 2013 dollar value). This figure comprises our commitments under the DCP but does not include larger regional facilities such as the library, aquatic centre and indoor sport facility in the town centre at Armstrong Creek. Exact costings for these facilities are not available, but they are likely to be an additional \$20 million. This figure also doesn't include the "scaling up" of community infrastructure, where a basic facility might be upgraded to meet the expectations of the community. It also should be noted that part of the DCP is not indexed due to legislative restrictions, therefore if the growth area takes longer to develop, Council's liability increases as the purchasing power of the capped part of the DCP diminishes over time.

Managing the timing of this type of expenditure is extremely challenging:

- significant expenditure is required "up front",
- income streams for Council are dependent on housing take up rates,
- Council is liable for compensating landowners whose land has been designated for open space yet we have no control about when compensation claims are lodged, and
- increasing land values impact upon the amount of compensation payable.

An additional caveat on the figures mentioned above is that it only includes growth areas where DCP figures were readily available, it therefore doesn't include Lara, Leopold, St Leonards and Ocean Grove all of which are positioned to accommodate significant population growth.

By way of comparison, Wyndham City Council has experienced significant population growth with up to 5000 new dwellings (12,230 people) per year representing a 7.8% growth rate. The population grew by over 52,000 people between 2006 and 2011. An amendment to the Wyndham Planning Scheme noted that their Council will need to invest \$1.5 billion in infrastructure to service their projected growth. The projected growth of Wyndham is from 166,000 residents to about 425,000 in 2040.

State Government Funding Infrastructure

State Government is also responsible for funding infrastructure in growth areas such as state roads, public transport, schools, health care, police and emergency services. This is funded partly by money raised from the GAIC which is not capable of being applied in Geelong without legislative change.

In Melbourne's growth areas, the rate of State Government investment in infrastructure has not kept pace with population growth. The ten councils on the edge of Melbourne, which contain the growth areas, commissioned independent analysis which revealed that their communities are significantly disadvantaged when compared to inner suburban counterparts using a number of benchmarks including education attainment levels, access to employment, access to hospitals, provision of things like TAFEs and libraries, and have poorer provision of public transport resulting in a reliance on private car travel. The *One Melbourne or Two?* report was commissioned in 2013 by the Interface councils to identify long term infrastructure requirements to bring livability standards for interface residents up to the standards enjoyed by non-interface metropolitan areas.

There are concerns about State Government investment in Geelong's major growth area at Armstrong Creek as evidenced by:

- lack of funding commitment to funding duplication of the Barwon Heads Road,
- lack of funding commitment to the east west connector road from the Surf Coast Highway to the Barwon Heads Road,
- lack of funding commitment to construct a primary school, with funding only provided for land acquisition. It is worth noting a recent presentation by the Department of Education showed that across the growth areas in Melbourne 128 new primary schools will be required, they advise that historically they deliver on average 6 schools per annum.

Opening up two new growth fronts at Lovely Banks and Batesford South in the short term will dilute the ability of State Government and Council to fund necessary infrastructure both in the new growth areas and in existing communities in Geelong. This will inevitably lead to a reduction in access to services for Geelong residents.

Avoiding ad hoc development

Base infrastructure such as water, sewerage, public transport, roads, schools, health facilities, libraries and other community services are critical to community health and well being in existing communities and in growth areas.

The *G21 Regional Growth Plan-Implementation Plan* recognised the importance of ensuring that residential land is supplied to the market at the right time, in the right place and with adequate services. The growth fronts in Armstrong Creek, Leopold, Ocean Grove, Drysdale/ Clifton Springs and Lara provide both sufficient supply of land and a diversity of housing choice. The land supply will also be augmented by the facilitative approach Council took when applying the new residential zones to provide opportunities for more infill housing developments in established areas. It also worth noting in the broader region that additional growth is planned at Torquay through the north Torquay and Spring Creek areas. Growth is managed and timed through structure planning reviews and infrastructure is being provided in most instances using the development contribution tool.

The *G21 Regional Growth Plan-Implementation Plan* warns against the creation of too many dispersed development fronts or creating an oversupply of residential zoned land. Other service providers for example Barwon Water and Powercor, also have to factor in costs to deliver services to new communities. These agencies were involved in the infrastructure planning underpinning the Regional Growth Plan which set a 20-30 timeframe for the development of the FIAs. The ability of these agencies to bring forward significant capital expenditure to service the FIAs in the short term is untested. Costs associated with delivering services to a new growth front in the FIA will result in will be passed on to consumers through higher costs for essential services like electricity, gas and water.

These agencies already have significant expenditure commitments to Armstrong Creek. Developing an FIA in the short term are likely to result in "stranded assets"; whereby service providers invest capital in infrastructure which becomes redundant because the expected growth does not occur. This non-performing asset effectively represents a lost income to a service provider. The investment uncertainty which results will also undermine the ability of providers to deliver adequate services at a reasonable cost to existing communities in Geelong.

The detrimental impacts of developing the FIAs earlier than required were explored in the *Implementation Plan- Background Report*. It states "*there is potential for new growth areas developing out of sequence to:*

- *divert or defer planning infrastructure rollout for schools or other community facilities from existing and planned communities*
- *create infrastructure lags where communities are not properly serviced*
- *create unsustainable communities which rely on travel outside their communities to use basic infrastructure such as schools, kindergartens or community centres."*

For these reasons, in the future a decision will have to be made on which FIA should be developed first.

A clear roadmap to deliver development land

Timing on the release of land within the preferred FIA should have regard to land supply levels. The Implementation Plan recommended that land supply continue to be monitored on an annual basis to ensure Council meets its obligations under the State Planning Policy Framework of providing a sufficient supply of land (minimum 15 years supply for the municipality). The process to deliver urban land in growth areas is detailed in Ministerial Direction number 12 and the VPP Practice note relating to the Urban Growth Zone. The *G21 Regional Growth Plan-Implementation Plan* had regard to these State policies and provides direction on a process to deliver urban zoned land.

This process would include assessment of which FIA should be advanced first, detailed land assets and constraints analysis and ultimately a Growth Area Framework Plan to inform Precinct Structure Plans and an Integrated Infrastructure Delivery Plan to determine infrastructure needs to serve the growth area. Council would also need to consider Investment Attraction Strategies to create employment in the growth areas.

Once growth areas are defined appropriate zoning can be applied with strong policy statement outlining timing and the process to deliver land.

A similar roadmap was followed in the Armstrong Creek Growth Area. More detail on how this process should occur will be provided as part of the Managing Future Growth project.

Potential options to fund infrastructure

The third component of the Managing Future Growth Project is the examination of potential funding mechanisms to finance infrastructure in the FIAs, particularly if they are to be delivered ahead of need. As noted previously the GAIC is only able to be in Melbourne's growth areas. There may be merit in advocating for this charge to be levied in regional areas also. Council could advocate for these changes if it is found to be appropriate.

Recent changes to the DCP system have seen the introduction of an "off the shelf" DCP which effectively applies default contribution rates in growth areas. Councils wishing to apply a higher DCP amount, known as a supplementary rate, can only do so in exceptional cases. The circumstances around this will be explored further in the Managing Future Growth project.

Concerns have been raised about the “off the shelf” DCP system potentially reducing the amounts that Council is able to defray to developers.

Other potential options could include investigations into the use of public private partnerships for community infrastructure, reducing/redefining service delivery levels in growth areas or across the municipality, or advocating for change to legislation to provide betterment levies or some other land value capture arrangement.

Environmental Implications

Environmental implications will be considered in detail through future work in the FIAs and planning controls to protect the environment will be included in future amendments to the Greater Geelong Planning Scheme.

The *G21 Regional Growth Plan-Implementation Plan* recommends that the principles of zero carbon, zero waste, sustainable water and sustainable transport be embedded in planning for the FIA's.

Financial Implications

Funding for the “Managing future growth project” was provided in the 2014/15 budget. The scope of this project was to determine Council's future funding obligations in delivering the two new growth areas and provide some high level analysis of State Government infrastructure that will be required.

Circumstances have changed as a result of the Minister's letter. In response the scope of the project will now be expanded to include two extra components; analysis of the best methodology for Council to deliver land for development and advice on how Council can meet these additional funding obligations to provide timely community infrastructure without jeopardising Council's financial viability.

The State Government has established a fund to assist Councils with implementation measures arising from their regional growth plans. Opportunities to secure additional funding from this fund will be explored, this is particularly important as the scope of the project as been broadened.

Future budget proposal.

As detailed in the body of this report, land development in the FIAs will have significant impacts on Council's budget as infrastructure will be required for new residents. The timing of this is yet unknown. The costs of undertaking the expert technical analysis and strategic planning work will be the subject of future budget proposals. Financing the infrastructure needs of development in one or both of the FIAs, in addition to the existing funding obligations in Armstrong Creek and other growth areas will have serious impacts on Council's budget. Future decisions should have regard to the viability of the budget.

Policy/Legal/Statutory Implications

Council's adopted policy position on the FIAs is that they are the long term options for Geelong's growth. Proposals to advance development in the FIAs would necessitate a change to this policy which would be given statutory effect via an amendment to the planning scheme. This would also necessitate a change to the State section of the VPPs which designate the FIAs as long term growth options.

