

MINUTES

ORDINARY MEETING OF COUNCIL

Tuesday, 14 October 2014

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

COUNCIL:

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

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 14 OCTOBER 2014
COMMENCING AT 7.00 P.M.**

PRESENT: Crs D Lyons (Mayor), T Ansett, L Ellis, J Farrell, K Fisher, B Harwood, M Heagney *(7.15pm), J Irvine, E Kontelj, S Kontelj*(7.09pm), 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), J Brown (Manager Administration and Governance), J Merlo (Senior Media Officer), A Paterson (EO – Mayor)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

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

APOLOGIES: Nil.

LEAVE OF ABSENCE:

Cr E Kontelj moved, Cr Ellis seconded -

That Leave of Absence be granted for Cr Nelson from 4 – 30 November 2014, inclusive.

Carried.

CONFIRMATION OF MINUTES:

Cr E Kontelj moved, Cr Ellis seconded -

That the Minutes of the Ordinary Meeting held on 23 September 2014 be confirmed and signed.

Carried.

PRESENTATION:

Cr Richards presented the Mayor with a print titled, "Watching the Sun and Listening to the Waves", from the Chinese Painting and Calligraphy Association.

DECLARATIONS OF CONFLICTS OF INTEREST:

Cr Nelson declared an Indirect Interest by Close Association in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that the developers are personally known to him.

Cr S Kontelj declared an Indirect Interest by Close Association in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that the developer(s) are known to him.

Cr E Kontelj declared an Indirect Interest by Close Association in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that the developer is a significant customer of his employer.

Cr Heagney declared an Indirect Interest by a Conflicting Duty in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that she is on the Geelong Cemeteries Trust.

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.

**Cr S Kontelj entered the meeting room at 7.08pm*

Andrew Kelly asked the following questions in respect of Amendment C276:

- 1) I firstly refer to the traffic documentation relied upon by Council to support this amendment. This traffic report is void of any Traffic Impact Assessment which calculates or even tries to predict anticipated traffic levels as a result of the 430 new units of land in the area. The report, based on a one hour midday inspection of the area in July 2013 by its own admission also references limited traffic volume data from March 2013 – all of which is redundant now given the current volumes of new traffic which has been introduced by the Coles shopping centre, the Waurin Ponds train station and the soon to be opened section 4C of the ringroad linking Anglesea Road to Surf Coast Highway and intersecting with Ghazeepore Road. Throw in the level crossing and there is a traffic storm converging on the neighbourhood which is almost certain to endanger lives and increase the risk of catastrophic injury. Is it acceptable for Councillors to have to rely on such flawed information when assessing amendments which impact so negatively on the current neighbourhood and amenities?
- 2) Amendment C276 recommends rezoning in order to fit a subdivision of some 430 blocks – many as small as 300m². Directly opposite this site, to the north of Hams Road is the closest estate to that proposed – Grange Park Estate. This estate consists some 140 lots – each averaging over 1500m² – with covenants that prohibit subdivision, exposed water tanks, exposed clothes lines, tiled roofs or multiple dwellings.

The roads are our footpaths – the place we walk dogs and prams, teach our kids to ride their bikes and often catch up with neighbours for a chin wag. Subdivision applications are consistently rejected, as are applications for other uses such as a childcare centre. With a plethora of mixed density residential options available in the immediate proximity of this land (at the northern end of Grange Park Drive, east of Rossack Drive, immediately adjacent the train station and the 22,000 lost for 65,000 people within the Armstrong Creek urban Growth Zone – and given the Greater Geelong Planning Scheme's own objective is to ensure new development responds to the existing neighbourhood character, is it not better, and fairer, to align any future plans for the site with the existing neighbourhood character and amenity?

Peter Bettess responded the Amendment was exhibited for 30 days providing an opportunity to submit comments for consideration. The next stage for Council will be whether it refers submissions to an Independent Panel set up by the Minister for Planning. A report is being presented to Council on 28 October to consider submissions.

Cr Richards added that Peter Bettess and I will be attending the public meeting on Friday to get feedback from the community around this rezoning process.

**Cr Heagney entered the meeting room at 7.15pm*

Lukas McVey and **Wendy McKinlay** submitted questions prior to the meeting, but as they were not present at the meeting, a written response will be provided.

Jim Haigh asked questions in respect of Amendment C276 and Council's consideration of the existing Boral mining lease, environmental concerns and emergency vehicle access.

Cr Richards responded that Council's Planning Officers are aware of this issue and will be discussed at the next Councillor Briefing on 21 October.

Cr Richards added concerns in relation to the Amendment will be addressed at a public meeting being held on Friday.

Mik Aidt thanked the Councillors for asking for submissions and giving us this opportunity to express our concerns. Thank you for undertaking your research into the controversial onshore gas mining issue, and of evaluating the concerns that have been expressed by the community. What we have seen is that in times when revenue is weak, governments apparently can't resist the royalties from the fossil fuel industry. What they fail to take into account are the longer term consequences for future generations – the expense when citizens begin to sue for their ill health, for instance. My question is: Does a vote for this recommendation mean that we can all celebrate and declare the City of Greater Geelong "Gasfield Free" – just as 25 other Victorian communities have done (including Moriac)? Or does a vote against this recommendation mean that you have declared Geelong open for gas mining?

Cr Richards responded that the question before us tonight is about gas fracking not about climate change, etc. This Council does not control any process to allow fracking to go ahead in the City of Greater Geelong. Council's role is one of advocacy.