Undertaking the Managing Future Growth project will inform Council's position on how and when to proceed with in the FIAs. The project will address the legal and statutory requirements including the development contribution scheme, issues around the GAIC and define a roadmap which would deliver development land in a co-ordinated well planned manner.

Alignment to City Plan

The Managing Future Growth project aligns with the directions of the Sustainable and Built Environments themes in City Plan.

Officer Direct or Indirect Interest

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

Risk Assessment

The key risks in the Managing Future Growth project are related to the need to responsibly manage the budget and appropriately service growth areas without impacting on the service delivery to existing communities. These are the core elements of the project.

Social Considerations

Social considerations have been considered recognising the need to provide land for housing and employment and Council's duty of care to deliver liveable communities not just subdivisions. Providing appropriate community infrastructure will be a key part of the Managing Future Growth project.

Human Rights Charter

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

Consultation and Communication

The Managing Future Growth project will involve targeted consultation with key stakeholders where appropriate, this will include service providers, land owners, other growth area councils and the State Government.

Cr S Kontelj re-entered the meeting room at 8.27pm.

8. VICTORIAN FLOODPLAIN MANAGEMENT STRATEGY

Portfolio:	Infrastructure - Cr Ellis
Source	City Services - Engineering Services
General Manager:	Gary Van Driel
Index Reference	Subject: Draft Victorian Floodplain Management Strategy

Purpose

The purpose of this report is to inform Council on the draft Victorian Floodplain Management Strategy (VFMS) and the impacts that the proposed policies, actions and accountabilities within the report may have on Council.

Summary

- The Draft Victorian Floodplain Management Strategy was released on the 26 June 2014 by the Victorian Government and is to replace the 1998 Victoria Flood Strategy
- The VFMS has been developed by the State Government in response to the flood emergencies within various Victorian communities that followed the significant rainfall events of 2010 and 2011.
- The Municipal Association of Victoria (MAV), Association of Bayside Municipalities and Western Alliance for Greenhouse Action provided detailed submissions on the VFMS.
- It is recommended that council provide a submission supporting the views of the above organisations as detailed in this report.

Cr Ellis moved, Cr Richards seconded -

That Council prepares a formal submission based on the MAV response to the Draft Victorian Floodplain Management Strategy.

Carried.

Background

This Draft Victorian Floodplain Management Strategy: Living with Floods provides an opportunity for community input to the actions, policies and accountabilities that will set the direction for floodplain management in Victoria over the next decade. It replaces the 1998 Victoria Flood Strategy.

It aligns with the Victorian Government's responses to the Victorian Floods Review and the parliamentary inquiry into flood mitigation infrastructure. It also aligns with the broader emergency management framework set out in the Emergency Management Act 2013. Importantly, by considering whole-of-water-cycle-management (WWCM) it also helps to integrate floodplain management with the government's urban water reform agenda, the Victorian Waterway Management Strategy and the 'yet to be adopted' Victorian Coastal Strategy.

There are four key parts to this strategy:

- **ASSESSING FLOOD RISKS AND SHARING INFORMATION** sets the framework for assessing and prioritising management linked to the level of flood risks;
- **AVOIDING OR MINIMISING FUTURE RISKS** sets the proposals and accountabilities to avoid making matters worse. Mitigating flood risks through appropriate planning and building and also planning around coastal inundation.
- **REDUCING EXISTING RISKS** clarifies the institutional arrangements for both structural and non-structural measures to mitigate the risk and consequence of floods. It also explains how flood warning systems will be tailored to meet community needs and how the long-term risks of nuisance flooding will be managed through reduced stormwater runoff.
- **MANAGING RESIDUAL RISKS** focuses on how access to better information can reduce the consequence of flood events for individuals and emergency managers in responding to emergencies. The response and recovery activities align the strategy with the broader emergency management framework.

Discussion

The VFMS addresses many long-standing issues and the MAV supports several of the proposals contained in the strategy. In particular the MAV supports a risk-based approach to floodplain management and investment, greater transparency in decision-making and robust community engagement.

The MAV expresses concern that local government will be bearing much of the decision making responsibility and with it, the cost and risk burden and associated liabilities.

The VFMS is clear in expressing the State's commitment to closing the gap in the flood data, modelling and mapping but is non-committal on how this can be practically achieved. Considerable reliance is placed on the sound framework provided by Melbourne Water (MW) servicing the Melbourne area but expects a similar contribution from the Catchment Management Authority(CMA) and local government in a regional context.

There is a major concern about the section on sea level rise and coastal flooding. Whilst climate change issues in relation to coastal environments are rightly the domain of the yet to be released Victorian Coastal Strategy, the overlap on matters relating to land subject to inundation from sea level rise and storm surge including flood hazard from flow velocities deserve adequate attention in the VFMS. At this stage there is no defined policy but for coastal councils the pressures and implications of sea level rise and coastal inundation are as serious as other modes of flooding.

The planning process as succinctly defined in the VFMS falls clearly into the broad categories of Strategic Planning and Statutory Planning. In essence, Strategic Planning looks after itself in that the whole process of land capability analysis can rightly seek whatever information, studies etc that is necessary to arrive at an informed recommendation leading ultimately to Structure Plans and Planning Scheme Amendments. On the other hand, Statutory Planning is driven by only what is in the scheme and is exacerbated by legislated timeframes.

Although the draft VFMS identifies shortfalls in coverage, there is an inherent problem where the planning scheme is viewed by planning practitioners and the public as a comprehensive coverage for identifying all hazards.

Given the cost and complexity of flood studies and resulting mapping of a standard capable of inclusion in a planning scheme, complete coverage of a municipality requires time and considerable investment and currently funded largely by council.

Any strategy should therefore account for this issue by providing a strengthened avenue for interim intervention by councils in relation to requesting appropriate analysis in circumstances where it can be reasonably suspected that inundation could affect particular sites, (whether coastal inundation from climate change affects or waterway catchment-related flooding or stormwater flooding).

It is acknowledged that the process of utilising the relevant Regional Emergency Response Planning Committee as a vehicle to prioritise planning scheme amendments goes some way to assist the process. Council believes the need for a strong collaborative partnership between the CMA and local council to be essential. However, unless they are adequately resourced, CMAs will struggle to match MW as the technical experts nor provide the same level of support. CMAs should, by the nature of their stated role, continue to be the project manager of flood studies.

It should be noted that Council have recently adopted a Flood Management Plan for this municipality and which was developed in conjunction with MW

The following are the main recommendations from the MAV in response to the VFMS;

- Clarify that the flood map requirements only apply to maps which are to be added to the VFD and that agencies carrying out self-generated flood mapping exercises will be encouraged, but not required, to follow DEPI guidelines.
- Flood studies should continue to be shared by CMAs/ MW and councils. They should be project-managed by the CMA/ MW.
- The MAV work with DEPI and DTPLI to develop an alternative strategy to address the barriers preventing the planning and building system from reaching its full potential and adequately managing flood risk.
- The strategy clarifies that the State is responsible for regional growth plans.
- A working group is established to further develop the access and egress proposals.
- The strategy should include a clear policy for cost sharing capital works for mitigation infrastructure on the coast.
- Local government should not be responsible for funding maintenance of gauges.
- The strategy should clarify that it is not a local government responsibility to issue local flood warnings or manage local flood warning systems. Any data collected through local systems should be provided to the Bureau of Meteorology and VicSES to be used in their warnings.
- That the strategy provide unambiguous policies for each of the types of levee and flood mitigation infrastructure.
- That the State extend its commitment to cost sharing arrangements for major capital works for rural levees that clearly provide public benefit.
- The MAV proposes various recommendations relating to Flood Mitigation measures eg Levees which at present do not impact on this municipality as the Levees are managed and maintained by council.

Refer to Appendix 1.

Environmental Implications

There are no environmental implications in considering this report. Once the Committee hands down its final recommendations to the Minister Council will have to consider any new policy or planning controls which may have environmental implications.

Financial Implications

There are no financial implications in considering this report. There may be long term implications depending on what the Minister instigates at the end of this process. This could be in the form of new planning controls which may require more funding and resources.

Policy/Legal/Statutory Implications

The City has various statutory responsibilities for drainage management and flood management (prevention, response and recovery) as set out in the Local Government Act 1989, Local Government Regulations 1990, Planning and Environment Act 1987, Building Regulations 2006, Water Act 1989, Subdivision Act 1988 and Emergency Management Act 1986. There are no policy or legal implications in considering the report at this time.

Alignment to City Plan

The recommendations of this report are consistent with City Plan, in relation to Growing our Economy and promoting a sustainable built environment, sustainable land use and development.

Officer Direct or Indirect Interest

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

Risk Assessment

There are no risks to consider in this report. Once the Committee hands down its final recommendations to the Minister Council will have to consider any associated risks.

Social Considerations

There are no social implications to consider in this report. Once the Committee hands down its final recommendations to the Minister Council will have to consider any new policy or planning controls which may have social implications

Human Rights Charter

The future implementation of this Strategy strives to enhance community safety. and is consistent with the obligation under the Victorian Charter of Human Rights and Responsibility.