Adrian Schonfelder asked the following questions:

What is Geelong Council doing to advocate for Bay West as a new port for Victoria? Given the unemployment rate in Geelong, and especially the youth unemployment rate, shouldn't the Council be pushing for Bay West?

The Mayor responded that Council is open to discussion in respect to the floating of Labor's Bay West plan and supportive of the creation of more jobs in this region.

Has Council considered the option of Pt Henry Pier being used as a cruise ship terminal and ferrying passengers to attractions by coach instead of building an expensive new pier?

Dean Frost responded the Point Henry Pier was not considered in the business case that was developed during 2011 as it was being used to support activities of Alcoa. We have had subsequent conversations with the Port of Geelong who own the pier and their view is that long time use of their pier will remain industrial.

Yarra Street Pier will provide a facility not only for cruise ships berthing but marina protection and the expansion of the Royal Geelong Yacht Club. It also provides a possibility to secure more water based events. Council is looking to use this project as an element to revitalise Central Geelong and the ability for passengers to embark from ships throughout the day into the heart of the City is important.

Evan Hardie asked the following in respect to Sale of Land – Draper Street:

- 1) What action has Council taken or is proposing to take prior to the rezoning, sale and/or gifting of land to provide replacement public open space in this area of old Ocean Grove that preserves general public access and use rights, as has always applied to this recreation reserve land, to ensure compliance with Section 20(4) of the Subdivision Act 1988, irrespective of whether this land has been declared 'surplus' or not?

Peter Bettess responded that the Council resolved when considering Amendment C299 to rezone the land as Residential. If the rezoning is approved by the Planning Minister, Section 20(4) of the Subdivision Act is irrelevant.

- 2) How can Council substantiate their claim to the Independent Panel Hearing of 16 April 2014 that this land was never 'public open space' or a 'reserve'?

Peter Bettess responded the land was zoned Residential in the Geelong Planning Scheme until 2000. The land was zoned Public Park and Recreation by the Planning Minister when the new Greater Geelong Planning Scheme was approved in 2000. The Council in Amendment C299 proposes to return the land to its original zoning. The land was never shown as a reserve for public open space in a plan of subdivision. It is freehold land acquired, gifted and purchased by the Council.

Further submitted questions were taken on notice for a written response.

Jennifer Bantow asked what happened to that strategy plan about 2008 which said there should be an amphitheatre effect keeping the wool stores scale on the waterfront rising to the McKillop Street ridge with high rise in the western wedge?

Our wool-stores precinct which includes the Westfield buildings, the National Wool Museum and the three Deakin buildings is the only one of its kind in the country.

I'm concerned that we have this wonderful basis but there appears to be developments which are a bit ad hoc. At times there seems to be contradictory policies in the planning scheme (ie high rise vs heritage area overlay)?

What are we building on? What is the overall vision? Does Council have a document which is always referred to as the basic starting point, to see if whatever development is being considered fits the vision?

The Mayor responded that with the adoption of the Central Geelong Action Plan this Council is moving forward in the right direction. Council is strong with its heritage background and is proceeding in a very good direction in regard to rezoning and planning. The Mayor further acknowledged Ms Bantow's statements.

PETITIONS:

Cr Nelson presented a petition for the urgent upgrade to the toilet facilities at the Queens Park Golf Pavilion.

The Mayor presented a petition containing approximately 1170 signatures from residents of Geelong urging Council to take a clear stand on gas mining in our area by calling for a total ban on fracking.

1. AMENDMENT C298 COMBINED REZONING AND PLANNING PERMIT APPLICATION (REF: 782/2013) FOR LAND AT 400 MELBOURNE ROAD, NORTH GEELONG

Portfolio:	Planning - Cr Heagney
Source	Planning and Tourism- Strategic Implementation
General Manager:	Peter Bettess
Index Reference	Application: C298

Purpose

The purpose of this report is to consider the Panel report for Amendment C298 and to adopt the amendment.

Summary

- Amendment C298 is Council-initiated and is a combined rezoning and planning permit application considered under section 96A of the Planning and Environment Act 1987.
- The amendment affects land at 400 Melbourne Road, North Geelong. The land comprises a McDonalds restaurant.
- The land is currently part of the Deppeler Park Reserve, which is under Council ownership. The Park Reserve is zoned Public Park and Recreation Zone. No other planning control affects the land.
- The amendment seeks to rezone the land from Public Park and Recreation Zone to Commercial 2 Zone and apply the Environmental Audit Overlay.
- The planning permit (ref: 782/2013) seeks to subdivide the affected land from the Park Reserve and remove the Reserve restriction from the new lot to be created.
- The combined rezoning and planning permit application is justified primarily on the basis that Council wishes to sell the land. Prior to Council selling the land, the correct zone must be applied to the site and it must be subdivided from the Park Reserve.
- The amendment was exhibited between 20 March 2014 and 28 April 2014. Four submissions were received during the exhibition process, including three objections.
- Council considered submissions at an Ordinary meeting of 10 June 2014 and resolved to request the Minister for Planning to appoint an Independent Panel.
- The Minister for Planning appointed an Independent Panel on 19 June 2014. The Panel Chair directed that matters be dealt with via written submissions due to the limited number of parties that requested to be heard.
- During the course of Panel's preparation to consider submissions, the submitters with unresolved objections withdrew their submissions to the amendment. Consequently, the Panel did not have any submissions to consider.
- The Panel recommended that Council adopt Amendment C298 to the Greater Geelong Planning Scheme as exhibited and issue Planning Permit No. 782/2013 subject to the conditions specified in the exhibited Draft Planning Permit.
- It is recommended that Council adopt the amendment and planning permit as exhibited in order to facilitate the sale of the land.

Cr Heagney moved, Cr E Kontelj seconded -

That Council, having considered Amendment C298 to the Greater Geelong Planning Scheme and Planning Permit 782/2013:

- 1) adopts Amendment C298 in the form attached in Appendix 6;**
- 2) recommends to the Minister for Planning that Planning Permit 782/2013 be granted pursuant to Section 96G of the Planning and Environment Act 1987 in the form attached in Appendix 7; and**
- 3) submits the adopted amendment with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

The combined planning scheme amendment and planning permit application is necessary to facilitate the sale of Council-owned land by applying the appropriate land use zone, planning overlay and subdividing the land from the Park Reserve.

The amendment affects land at 400 Melbourne Road, which contains a McDonalds restaurant. A site location plan is included in Appendix 1. The McDonalds restaurant operates on land zoned Public Park and Recreation Zone. (See Appendix 2 Existing Zoning)

The amendment will rezone the affected land containing the McDonalds restaurant from Public Park and Recreation Zone to Commercial 2 Zone and apply the Environmental Audit Overlay. (See Appendix 3 Proposed Rezoning)

The Planning Permit (ref: 782/2013) will subdivide the affected land from the Park Reserve creating a new lot. The permit will also remove the Reserve restriction from the lot to be created.

On 22 October 2013, Council resolved to support the preparation and exhibition of the combined rezoning and planning permit application.

The combined application was exhibited between 20 March 2014 and 28 April 2014.

The exhibition period resulted in a total of four submissions. A list of submitters is provided at Appendix 4.

VicRoads advised it has no objection to the amendment.

Three objecting submissions were received from Geelong residents. The submissions raised the following issues: opposed the loss of recreational open space; that the park requires upgrading including landscaping; queried why a new McDonalds restaurant is necessary; the reason for rezoning the land to a commercial zone; and who will profit from the rezoning.

The objectors misinterpreted the purpose of the amendment and planning permit application. During the consideration of submissions stage, Council officers endeavoured to rectify this issue by making contact with submitters.

Council officers were successful in resolving one objection. The objector stated that Geelong has enough McDonalds restaurants and advised that there is no reason for any more junk food outlets. After speaking with the objector and explaining the purpose of the amendment, the objector wrote to Council and requested that the objection be withdrawn on the basis that there is an existing McDonalds outlet at the site.

On 10 June 2014, Council resolved to request the Minister for Planning to appoint an Independent Panel to hear all submissions to the amendment, including the two outstanding objecting submissions.

Discussion

The Minister for Planning appointed an Independent Panel on 19 June 2014. A one person Panel consisting of Chair, Sue Porter, conducted Panel proceedings.

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

The Panel made a number of Directions about the exchange of submissions. The exchange of submissions commenced on 1 August 2014.

During the course of the Panel proceedings, the two objecting submitters wrote to Planning Panels Victoria advising that they wish to withdraw their submissions.

Consequently, the Panel stated that on the basis that all objecting submissions have been withdrawn, it recommends:

“That Council adopt Amendment C298 to the Greater Geelong Planning Scheme as exhibited and issue Planning Permit 782/2013 subject to the conditions specified in the exhibited Draft Planning Permit.”

The Panel also advised the following:

“It should be noted that this is a formal recommendation made in the circumstances stated and that the Panel has not considered the substance of the submissions referred to it or the merits of the Amendment or Planning Permit application.”

The Panel’s report was received on 5 August 2014. A copy of the Panel Chair’s recommendation is included in Appendix 5.

The combined rezoning application and planning permit will result in a good planning outcome. By applying the appropriate zone to the subject land and subdividing the said land from the Park reserve, this will enable Council to sell the land.

Environmental Implications

It is unlikely that the amendment and planning permit will create any adverse environmental issues. The amendment will ensure that existing on-site environmental conditions are suitable for any future sensitive land uses by introducing a planning control, namely the Environmental Audit Overlay.

Financial Implications

There will be associated planning scheme amendment costs (amendment fees and panel costs) as part of the implementation process given this is a Council-initiated amendment. These costs can be accommodated within the existing department budget.

Policy/Legal/Statutory Implications

Amendment C298 is consistent with the State and Local Planning Policy Frameworks, that comprise part of the Greater Geelong Planning Scheme, as outlined below.

The State Planning Policy Framework is relevant to the assessment of this proposal in so far as it discusses the use of contaminated and potentially contaminated land, at Clause 13.03-1 and the importance of planning facilitating economic development at Clause 17.

Clause 13.03-1 states that the objective is:

“To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.”

The strategy for Clause 13.03-1 requires applicants to provide adequate information on the potential for contamination to have adverse effect on the future land use, where the subject land is known to have been used for industrial, mining or the storage of chemicals, gas, wastes or liquid fuel.

Clause 17 Economic Development states:

“Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.”

The amendment satisfies the above requirements of planning in so far as facilitating decisions and resolving land use conflicts so that the City of Greater Geelong can build on its strengths and achieve its economic potential.

The Local Planning Policy Framework is relevant in so far as applying the Environmental Audit Overlay and the application of a commercial zone to recognise an established retail activity.