Consultation and Communication

The preparation of the submission to the VFMS has had input from the Design Unit and the Environment Unit.

Appendix 1

Draft Victorian Floodplain Management Strategy

The following is the City of Greater Geelong Council's response to the Draft Victorian Floodplain Management Strategy (VFMS) and note that it concurs with the areas of concern espoused by the Municipal Association of Victoria (MAV).

There are areas where MAV concerns could be strengthened, particularly in the assumptions on what could be seen as 'devolution' of responsibilities from the state to local government.

This is evident in the domain of responsibility for levees and other flood mitigation infrastructure, and is particularly concerning where reference is made to the impact of rising sea level as an effect of climate change. Responsive actions are clearly defined as local government responsibility, which is concerning from the point of view of leaving local councillors with the decision on '...to what extent embarking on a program of building defensive structures should be pursued'. The lead here should be at state level, such as for example where the State planning schemes included the predicted 2100 sea level rise referenced at 0.8 m and with more scrutiny on land below 5.0 m AHD etc. For local councils this has provided some level of certainty and comfort, at least in the short term.

The City of Greater Geelong Council along with the MAV is very concerned at the direction of both the Victorian Coastal Strategy (VCS) and the VFMS that adaptation planning is squarely a local government responsibility. This point is of grave concern for local councils that have significant coastline, and heightened where in some instances this can be all or in part comprised by estuarine, bay side and ocean coast. The fear is founded on the likelihood that there will be a slow, incremental growth in the demand for councils to embark on a program of building and maintaining defensive structures to protect private development, and that without adequate analysis, the options for coastal treatments ranging from natural coast recession (do no defensive structures) through to major defensive seawalls will be pre-empted by the unwitting precedent of taking action.

Local councils should not be expected to fight this battle individually. Similarly, the decision to build defensive or mitigation infrastructure in possible contrast to what a logical and sustainable climate change adaptation strategy might recommend should not rest with local Councils alone.

A summary of the concerns that the City of Greater Geelong have with certain areas of the draft VFMS are as follows:

There is an inherent problem where the planning scheme is viewed by planning practitioners and the public as a comprehensive coverage for identifying all hazards. Given the cost and complexity of flood studies and resulting mapping of a standard capable of inclusion in a planning scheme, complete coverage of a municipality requires time and considerable investment, generally at the financial cost to the local council. Assumptions for 'developability' based on the fact that '...because it is not identified in the planning scheme, then it is unencumbered land' can have long term negative impacts. Any strategy should therefore account for this issue by providing a strengthened avenue for interim intervention by councils in relation to requesting appropriate analysis in circumstances where it can be reasonably suspected that inundation could affect particular sites, (whether coastal inundation from climate change affects or waterway catchment-related flooding or stormwater flooding).

The Greater Geelong Planning Scheme (GGPS) is not reflective of all areas where flooding (either storm flooding or catchment (waterway/floodplain) is not complete across the municipality because not all catchments have been either fully or selectively studied. The planning interpretation squarely suggests that if the area is not shown in the scheme either by zone or overlay, then it is in not affected by inundation. This is not the case and hence the scheme and the Planning and Environment Act in general should make allowance for this 'interim' nature of the scheme. Further, the GGPS does not account for areas for which a designated flood level (minimum floor level) applies under the Building Regulations, or indeed studies that now need reviewing.

This Council's approach to defensive or remedial flood mitigation infrastructure is to include costed options including cost-benefit analysis so that the value or feasibility of these options can be assessed. Particularly in relation to storm or flash flooding, to provide 1 % AEP protection, remedial options are seldom justifiable or affordable. These cases often relate to outmoded drainage systems designed on historic parameters would require total system augmentation which almost exclusively are not viable. For flood studies to be of value, it is requested that this approach could be an integral part of all flood studies, unless of course the studies form part of land capability analysis for determining the future potential of undeveloped land.

The primary source of community complaint in relation to designating or enshrining 'flood-proneness' within the planning schemes (or designation under the Building Legislation) is to object on the basis of perceived '*increased insurance premiums, loss of property value and hence a request for compensation*'. Local government is ill-equipped to deal with this on an individual council basis.

Attempts to standardise methodology and outputs of flood studies across the state is a reasonable objective. However, this could go further if undertaken in this 'standardising' manner. The question is asked, should there also be a streamlined approach to incorporating each study into planning schemes rather than individual amendment for each? Is there a venue via say ministerial amendment to fast track inclusion in planning schemes?

Next review of the City of Greater Geelong flood management plan to take on a multi-stage Regional Floodplain Management Plan type of framework – ie. a coarse grained/scale municipality wide mapping (DEPI/CCMA) to identify areas requiring further investigation, whether waterway/floodplain (CMA) or drainage related (COGG)

Chapter 10 recognises that planning/building controls are an effective method of regulating development within flood plains. Currently there is inconsistency within the planning scheme between the powers of Melbourne Water (MW) and CMA, in that MW is a determining referral authority (right of veto) in flood zones/overlays whereas CMA is a recommending authority. In reference to the first point as well, the recent requirement of providing velocity estimates in order to determine hazard level lacks clarity as to which organisation (Local Government or CMA) is neither responsible or indeed equipped to provide an evaluation.

The document is written in such a way that it appears MW and regional CMA has equal resources and capabilities. Obviously this is not the case, given their original reasons for existence and functions outside of floodplain management.

Flood modelling developed for the purposes of rezoning land is not generally incorporated into planning scheme for a variety of reasons. Should it now be a requirement for every amendment involving a modified floodway/waterway? Generally only the critical 1% AEP flood event is modelled - Developers will be reluctant to undertake additional modelling in order to meet DEPI guidelines covering a range of events – delays, cost, etc. - cost implications for Council to expand the scope.

Section 10.2.4 suggests VICSES provide advice on safe access/egress. I would suggest they could only provide fairly generic advice other than guidelines around the capabilities of rescue vehicles/vessels and what volunteers can/can't do, and have fewer resources than CMAs at a regional level.

Section 18.2 talks about including a probability of flooding on Land Information Certificates rather than the risk of flooding during the 1% AEP event. Implications on data retention and dissemination for Councils – may require a statewide framework ie. Flood database.

There is a need for DEPI to review all reference to identification and subsequent implementation of 'flood-proneness' in all local government, planning and building regulation. For example, reference to 'specified flood level' in Local Government regulation in relation to Land Information Certificates is an anomaly.

Finally, I reiterate that the City of Greater Geelong is very concerned that Councils will be burdened with the significant resource and financial cost of flood management particularly of coastal areas.

9. COMMUNITY GRANTS APPLICATIONS 1 JULY TO 31 AUGUST 2014

Portfolio: Community Development – Cr Fisher
Source: Community Services / Community Development
General Manager: Jenny McMahon
Index Reference: Subject: Community Grants Documentation 2014

Purpose

The purpose of this report is to present to Council for noting a summary of successful Community Grant applications for the period 1 July to 31 August 2014 to Council for noting.

This forms part of the ongoing accountability framework for managing the Community Grants Program in accordance with the City of Greater Geelong Grants, Contributions, Donations and Sponsorship Policy.

Summary

- The Community Grants Program has an annual budget allocation of \$240,000 that is available to expend on groups which apply and are eligible under this grants program.
- As part of the accountability framework for managing the Community Grants, details of applications and allocations are reported to Council.
- Thirty applications have been approved for the period 1 July to 31 August 2014, with a combined total of 72,378.60. A summary of these grants is provided in Appendix 1.

Cr Fisher moved, Cr E Kontelj seconded -

That Council:

- 1) notes the allocation of funds under the 2014/2015 Community Grants Program to the community groups and organisations as detailed in Appendix 1 for the period 1 July to 31 August 2014;**
- 2) commends and congratulates the community groups and organisations who have received funding under the Community Grants Program for their efforts and contribution to the Geelong community.**

Carried.

Background

The Community Grants Program is available to not-for-profit community groups and organisations which can apply for funds to support either ward based or municipal wide activities or events that will benefit the Geelong community.

In order to receive funds, applicants must comply with the established guidelines which govern the grant program.

Discussion

The total budget for the grants program for the 2014/15 financial year is \$240,000.

In the period 1 July to 31 August, thirty grants were approved, with a combined total of 72,378.60.

The allocation of grants assists with meeting the objectives of Council by providing an opportunity to enhance the wellbeing of the community by building social capital and enabling community engagement through the provision of funds to assist with local activities.

Appendix 1 provides a list of groups, the type of projects and the amounts that were approved during this period.

Environmental Implications

Some projects supported via this grant program undertake environmental activities.

Financial Implications

There are no financial implications. All funds to date have been expended in accordance with the Councillor Community Grants Guidelines and within budget.

Policy/Legal/Statutory Implications

The provision of grants to the community supports local, community organisations and supports the aims of City Plan and the G21 Regional Plan.

This report is presented in accordance with the City of Greater Geelong Grants, Contributions, Donations and Sponsorship Policy.

This report is presented in a different format as a new management procedure is being developed as advised by recent audits and proposed changes to the local Government Act outlined in the local Government Amendment (Governance and Conduct) Bill 2014.

Alignment to City Plan

The Community Grants Program aims to fund projects that assist in achieving goals and outcomes consistent with City Plan's Community Wellbeing objectives.

The provision of grants is offered to assist community organisations to provide opportunities that benefit the wider Geelong community.

Applications are encouraged that demonstrate or promote social inclusiveness, provide broad benefits to the City of Greater Geelong community and respond to environmental issues/impacts.

Officer Direct or Indirect Interest

The provision of grants is carried out in accordance with the Local Government Act 1989 Officer Direct or Indirect Interest.

The Councillor Community Grants Program has provision in the assessment process to record any conflict of interest relating to each grant application that is assessed.

Risk Assessment

The Community Grants Program is governed in accordance with Council's monitoring, reporting and accountability framework.

Successful applicants are provided with an evaluation form for their completion and return to Council as a record of the outcome of the grant funding they received. Annual audits are also conducted on a sample group of grant recipients.

Social Considerations

The provision of Community Grants provides an opportunity to support and strengthen communities to provide a broad range of activities for the benefit of the Geelong community.

Human Rights Charter

The Grants, Contributions, Donations, and Sponsorship Policy references the Chart of Human Rights and Responsibilities Act 2006.

The Charter states that human rights are essential in a democratic and inclusive society that respects the rule of law, human dignity, equality and freedom.

The provision of grants provides opportunities to assist in promoting social inclusiveness and projects that deliver broad community benefit.

Consultation and Communication

All groups are notified of the outcome of their grant application.

The list of allocations will be reported on the Geelong Australia Website.

The Community Development Department is responsible for communication of all matters relating to this report.

10. SHELL ROAD RESERVE PAVILION DEVELOPMENT – DELEGATION TO CHIEF EXECUTIVE OFFICER

Portfolio:	Sport and Recreation - Cr Irvine
Source	Recreation, Projects and Central Geelong
General Manager:	Dean Frost
Index Reference	C11827 Shell Road Reserve Pavilion Development

Purpose

The purpose of this report is to seek Council consent to delegate to the Chief Executive Officer the power to accept or reject tenders for the Shell Road Reserve Pavilion Development project, provided tenders fall within adopted budgets.

Summary

- The design process for the Shell Road Reserve Pavilion Development has recently been completed and Council has invited tenders for the construction of this facility.
- The Capital Projects and Procurement Services departments are exploring prudent and expeditious mechanisms to complete the tender processes for the project.
- The project is running to very tight and ambitious deadlines and the necessity to award the tender close to the Christmas and New Year period poses a potential risk to project timelines due to the reduced Council meeting cycle during that period.

Cr Irvine moved, Cr Farrell 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 Project C11827 Shell Road Reserve Pavilion Development provided tenders are within budget.

Carried.

Background

Since receiving funding for the Shell Road Reserve Pavilion Development project, Council has moved through the project development phases and has now finalised the design of the facility.

Council has entered the procurement phase for this project.

This project is being tendered through the State Government Construction Suppliers Register (CSR). The CSR allows local government to enter into contracts for the purchase of building and construction services.

The rules for utilising the panel state that we must seek tenders from a minimum of five (5) pre-qualified contractors registered with on CSR panel. Two of which are to be locally based companies and one of which hasn't been invited to tender in the last six (6) months.

This process provides council with the shortest possible tendering timeframe, and if they can be awarded under delegation will allow Council the best opportunity to deliver these projects on time.

Discussion

The Capital Projects and Contracts and Purchasing departments are exploring prudent and expeditious mechanisms to achieve opening deadlines for the facility, noting that the construction contract will be beyond officer delegations.

The current project timeline will see the full documentation and contract specifications for the project finalised and be ready for awarding between November 2014 and January 2015.

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.

Further, if the project is not ready for a tender award until late December or early January there is limited opportunity to report back to Council on the outcome of the tender process due to the Christmas/New Year holiday period.

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 building is designed with due consideration given to energy efficiency and achieves Section J compliance.

The building has not been designed to a 5 Star rating as the design process commenced prior to the introduction of Council's policy.

Financial Implications

This project is funded by the Federal Government's Community Development Grants Programme (\$3.5M) and Council budgetary allocations totalling \$2.5M in the forward Capital Project program.

The grant commitments are dependent on Council meeting progress milestones and opening dates. Therefore our ability to move through the tender stage under delegation will help us meet funding conditions.

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 project is contained within Council's budget and supports the strategic directions in our Community Wellbeing, Growing Our Economy, and Sustainable Built & Natural Environment areas.

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

There will be a risk to Council's reputation and grant funding commitments if this project cannot be completed as per the Funding milestones and in time for the winter 2016 season.

Social Considerations

Council's commitment to the construction of the Shell Road Reserve Pavilion Development project is in response to the Ocean Grove Sporting Infrastructure Plan

If Council is unable to complete this project in a timely manner there is likely to be disruption to the operations of local sports clubs.

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

There are no communication issues or requirements with acceptance of the proposed recommendation.

11. REVIEW OF COUNCILLOR EXPENSES AND FACILITIES POLICIES

Portfolio:	Governance - Cr Lyons (Mayor)
Source	Corporate Services - Mayor and Councillor Support
A/General Manager:	Michael Kelly
Index Reference	Subject Policies and Procedures

Purpose

To update the Councillor Expenses and Facilities policy.

Summary

- The Local Government Act (1989) requires that Council have a policy for the purposes of dealing with reimbursement of Councillors' Expenses.
- The Council has a policy which supports the requirements of the Act (sections 74 and 75) relating to the payment of allowances and out-of-pocket expenses to the Mayor and Councillors.
- The Councillor Expenses and Facilities policy has been updated to clarify Council's position in relation to attendance at political fundraising events and the management and distribution of Mayor and Councillor Invitations.
- Approved policies are made available to the public through Council's website.

Cr Heagney moved, Cr E Kontelj seconded -

That Council endorse the Councillor Expenses and Facilities policy.

Cr Macdonald left the meeting room at 8.46pm

Cr Macdonald re-entered the meeting room at 8.47pm

Carried.

Background

The Council has its own Council Expenses and Facilities Policy to assist Councillors in the discharge of their civic, statutory and policy making functions, Council is responsible for the provision of a range of necessary facilities and the reimbursement of expenses specified within the policy.

The Councillor Facilities and Expenses policy also provides facilities and services that are available to the Mayor and Councillors in the performance of their civic duties.

The Councillor Expenses and Facilities policy has been reviewed and updated regarding political party fundraising events for which payment is required and for the purpose of providing details regarding the management of Mayor and Councillor invitations received.

Discussion

The purpose of the Councillors Expenses and Facilities Policy is to ensure that there is accountability and transparency in the reimbursement of expenses incurred by the Mayor and Councillors.

The various items covered by the Councillors' Expenses and Facilities Policy include travel and childcare expense reimbursement, secretarial assistance, communications and office equipment.

The Policy also ensures that the facilities provided to assist the Mayor and Councillors in the effective discharge of their civic duties is reasonable.

The Councillor Expenses and Facilities Policy identifies accountabilities and also clarifies what is eligible expenditure for the purposes of reimbursement.

The existing Council Expenses and Facilities Policy provides the Mayor and Councillors opportunity to attend training programs, meetings conferences and functions etc based on relevance to the role and development of the Councillor with regard to Ward, Portfolio or Mayoral appointed committee or delegate responsibilities.

An annual limit for each Councillor of \$3,500, is included in the existing Policy and is indexed in accordance with any movement in the General Consumer Price Index.

The existing Councillor Expenses and Facilities Policy does not define every type of activity that could be offered to the Mayor and Councillors in the application of attending events and functions relevant to responsibilities of civic office.

The updated Councillor Expenses and Facilities Policy attempts to provide greater clarity to the Mayor, Councillors and staff making arrangements regarding the attendance and payment at political fundraising events and the management and distribution of invitations that have been received from external sources.

Environmental Implications

There are no environmental implications.

Financial Implications

The policy has been modified to ensure that attendance at political fundraising events is not covered by Council funds.

The implementation of managing invitations in this policy requires an additional 29 staffing hours per month or \$9,135 in the 2014/2105 operational budget.

Policy/Legal/Statutory Implications

This policy has been developed in accordance with relevant legislation.

Alignment to City Plan

The policy aligns with "How we do Business".

Officer Direct or Indirect Interest

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

Risk Assessment

Clearly articulated policies provide Council with a consistent and publicly declared position. This will assist in reducing the risk and negative consequences to Council that may occur through inconsistent decision making, actions or practices.

Social Considerations

Social considerations have been taken into account in the development of this policy.

Human Rights Charter

Human Rights are considered in the updated policy.

Consultation and Communication

Once approved, the policy will be accessible through Council's internet website. Relevant stakeholders were consulted in the update of the policy.