The introduction of Clause 45.03 Environmental Audit Overlay (EAO) to the land is considered a logical proposal. The purpose of the EAO is:

“To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.”

An EAO is required because the Commercial 2 Zone allows sensitive uses such as a childcare centre.

Clause 45.03 requires:

Before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

Clause 22.03 Assessment Criteria for Retail Planning Applications requires that applications involving a planning scheme amendment in or adjoining existing activity centres clearly establish a retail need for such use and development and demonstrate that there are no adverse impacts on the operation of the retail activity centres hierarchy. The subject land is adjacent to an existing commercial precinct which forms part of the broader Geelong North Homemaker precinct. The proposed rezoning will in effect extend the commercial precinct to include the subject land. Given the historical commercial use of the site, it is considered there will be no adverse impacts on the operation of the homemaker precinct.

Alignment to City Plan

The amendment aligns with the City Plan's strategic direction, How We Do Business, and the priority relating to "Responsible and Sustainable financial management". The amendment will assist Council in maintaining a strong financial position by rezoning, subdividing and selling the subject land.

Officer Direct or Indirect Interest

No Council officers involved in the proposed rezoning and planning permit have a direct or indirect interest in matters contained in this report.

Risk Assessment

There are no significant notable risks that would arise as a consequence of the combined planning scheme amendment and planning permit.

Consideration has been given to the previous use of the site, which formed part of a landfill between the 1950's and 1970's. It is proposed that the Environmental Audit Overlay will be applied to the affected land to ensure that if a sensitive use is proposed in the future, the requirements of the Greater Geelong Planning Scheme and Ministerial Direction No.1 Contaminated Land, will be complied with, where relevant.

The preparation of the planning scheme amendment is in accordance with the requirements of Ministerial Direction No.1.

Social Considerations

The planning scheme amendment is unlikely to result in any adverse social impacts on adjoining land uses. The site has been used by McDonalds Australia Ltd. since the 1980's and will remain in commercial use as a consequence of the proposed rezoning from Public Park and Recreation Zone to Commercial 2 Zone. One of the purposes of the Commercial 2 Zone is to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Human Rights Charter

The amendment will not impact on any basic rights, freedoms, 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 Planning Panel.

Consultation and Communication

The Panel process afforded C298 submitters an opportunity to be heard by an Independent Panel appointed by the Minister for Planning. No submitter made a request to be heard.

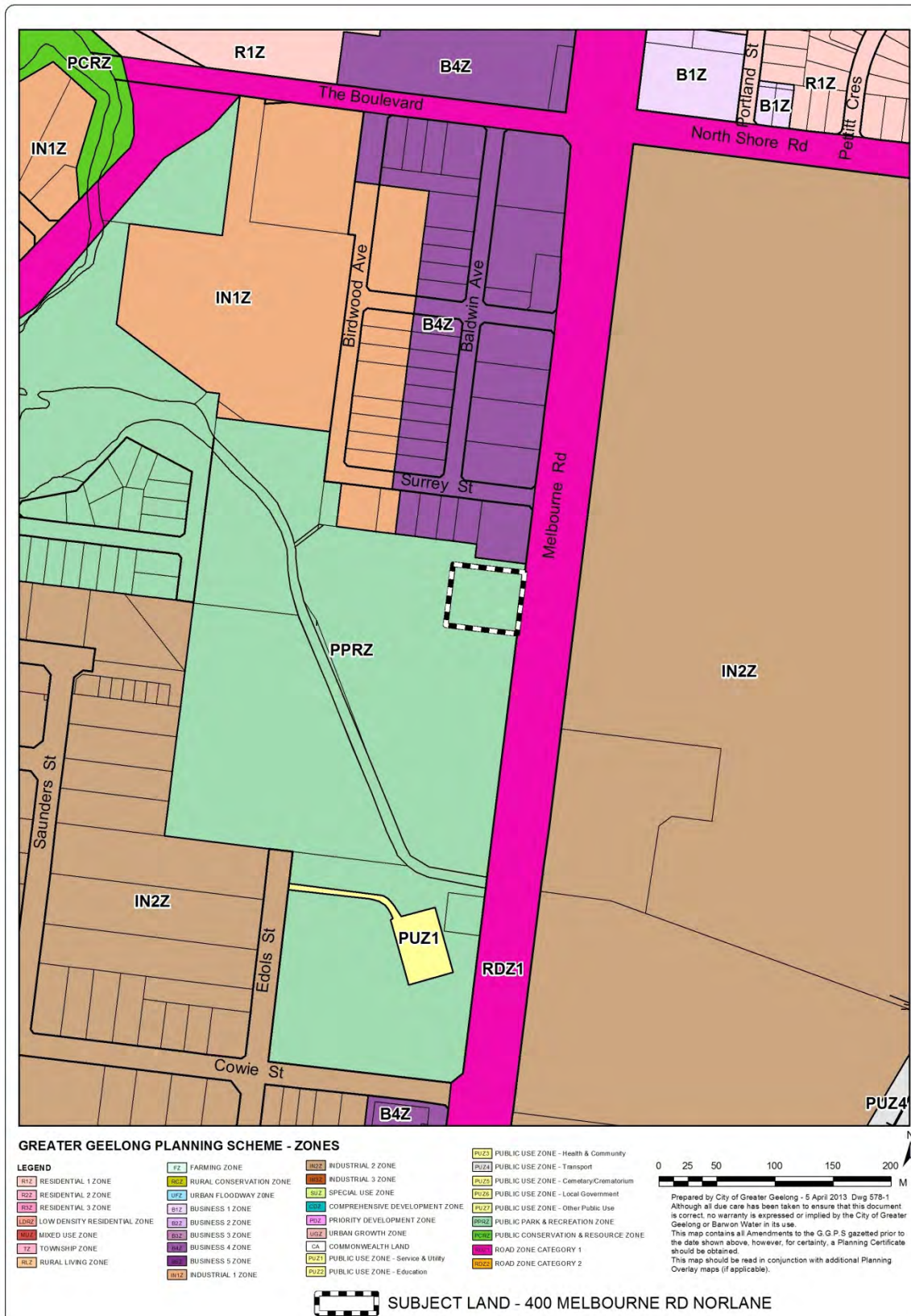
Once Council has resolved to adopt the combined rezoning and planning permit application, Council officers will submit the adopted amendment to the Minister for Planning for approval. The Minister for Planning has 40 business days to approve the amendment.