COUNCIL POLICY

Councillors' Expenses and Facilities	Document No:	CPL45.2
	Approval Date:	
	Approved By:	
	Review Date:	
Responsible Officer:	Expiry Date:	
General Manager Corporate Services	Version No:	05
Authorising Officer:	Chief Executive Officer	

Purpose

This policy supports requirements of the Local Government Act 1989 and the City of Greater Geelong Act 1993 with specific reference to sections 74 and 75 that relate to the payment of allowances and out-of-pocket expenses to the Mayor and Councillors.

It also identifies expenses to be paid and facilities to be provided to the Mayor, Deputy Mayor and Councillors relative to the functions of civic office.

Scope

To assist Councillors in the discharge of their civic, statutory and policy making functions, Council will be responsible for the provision of a range of necessary facilities and the reimbursement of expenses specified within the policy.

Recognising the special role of the Office of Mayor, the policy also provides for expenses and facilities specific to that office.

Claims for facilities and expenses other than those included in the policy will be subject to Council resolution.

Council's facilities and services, as outlined in this policy, are available to the Mayor, Deputy Mayor and Councillors while performing the official duties of office. These facilities and services are not available for use by members of a Councillor's family, unless the use is directly related to attendance at a civic function or another aspect of the Councillor's civic duties in the company of the Councillor.

If a Councillor does not claim a particular expense or use a particular facility, this cannot be offset against a claim for an additional amount of some other expense or facility.

References

- Local Government Act 1989. Sections 74 and 75.
- City of Greater Geelong Act 1993
- Management Procedure Corporate Card Use
- Councillor Code of Conduct Policy
- Caretaker Policy Council Elections and associated guidelines
- Email and Internet Access Management Policy
- Study Policy

Definitions

Communications Equipment includes any Personal Computer or Notebook Computer, Mobile Telephone or Tablet Device eg iPhone, iPad, Printer and Telephone together with network connection provided by Council to Councillors.

Accessories include Car Kits, non corporate software, or any other device or service beyond that provided throughout the organisation.

Councillors – unless otherwise specified includes the Mayor and Deputy Mayor.

Meeting Attendance – shall include any seminar, deputation, exhibition, meeting, training program, meeting function or other activity relative to the responsibilities of civic office.

Responsibility and Accountability

Councillors must provide original receipts to support reimbursement of expenses and complete documentation in support of a claim for reimbursement. Only those expenses explicitly covered in this policy will be reimbursed.

Requests for reimbursement should be received within sixty days of the cost being incurred. Claims for expenses six months or older will not be reimbursed.

Any advance payment made for the cost of a service associated with a civic duty must be reconciled within one month of receiving such payment and receipts supplied as verification.

Any reimbursement required to Council for non-Council related expenditure shall be made within sixty days of the cost being incurred or account being received.

As a minimum a summary of Councillor Expenses as at the end of each financial year and anniversary of Election Day will be published on the Council's website. The annual limits contained within the policy may be varied as part of Council's Annual Budget process or by specific resolution of Council.

Policy

Additional Expenses and Facilities for the Office of the Mayor

The Office of the Mayor operates to provide those functions of the Council best carried out by the Mayor. It is allocated a budget by Council on an annual basis, and within that budget staff and other resources may be employed as considered reasonable and appropriate. Any expenses incurred by the Mayoress, or person nominated by the Mayor to fulfil the civic role shall be deemed to be expenses of the Mayor.

Council will make available at its cost to the Mayor a fully registered, insured, maintained and fuelled vehicle for use by the Mayor on official duties and for private use. The vehicle type and usage shall be in accordance with Council's Fleet Policy. Council will provide the following Mayoral office facilities.

- Private office suitably equipped with quality furniture and shelving, including desk and meeting table.
- Computer, printer and corporate software.
- Telephone – Digital Handset with I.S.D. access.
- Fax machine.
- Personal Assistant and Secretarial Support are available to the Mayor during normal office hours.

The Mayor may be provided with other necessary assistance to enable the performance of the duties of civic office. Such assistance may include, but is not limited to the following:

- A Corporate Card will be made available to the Mayor for use while discharging the functions of the office. Use of a Corporate Card will be in accordance with the Corporate Card Procedure.
- Reasonable purpose specific clothing suitable to attend and participate in activities on behalf of Council requiring specialised non-standard attire.

Councillors Allowance

The Local Government Act and the City of Greater Geelong Act, 1993 currently provides for Councillors, the Mayor and Deputy Mayor to be paid an allowance. These Acts provide for allowances to be fixed by Order by the Minister of Local Government annually.

Payment of Allowances

- Allowances shall be paid monthly in advance, provided that upon a Councillor ceasing to hold office or pending an election, payment shall be withheld until such time as the Councillor is declared elected.
- Payment will be made by electronic funds transfer by Council's payroll department.
- Upon the Mayor, Deputy Mayor or a Councillor ceasing to hold office, any moneys paid in advance shall be refunded within 30 days.

- Councillors may elect to sacrifice allowance amounts into a complying superannuation fund in accordance with Guidelines established by Council and upon completion of the prescribed Australian Taxation Office documentation.

Carer Expenses

The Council will reimburse the cost of necessary expenses for childcare up to and including the age of 16 years and the care of elderly, disabled and/or sick immediate family members of Councillors, while a Councillor is conducting Council business.

Child care costs are not eligible for reimbursement if paid to a family member or a person who normally or regularly lives with the Councillor, except where a live-in (professional) helper such as a nanny is required to work extra time at extra expense because of the Councillor's duties.

Carer expenses may consist of:

- Child care centre fees;
- Hourly fees;
- Agency booking fees (if claimed); and
- Reasonable travelling expenses at rates no greater than those prescribed in the Victorian Local Authorities Award 2001 (if claimed by the carer).

Fees are payable per hour (or part of an hour) subject to any minimum period which is part of the provider's usual terms, to a maximum hourly rate approved by the Chief Executive Officer.

Travelling expenses may cover the transport costs of the carer to and from the Councillor's residence or of the person to be cared for to and from the place of care.

Claims must be accompanied by a receipt from the care provider showing the date and time care was provided and details of the reason care was needed on each occasion.

Study Support

In accordance with Council's study policy, Councillors will be eligible for reimbursement of 50% of the study fees, up to \$2,000 per annum, for enrolment in an approved course which is specifically relevant to their Council duties.

Reimbursement of fees will be provided on successful completion of units enrolled. Reimbursement of fees can be approved by the Manager, Customer Service and Councillor Support subject to successful completion of the course. Application for and reimbursement of study support must be made by completing the [forms](#) on Council's intranet site.

Communications

Equipment Provided for Councillors

Standard equipment may include:

- Mobile telephone including bluetooth hands free device for vehicle
- Printer/Facsimile
- Portable Computer or Tablet
- Desktop Computer
- Internet access via 3G connection (minimum)
- Telephone and Landline

Installation

Council will arrange when a mobile device does not suffice, for the installation of the necessary telephone line and associated equipment and meet all connection costs including, where necessary, power supply. Installed equipment including message facilities will remain at all times at the residence of the Councillor, or such other agreed designated location, during the term of office.

Accessories or services beyond the standard equipment referred to above may be provided upon written request. The cost of any accessories provided, will be deemed to be a discretionary operational expenditure and shown as an expense incurred by the Councillor.

Conditions of Use

All Council supplied Telecommunications services such as phone lines or Mobile phones must reside on the City's main consolidated telephone account.

For Councillors who choose to use non-Council mobile phones (in lieu of Council supplied phones) can claim for reimbursement of expenses incurred on Council business.

All Communications Equipment must be compatible and consistent with that which already exists within the City.

Use of software shall be in accordance with licence requirements.

Monthly Accounting for Communication Equipment

Councillors who have a Council supplied mobile phone or telephone shall be given the individual opportunity to reimburse the Council for private calls. This opportunity shall be provided through the provision to Councillors of information relating to individual monthly phone accounts. Councillors will complete the Councillor Certification of Expenses Form confirming that costs were incurred while performing the duties as a Councillor. – Refer Attachment 1

All operational costs together with the cost of accessories will be treated as an expense attributable to the individual Councillor and published as part of the Summary of Councillor Expenses.

Other relevant matters

Strict care must be taken in the custody and use of all Council equipment.

Loss or theft of the Communications Equipment must be reported immediately to the Manager, Customer Service and Councillor Support.

All equipment shall be returned within 30 days of the conclusion of the term of office.

Meetings, Conference & Other Attendances on behalf of Council

Councillors will be given the opportunity of attending training programs, meetings conferences and functions etc based on relevance to the role and development of the Councillor with regard to Ward, Portfolio or Mayoral appointed committee or delegate responsibilities.

Conferences, Seminars, Meetings etc:

Council will bear reasonable costs enabling Councillors to attend any conference, seminar, deputation, exhibition, meeting, study tour, site visit or other activity relative to the responsibilities of civic office.

The annual limit for each Councillor is \$3,500, and will be indexed in accordance with any movement in the General Consumer Price Index.

When attendance is in an official capacity within the Municipality, this will not be included in the \$3,500 limit.

Attendance at political fundraising events is not included in this allowance and cannot be paid for with Council funds. Where Councillors attend a political party fundraising event for which payment is required, the cost is to be borne by the individual Councillor.

Financial Limits and Approvals

Attendance by a Councillor at a total cost to Council of:

- Between \$1,000 & \$3,500 may be approved by the Chief Executive Officer;
- \$1,000 or less may be approved by the Manager, Customer Service and Councillor Support.

In circumstances where:

- a) the cost exceeds \$3,500 for a councillor in any financial year (or pro-rata amount in the financial year of the general Council election); or
- b) Overseas Travel is involved,

Council approval is required.

Council will pay:

- registration fees;

- main conference dinner if not covered by registration cost, together with all meals within reasonable limits for the duration of the attendance for the Councillor;
- transport to, from and during attendance;
- accommodation costs for stays located greater than 50km outside the Municipality for the nights of the particular activity attended, and for the nights prior and post, where necessary. Accommodation should, where practicable, be at the meeting venue, to a maximum of four star standard unless otherwise approved by the Chief Executive Officer. Any additional accommodation costs incurred as a result of extended stays, or due to the attendance of partners and/or children, shall be borne by the Councillor.

Mayoral Role

Council recognises that the role of the Mayor carries the expectation that the incumbent will represent Council at events, sometimes at short notice. Therefore, the \$3,500 limit and conditions set do not apply to attendances at any activities specific to the role of the Mayor, or any Councillor attending on behalf of the Mayor.

Government & Peak Body Attendances

Councillors may attend conferences, seminars, meetings or training arranged by:

- a) the Local Government Peak Bodies (e.g. MAV, VLGA, ALGA, ALGWA);
- b) State, Federal or Local Government Authorities; or
- c) the Chief Executive Officer or Mayor.

Attendance at such programs shall not be subject to the \$3500 limit set out above and attendance shall be determined by the Mayor and the Chief Executive Officer upon a written request by the individual Councillor wishing to attend.

There is no specific limit on individual expenditure however in approving attendance the Mayor and or the Chief Executive Officer will have regard to the available budget.

Reporting

Within one month of returning from any overseas travel, the attending Councillor must provide a written report on the salient outcomes of the event to Councillors. The report shall be made available for public access on request.

Travel

All Councillor travel should be undertaken utilising the most direct route and the most practicable and economical mode of transport.

Application to attend any interstate or overseas meetings involving Council expenditure must be made on the [Interstate/Overseas Travel Application form](#).

Within one month upon return from any interstate or overseas travel the Councillor must provide and certify, a [reconciliation of all expenditure](#) incurred. The completed certification must be completed and submitted to the Governance Co-ordinator.

Private Vehicle Use

Councillors are entitled to reimbursement for expenses incurred in the use of their own private vehicle for Council purposes. Any expenses arising from a breach of road, traffic parking or other regulations or laws or for damage or loss of a vehicle will not be reimbursed or funded by Council.

Council has in place insurance covering the loss of non claims bonus or excess payment up to a limit of \$1000 for Councillors vehicles used for Council business. Coverage is subject the vehicle being comprehensively insured and the incident being covered by this insurer.

Reasonable travel expenses include travel to and from Council Meetings, Councillor Briefings or other activities directly related to Council Business. Travel claims will be from the Councillors notified place of normal residence.

Council does not accept responsibility for reimbursement for:

- Travel from work or other locations where the kilometres claimed are greater than what would be claimed from the notified place of normal residence.
- Meetings arranged outside the City of Greater Geelong that would not form part of a Councillor' normal role.

Reimbursement shall be at the rates prescribed in the Victorian Local Authorities Award 2001.

- The [Councillors Certification of Expenses Form](#) must be completed for any Private Vehicle Use claim.

Car parking fees incurred while conducting Council business shall be reimbursed on the provision of original receipts.

Completed and signed forms shall be lodged with the Manager, Customer Service and Councillor Support who will arrange for prompt reimbursement.

Council Vehicle

Where practicable and by prior arrangement through the Manager, Customer Service and Councillor Support, a Council vehicle or hire vehicle may be made available to Councillors for travel outside the City where use of private vehicles or other means of transport is not convenient.

Councillor Taxi Use

Each Councillor will be provided with a "Cab-Charge" credit card (if requested) for use in the payment of taxi services for Council purposes only. Personal use in any form is not permitted. The Card is NOT to be used by persons other than the cardholder.

The Cabcharge Card shall be used in accordance with "Conditions of Use" issued by Cabcharge Australia. .

Loss or theft of the card must be reported immediately to the Manager, Customer Service and Councillor Support.

The card must be returned to the Manager, Customer Service and Councillor Support when the Councillor ceases to hold office.

Class of Air Travel

Unless otherwise specified in a resolution of Council, the class of air travel to be used by a Councillor is to be economy class.

In the case of travel via a non-direct route, travel expenses are payable for the amount that would have been incurred if the most direct route had been available and followed at the same class of travel as was actually used. A claim for expenses must not exceed the amount actually paid.

Airline tickets are not transferable and cannot be used for defraying or offsetting any other costs including the costs of other persons accompanying the Councillor.

All air travel must be authorized by the Manager Customer Service and Councillor Support prior to booking.

Cash Advances

To assist in meeting daily expenses incurred while traveling on Council business, Councillors will be offered a cash advance to cover those costs which cannot be paid for in advance. This may include accommodation, meals, fares and incidentals. Any unexpended cash advances shall be immediately returned to the Manager, Customer Service and Councillor Support. Reconciliation and receipts must be completed within one month of return.

Spouse/Partner Accompanying Person

The cost of a spouse or partner for attendance at official Council functions is appropriate when accompanying a Councillor both:

- Within the Municipality;
- Outside the Municipality, but within the State when carrying out official duties.

The payment of expenses for spouses, partners or accompanying persons for attendance at appropriate functions shall be limited specifically to the ticket and meal. Peripheral expenses such as grooming, special clothing and transport are not reimbursable.

Expenses and Facilities for Councillors with Disabilities

For any Councillor with a disability, Council will provide reasonable additional facilities and support, in order to allow that Councillor to perform their civic duties.

Insurance

Councillors are covered by the following Council Insurance Policies on a 24 hour basis, while discharging the duties of civic office, including attendance at meetings of external bodies as Council's representative:

- Personal Accident Insurance;
- Public Liability Insurance;
- Professional Indemnity Insurance;
- Councillors and Officers Liability Insurance;
- Travel Insurance; and
- WorkCover (as a deemed employee).

Council will pay the insurance policy excess in respect of any claim made against a Councillor arising from Council business where any claim is accepted by Council's Insurers, whether defended or not.

Legal Costs

Other than by specific Council resolution or in accordance with a Council policy, any legal expenses incurred by a Councillor shall be the responsibility of that Councillor.

Newspapers

Each Councillor is entitled to have two daily newspapers delivered to their home or City Hall each day, or to access two newspapers via online subscription.

Publications and Memberships

Councillors are entitled to be reasonably supplied with journals, magazines and other publications of their choice relevant to their civic duties.

Professional membership fees for Councillors will be paid where there is a benefit in performing their elected roles and portfolio responsibilities.

Refreshments for Council Related Meetings

Where Council Meetings, Briefings or Committee meetings are held at times that extend through normal meal times, Council will provide suitable meals served on the premises.

In circumstances where less than four meals have been requested, the dinner may be cancelled and Councillors will be notified that meals will not be available on site and arrangement made for meals at a suitable nearby venue.

Administrative Services

Council will provide the following support facilities for Councillors. These facilities are provided for use by the Councillor in the conduct of their duties of office. All equipment provided and items purchased shall remain the property of the Council and shall be returned within one month of retirement or termination of office to the Manager, Customer Services and Councillor Support.

Stationery

Each Councillor will have access to an adequate supply of the following stationery:

- Plain A4;
- Business cards;
- Name Badge; and
- Diary, Planner or time manager.

Office Equipment

Upon request a filing cabinet, desk and chair will be available from Council store to establish a home office during the term as a Councillor. A Councillor can purchase additional furniture or equipment at their own cost.

Secretarial Assistance

Typing/secretarial assistance will be made available to Councillors for work directly related to the duties of the office. All such work should be co-ordinated through the Office of the Mayor.

Mail Inward

All mail received by Council is deemed to be Council business and will be opened by Central Records staff. The exception is mail marked 'private and confidential'. Private mail should not be sent via the Council address.

Mail Outward

Letterhead paper incorporating the Council logo must only be used for official Council correspondence. Care must be exercised to ensure that correspondence does not commit Council funds or convey a position contrary to that adopted by Council or represent that a personal view expressed is that of the Council. Councillors must not use Council letterhead when expressing personal views or for electioneering purposes pursuant to section 55D(4) of the Local Government Act.

Any questions regarding subject correspondence will be forwarded to the Manager Customer Service and Councillor Support for review.

In accordance with Council's EcoChallenge objectives Councillors are encouraged to use electronic forms of communication in preference to hard copy letters delivered via the mail system. Notwithstanding, Councillors may each leave up to 50 standard mail items or equivalent per month cumulative within each financial year for postage through Australia Post. Mail must be contained within Council envelopes and co-ordinated through the Manager Customer Service and Councillor Support.