Upon approval of the amendment by the Minister for Planning, the amendment will be gazetted and implemented into the Greater Geelong Planning Scheme.

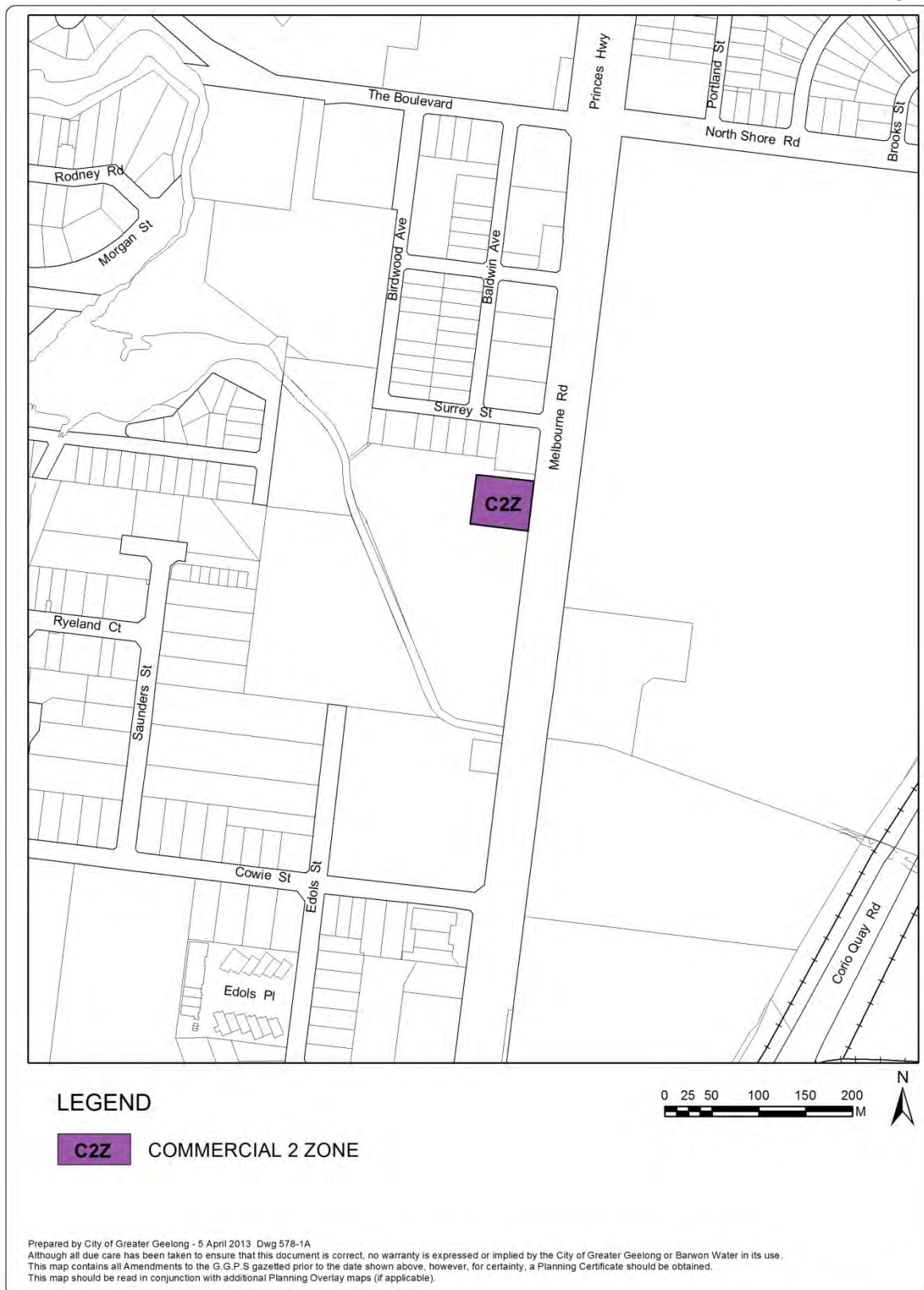
Appendix 1 Site location plan



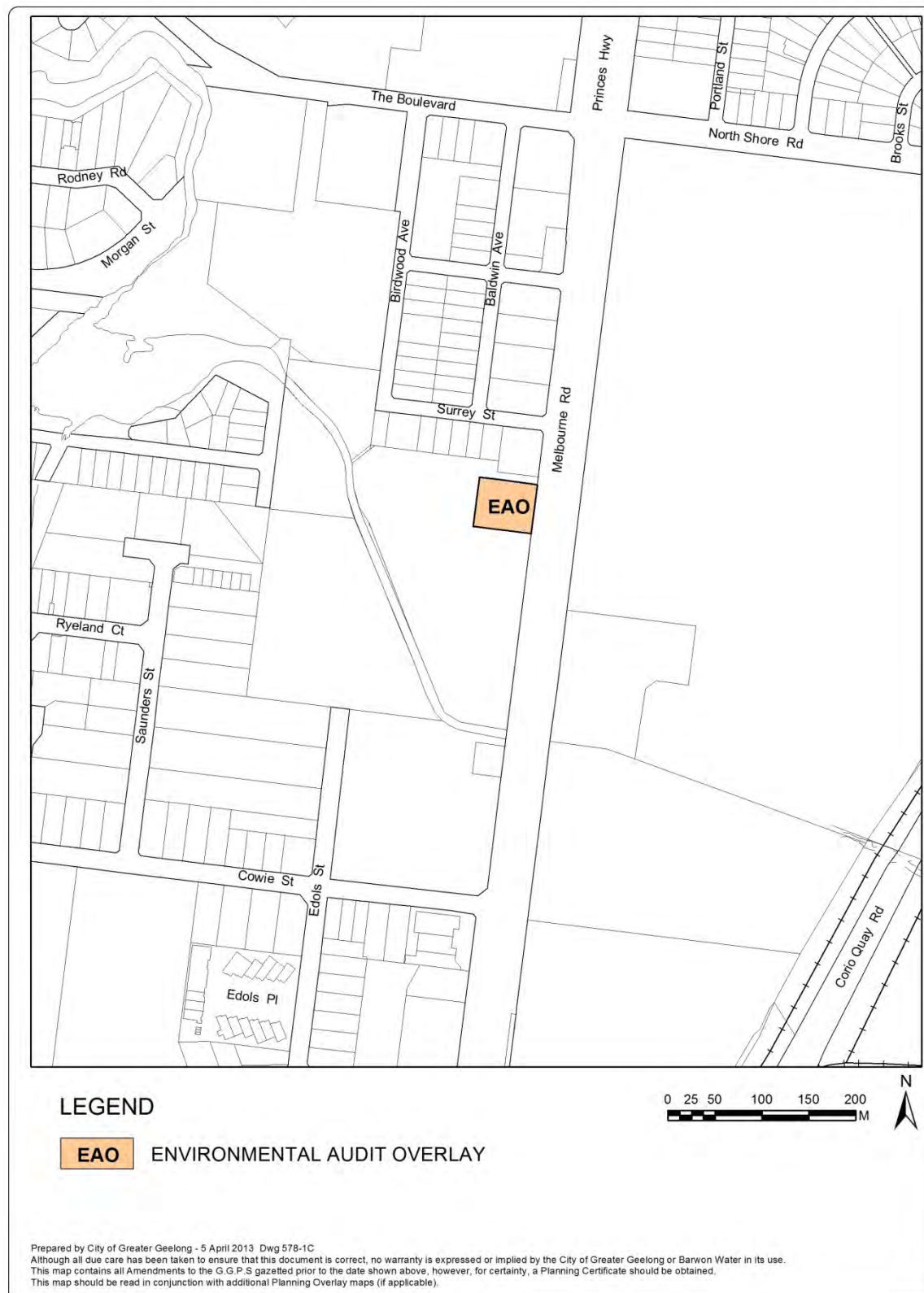
Appendix 2 Existing Zoning



Appendix 3 Proposed Zoning and Overlay
Page 1



Appendix 3 Proposed Zoning and Overlay Page 2



Appendix 4 List of submitters

Name	Address	Type
VicRoads	PO Box 775 GEELONG VIC 3220	Submission
Ken Best	87 Ernest St, BELL POST HILL VIC 3215	Objection <i>(Withdrawn)</i>
Barbara McMahon	36 St Albans St, ST ALBANS VIC 3219	Objection <i>(Withdrawn)</i>
John Wyllie	3/53 Isabella Street, GEELONG WEST, VIC 3218	Objection <i>(Withdrawn)</i>

Appendix 5 Panel recommendation

Amendment C298 to the Greater Geelong Planning Scheme and Planning Permit Application 782/2013
Report of the Panel | 5 August 2014

The Amendment

Under the provisions of sections 153 and 96b of the *Planning and Environment Act 1987*, the Minister for Planning appointed Sue Porter as a Panel to consider Amendment C298 to the Greater Geelong Planning Scheme and Planning Permit Application 782/2013.

The Amendment proposes to rezone 400 Melbourne Road, North Geelong from Public Park and Recreation Zone (PPRZ) to Commercial 2 (C2Z) and apply the Environmental Audit Overlay (EAO) to the land to be rezoned. The Planning Permit Application (782/2013) seeks to subdivide the affected land from the balance of the Park Reserve, remove the Reserve restriction from the land being subdivided and include a carriageway easement for the lot to be created.

The City of Greater Geelong is the Planning Authority for the Amendment.

Withdrawn Submissions

Four submissions were referred to the Panel:

- VicRoads;
- Ken Best;
- Barbara McMahon; and
- John Wylie.

The Panel has been advised by the City of Greater Geelong that the parties who lodged objecting submissions have now withdrawn their submissions and no longer seek changes to the Amendment.