External Invitations Received

The following provides the basis for how invitations received are managed and distributed to the Mayor and Councillors by support staff:

- Upon receiving invitations support staff shall distribute invitations and the relevant particulars provided to the Mayor and Councillors as specified in the invitation. If address details are not specified the invitation will be sent to all Councillors.
- Invitations addressed to the Mayor will be referred to the Mayor who will determine if attendance is appropriate. If attendance is appropriate and the Mayor unavailable the invitation will be referred to either the Deputy Mayor or a Councillor.
- Mayor and Councillors support staff will seek permission from event organisers to have the ward and portfolio councillor/s specifically invited to all official functions, events and announcements where an invitation has not been specifically extended to them. Staff shall facilitate and provide all reasonable assistance to Councillors who wish to attend.

Courier

Council will provide a courier service for delivery of Council agenda and other papers to Councillors. In addition, Council will, upon request, provide specific mail boxes at Councillors place of residence, or other location nominated by Councillors, for delivery of such documents.

Councillors' Lounge

Councillors' Lounge facilities are available at the Conference and Reception Centre for use by Councillors and their invited guests in the conduct of their duties of office.

Councillor's Work Area

A work area will be provided with office furniture, telephone, secure filing cabinet and computer equipment.

Building Access and Parking

Each Councillor will receive one electronic key allowing access to the Conference and Reception Centre.

Each Councillor is entitled to use parking space in the City Hall basement or in Police Lane opposite City Hall to enable attendance at meetings or other functions associated with the Councillor's civic role.

Cr E Kontelj declared an Indirect Interest by Close Association in Agenda Item 12 – Consideration of Tender Submissions for Tender T1400033 – Drysdale landfill Cells 6 and 4A Liner Construction in that one of the tenderers is a customer of his employer and left the meeting room at 8.51pm, prior to discussion of the item.

12. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER T1400033 DRYSDALE LANDFILL CELLS 6 AND 4A LINER CONSTRUCTION

Portfolio: Environment and Sustainability – Cr Richards
Source: Environment and Sustainability
General Manager: Gary Van Driel
Index Reference: Project T1400033

Purpose

To provide Council with the requisite information to facilitate the approval of the tender evaluation panel's recommendation in relation to the Drysdale Landfill construction of the Cell 6 liner and Cell 4A bund wall tender.

Summary

- Council has sought tenders for the construction of the Drysdale Landfill Cell 6 liner and Cell 4A bund wall.
- A total of three companies have provided tender submissions for the specified works at the Drysdale Landfill.
 - Following a detailed evaluation of each of the submissions it is considered that the tender submission of Goldsmith Civil and Environmental Pty Ltd is preferred.

Cr Richards moved, Cr Ellis seconded -

That Council accept the tender submission from Goldsmith Civil and Environmental Pty Ltd for a lump sum cost \$4,431,094.00 for Tender No T1400033 – Drysdale Landfill Construction of the Cell 6 liner and 4A bund wall. Council to sign and seal the contract documents.

Carried.

Background

Public Tenders were invited in January 2014 for a Registration for Expressions of Interest (REOI) – Cell Construction Works Drysdale Landfill Cell 6 liner & Cell 4a bund wall which resulted in the receipt of eight (8) registrants.

As the works to be undertaken are to be in accordance with strict Environmental Auditor requirements as set out EPA Victoria the EOI included mandatory criteria that Contractors must have the following experience and accreditation:

- Recent BPEM compliant landfill cell construction experience (within the past three (3) years) in excess of \$1.5 million in value involving an Environmental Auditor Construction Phase process.
- Contractor's own Quality system that is certified ISO9001 or equivalent (equivalent being an industry or independent certification such as the CCF).

The project's Evaluation Panel determined that based on the information provided by tenderers that three companies Ertech Pty Ltd, Goldsmith Civil & Environmental Pty Ltd and Thompson Brothers Earthmoving Pty Ltd met the mandatory criteria of the EOI.

Following the short listing EOI process tenders were invited on 31 May 2014 from the three companies and at closure of tenders on 2 July 2014 all three bids were registered and forwarded to the panel for consideration.

Discussion

The tender submissions associated with this project were evaluated by a panel consisting of:

Gary Van Driel	General Manager City Services
Scott Cavanagh	Manager Capital Projects
Anthony Boseley	Project Manager Capital Projects
Colin Hatton	Co-ordinator Capital Projects
Shane Middleton	Co-ordinator Waste Management
Peter Walker	Senior Contracts Officer, Procurement Services (non-voting member)

Stage One – Mandatory Criteria

OHS mandatory requirements applies to this Tender.

All three submissions responded to all mandatory requirements set down in the Tender documents and are considered to conform.

Stage Two –Comparative Criteria

Tender submissions were assessed based on the respondent's performance or tender response in the following areas:

Criteria	Weighting
Financial Assessment	50%
Detailed Methodology/Plan for performing contract	20%
Capability & experience, proposed staffing, equipment & subcontractors	15%
Past Performance over the past 3 years	10%
Economic Contribution to the Geelong Region	5%
	100%

At the conclusion of the evaluation the tenderers were ranked in the following order in accordance with the above criteria:

Tenderer	Rank
Goldsmith Civil & Environmental Pty Ltd	1
Thompson Brothers Earthmoving Pty Ltd	2
Ertech Pty Ltd	3

Goldsmith Civil and Environmental Pty Ltd demonstrated significant experience in landfill works having undertaken similar landfill works at numerous sites including the construction of cells at Boral Western Landfill Deer Park, Fraser Road Landfill Clayton South, Carroll Road Landfill Oakleigh South and the Mugga Lane Landfill Canberra.

Goldsmith Civil and Environmental was then shortlisted and subsequently performed well at interview.

At the conclusion of the evaluation process, the evaluation panel determined that Goldsmith Civil and Environmental Pty Ltd, the highest ranked and lowest priced tender represented best value to Council and believe they have the experience, skills, resources and proven methodology that will enable them to successfully complete the project for Council.

The Evaluation Panel recommend Goldsmith Civil and Environmental Pty Ltd be awarded this tender.

Environmental Implications

Given the nature of the service provided there are environmental implications associated with this contract that may 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. However Council will closely manage this contract to minimise potential environmental issues.

Financial Implications

The tender amount recommended is within initial budget.

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

Councils waste services requirements are incorporated into the key City Plan objectives.

Officer Direct or Indirect Interest

No officers 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 many risks associated with the acceptance of this tender that cannot be managed through the contract conditions. Associated risks on site will be closely managed by both Council and the contractor.

Social Considerations

There are no social implications that will arise from the acceptance of this tender.

Human Rights Charter

There are not anticipated to be any Human Rights impacts associated with the acceptance of this tender.

Consultation and Communication

There are no communication issues associated with the acceptance of this tender. Council's representative will liaise with affected community groups.

Cr E Kontelj re-entered the meeting room at 8.54pm

13. SALE OF LAND

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

Cr Macdonald moved, Cr Heagney seconded -

That in accordance with Section 89 (2)(d) of the Local Government Act 1989, this contractual matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

NOTICE OF MOTION – Cr Michelle Heagney

YARRA STREET PIER

The Yarra Street Pier was badly damaged by fire in October 1988 and subsequently demolished. In more recent years the City has been actively working to replace the Pier for the following purposes:

- To enable the berthing and provisioning of Cruise Ships
- To allow the Royal Geelong Yacht Club to maintain and grow the Festival of Sails and other events through the provision of a greater area of safe harbour
- To provide casual berths for private vessels to visit Geelong
- To provide a platform protruding into Corio Bay for events to be either staged from or used as a viewing platform for water based events
- To provide all the other opportunities that can be provided by a public pier

In June 2012 a business case was completed with the following results:

- Analysed all the options for the provision of infrastructure for the berthing needs of the City including the purchase of the Cunningham Pier and other scales and styles of pier. It clearly showed that the Yarra Street Pier as planned is the best option.
- Analysed the costs associated with construction of the Pier
- Analysed the financial benefits to the State and the Region by providing the Pier
- Provided figures on cost verses benefit of the project.

The report showed strong results in terms of boost to the State and regional economy and predicted a strong growth to cruising business. Since that date Council staff and Councillors have been active in promoting the project.

Earlier this year Council officers started discussing the possibilities of a Portuguese cruise company Portuscale for their ship MV Funchal to visit Geelong and “home port” here. It was planned for a total of nine visits to Geelong where the ship would re-provision from local produce where possible. This opportunity, together with a stronger than expected increase in regional cruising, lead to the need for an update to the business case which could not anticipate such an early interest in home porting here.

In May 2014 an addendum to the business case was produced showing the enhanced economic benefits associated with home porting and an updated cost plan.

Unfortunately recently Council has received advice that Portuscale made a commercial decision not to proceed with its 2015 cruise season in Australia.