Recommendation

On the basis that all objecting submissions have been withdrawn, the Panel makes the following recommendation:

1. **That Council adopt Amendment C298 to the Greater Geelong Planning Scheme as exhibited and issue Planning Permit No 782/2013 subject to the conditions specified in the exhibited Draft Planning Permit.**

It should be noted that this is a formal recommendation made in the circumstances stated and that the Panel has not considered the substance of the submissions referred to it or the merits of the Amendment or Planning Permit Application.

Appendix 6 Amendment documents for Adoption

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C298

INSTRUCTION SHEET

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

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

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

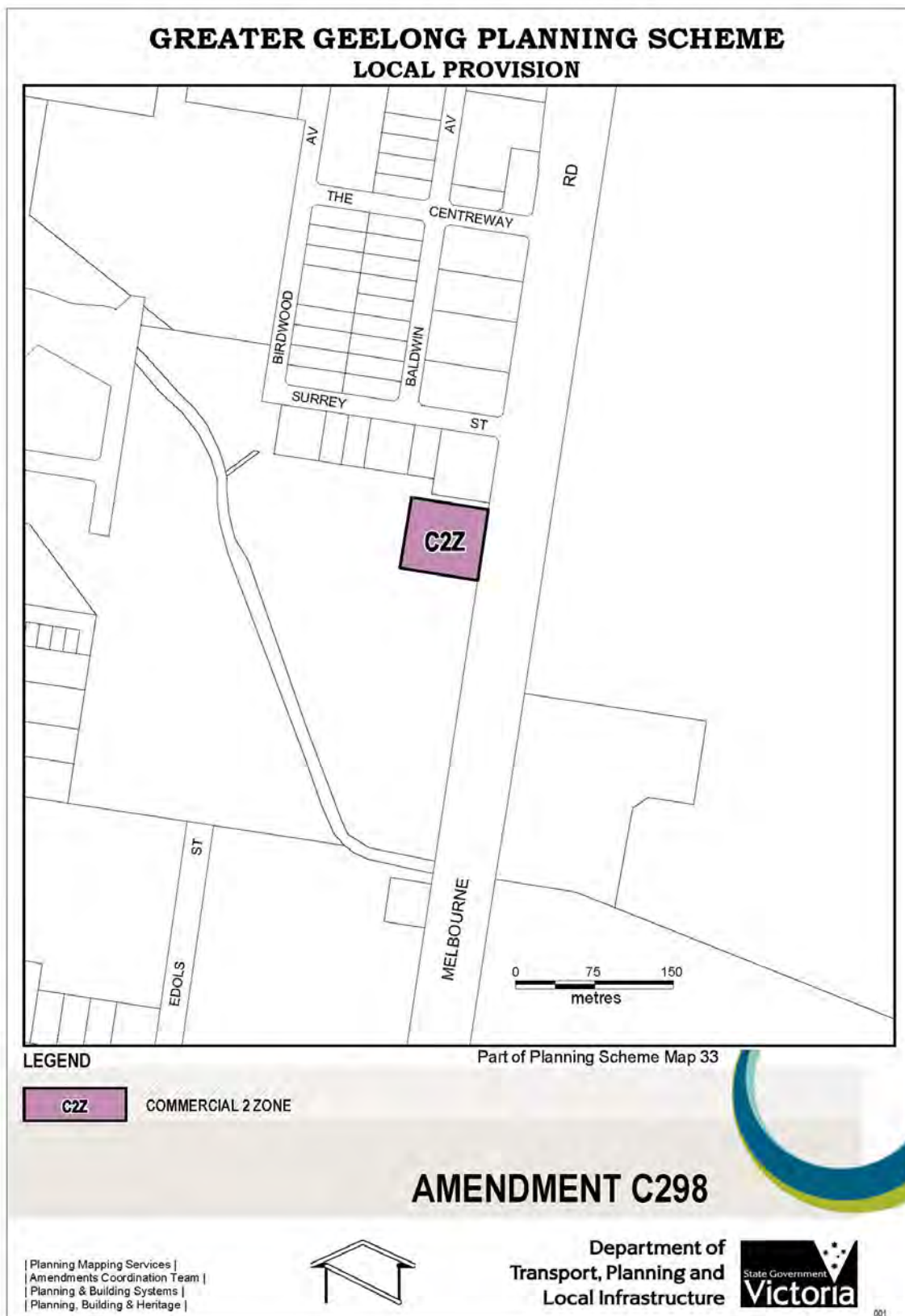
Zoning Maps

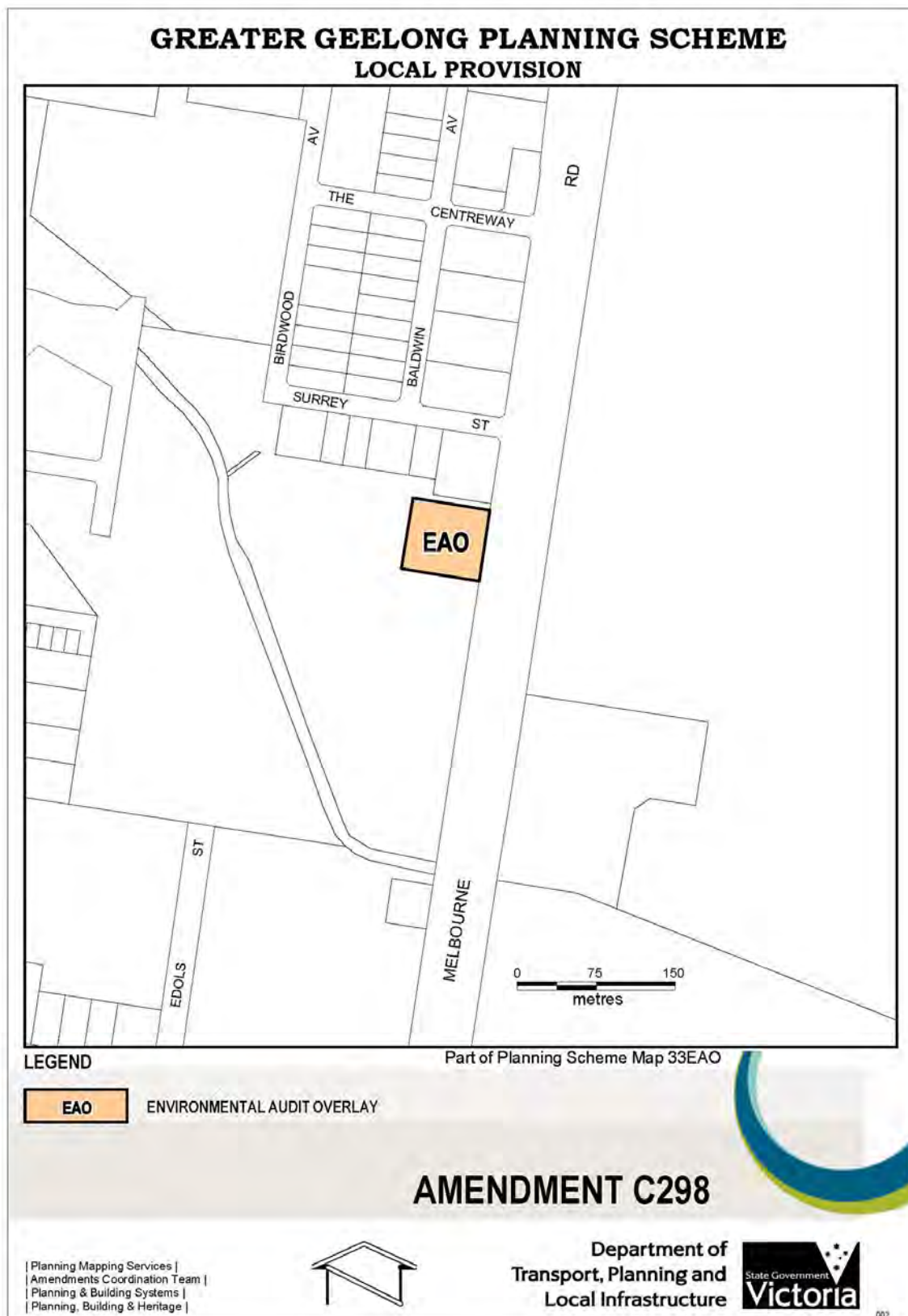
1. Amend Planning Scheme Map No.33 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C298".

Overlay Maps

2. Amend Planning Scheme Map No.33EAO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C298".

End of document





Appendix 7 Final Planning Permit 782/2013

Planning and Environment Regulations 2005 Form 9

PLANNING PERMIT

Permit No.: 782/2013

Planning Scheme: Greater Geelong Planning Scheme

Responsible Authority: City of Greater Geelong

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

ADDRESS OF THE LAND:

400 Melbourne Road, North Geelong

THE PERMIT ALLOWS:

Removal of the Reservation from the whole of Reserve No. 1 on PS424106U, the Creation of Lot 1 and Reserve No. 1 (3 parts) on PS616247F and the Creation of an Easement (E-1)

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Endorsed Plans

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

Drainage

2. The site must be drained to the satisfaction of the Responsible Authority.

Subdivision Conditions

3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
5. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Permit Expiry

Date Issued: DRAFT (INSERT
DATE)

Date Permit comes into
operation: Not Specified
(or if no date is specified, the permit
comes into operation on the same day as