Cr Heagney moved, Cr Macdonald seconded -

That Council resolves to:

- 1) direct officers to undertake additional work to confirm market growth projections and sensitivity analysis with regards to the possibility of home porting and provisioning cruise ships from the Port of Geelong;**
- 2) re-affirms that the Yarra Street Pier is a priority project for the City of Greater Geelong;**
- 3) use the economic benefit data within the 2012 Business case when advocating and promoting the Yarra Street Pier project.**

Amendment

Cr Farrell moved, Cr Fisher seconded -

That Council resolves to:

- 1) direct officers to undertake additional work to confirm market growth projections and sensitivity analysis with regards to the possibility of home porting and provisioning cruise ships from the Port of Geelong;**
- 2) re-affirms that the Yarra Street Pier is one of many priority projects for the City of Greater Geelong;**
- 3) use the economic benefit data within the 2012 Business case when advocating and promoting the Yarra Street Pier project.**

Lost.

Amendment

Cr S Kontelj moved, Cr E Kontelj seconded –

That Council resolves to:

- 1) direct officers to undertake additional work to confirm market growth projections and sensitivity analysis with regards to the possibility of home porting and provisioning cruise ships from the Port of Geelong;**
- 2) re-affirms that the Yarra Street Pier is the number one funding priority project for the City of Greater Geelong;**
- 3) use the economic benefit data within the 2012 Business case when advocating and promoting the Yarra Street Pier project.**

Lost.

Division Requested:

For: Crs Ansett, S Kontelj, Nelson, E Kontelj

Against: Crs Ellis, Fisher, Harwood, Macdonald, Richards, Heagney, Farrell, Irvine

The original motion was then put and carried.

Division Requested:

For: Crs Ansett, Ellis, Fisher, Harwood, Macdonald, Richards, Heagney, Farrell, Irvine

Against: Crs S Kontelj, Nelson, E Kontelj

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Governance – Cr Lyons (Mayor)
Source: Corporate Services
Act/General Manager: Michael Kelly

Summary

- Section 80A (2) of the Local Government Act 1989 requires the record of an Assembly of Councillors be reported to the next practicable Ordinary Meeting of Council.
- A record of Assembly of Councillors meeting(s) is attached as an Appendix to this report.

Cr Macdonald moved, Cr Farrell seconded -

That the information be received.

Carried.

**RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 23 September 2014)**

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
<p>Councillor Briefing 16 September 2014</p>	<p>Crs Ansett, Ellis, Farrell, Fisher, Harwood, Heagney, Irvine, S Kontelj, Macdonald, Nelson, Richards</p>	<p>G Miles (CEO) D Frost (GM) J McMahon (GM) P Bettess (GM) M Kelly (A/GM) G Van Driel (GM) K Paton (MGR) L Hansson (OFF) T McDonald (MGR) J Van Slageren (MGR) A Grant (PROP ADV) R Bourke (CO ORD) A Paterson (EO – MAYOR)</p>	<ul style="list-style-type: none"> • Presentation – Geelong Gallery Redevelopment Business Case • Geelong Gallery Redevelopment Business Case Update • Review of Councillor Expenses and Facilities Policies • Sale of Land • Geelong Major Events Annual Report to Council 2013/14 • Shell Road Reserve Pavilion Development – Delegation to Chief Executive Officer • Community Grant Applications 1 July to 30 August 2014 • Victorian Floodplain Management Strategy • Consideration of tender Submissions for Tender T1400033 – Drysdale Landfill Cells 6 and 4A Liner Construction • Amendment C309 – Low Density Residential Zone Review – Consideration of Submissions • Amendment C297 and Permit 765/2013 – Drysdale Coles – Consideration of Submissions • Amendment C199 – Zoning and Overlay Changes, ICD Property Land, Fyansford • Bellarine Peninsula Localised Planning Statement – Consideration of Submissions and Adoption • Planning for a 21st Century Smart City • Managing Future Growth – Further Investigation Areas • Proposed Changes to the Commercial 2 Zone • Commonwealth Aged Care Reform 	<p>Cr S Kontelj declared an Indirect Interest by Close Association in Amendment C199 – Zoning and Overlay Changes, ICD Property Land, Fyansford, and left the meeting room prior to discussion.</p>

PLANNING DELEGATIONS

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

Summary

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

Cr Macdonald moved, Cr Fisher seconded -

That the information be received.

Carried.

PLANNING DECISIONS REPORT - AUGUST 2014

App Number	Location	Application Type	Decision Date	Description	Authority Description
1079/2004	60-80 Hamilton Highway, FYANSFORD VIC 3218	Construction and Use of Warehouse with associated Restricted Retail Premises and part Waiving of Carparking Requirements	8/8/2014	Refusal to Grant a Planning Permit	Development Hearings Panel
127/2014	14 Huon Court, WAURN PONDS VIC 3216	Construction of Three (3) Dwellings and Three (3) Lot Subdivision	8/8/2014	NOD - Planning Permit	Development Hearings Panel
1294/2013	28-30 Seabank Drive, BARWON HEADS VIC 3227	Construction of Two (2) Dwellings and a Two (2) Lot Subdivision	8/8/2014	NOD - Planning Permit	Development Hearings Panel
1565/2013	331-345 Jetty Road, DRYSDALE VIC 3222	Use and Development of a Service Station, Creation of Access to a Road Zone Category 1 and variation to requirements to Clause 52.12 (Service Station)	22/8/2014	NOD - Planning Permit	Development Hearings Panel
228/2014	9-11 Grange Park Drive, WAURN PONDS VIC 3216	Construction of a Second Dwelling and Subdivide the Land into Two (2) Lots and Removal of Restrictive Covenant X601131J on Lot 28 on PS 436724Y	22/8/2014	Refusal to Grant a Planning Permit	Development Hearings Panel
304/2014	19 Glengarry Court, DRYSDALE VIC 3222	Construction of Four Dwellings and a Four Lot Subdivision	8/8/2014	Refusal to Grant a Planning Permit	Development Hearings Panel
519/2013/A	199 Malop Street, GEELONG VIC 3220	Use and Development of a Tavern (Beer Garden associated with the Lord Nelson Hotel), Variation of an Existing Liquor Licence (31909508) to increase the licensed area and operating hours, Reduction of the Car Parking Requirement and Erect and Display Business Identification Signage	8/8/2014	NOD - Amended Permit	Development Hearings Panel
611/2014	10 Schofield Court, BELL POST HILL VIC 3215	Buildings and Works Associated with the Construction of Two Dwellings and a Two Lot Subdivision	22/8/2014	NOD - Planning Permit	Development Hearings Panel
1424/2013	15 Stevens Street, PORTARLINGTON VIC 3223	Construct Three (3) Dwellings and Three (3) Lot Subdivision	25/08/2014	NOD - Delegate	Delegates Authority - Objectors 5
162/2014	133 McKillop Street, GEELONG VIC 3220	Partial Demolition, Alterations and Additions to an Existing Dwelling affected by a Heritage Overlay	07/08/2014	NOD - Delegate	Delegates Authority - Objectors 1

PLANNING DECISIONS REPORT - AUGUST 2014

App Number	Location	Application Type	Decision Date	Description	Authority Description
35/2014	76 Nicholas Street, NEWTOWN VIC 3220	Alterations and Additions to Existing Dwelling including the Construction of a Garage, Demolition of Existing Front Fence, Construction of New Front Fence and Extension to Existing Chimney	19/08/2014	NOD - Delegate	Delegates Authority - Objectors 1
350/2013/A	31-39 Kensington Road, LEOPOLD VIC 3224	Use and Development of Place of Assembly (Leopold Community Centre) including a Child Care Centre, Kindergarten, Medical Centre Removal of Native Vegetation.	28/08/2014	NOD - Delegate	Delegates Authority - Objectors 1
511/2014	16 Connor Street, EAST GEELONG VIC 3219	Partial Demolition and Buildings and Works Associated with an Extension to the Dwelling	13/08/2014	NOD - Delegate	Delegates Authority - Objectors 1
518/2014	221A Yarra Street, SOUTH GEELONG VIC 3220	Use and Development of a Child Care Centre	25/08/2014	NOD - Delegate	Delegates Authority - Objectors 2
551/2014	4 Patten Court, NEWTOWN VIC 3220	Construction of Two (2) Dwellings Greater than 7.5m in Height and Two (2) Lot Subdivision	28/08/2014	NOD - Delegate	Delegates Authority - Objectors 1
631/2014	1 Gull Street, NORLANE VIC 3214	Construction of Second Dwelling, Two (2) Lot Subdivision and Creation of Access to a Road in a Road Zone Category 1	19/08/2014	NOD - Delegate	Delegates Authority - Objectors 1
98/2014	55 Flinders Parade, BARWON HEADS VIC 3227	Buildings and works associated with the construction of two (2) double storey dwellings, a two (2) lot subdivision and construction of two (2) boat ramps and associated works	18/08/2014	NOD - Delegate	Delegates Authority - Objectors 3

CLOSE OF MEETING

Cr Heagney moved, Cr Fisher seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 10.04pm

A record of the proceedings of this section of the meeting is contained in a Confidential Minute Book.

The Meeting was opened to the public at 10.07pm

As there was no further business the meeting closed at 10.07pm. Tuesday, 23 September 2014.

Signed: _____
Chairperson

Date of Confirmation: _____