the amendment to which the permit
applies comes into operation)

Signature for the Responsible
Authority

Planning and Environment Regulations 2005 Form 9

6. This permit as it relates to subdivision will expire if one of the following circumstances applies:
- a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
 - b) A statement of compliance is not issued within five (5) years of the date of certification.
- The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
7. The permit shall expire as it relates to the removal and creation of the reserve, if the documentation required to remove/create the reserve is not lodged with the Titles Office within twelve (12) months of the date of this permit unless extended in writing by the Responsible Authority.

Note:

1. *The subject land is located within close proximity to a former Landfill Site and any intrusive and/or ground disturbance works must have regard to the Landfill BPEM (Best Practice Environmental Management), Publication 788.1, Siting, Design, Operation and Rehabilitation of Landfills, September 2010).*

Date Issued: DRAFT (INSERT DATE)	Date Permit comes into operation: Not Specified (or if no date is specified, the permit comes into operation on the same day as the amendment to which the permit applies comes into operation)	Signature for the Responsible Authority
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Planning and Environment Regulations 2005 Form 9

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

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

WHEN DOES THE PERMIT BEGIN?

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

WHEN DOES A PERMIT EXPIRE?

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

WHAT ABOUT APPEALS?

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

Cr Nelson declared an Indirect Interest by Close Association in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that the developers are personally known to him, and left the meeting room prior to discussion at 7.43pm.

Cr S Kontelj declared an Indirect Interest by Close Association in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that the developer(s) are known to him, and left the meeting room prior to discussion at 7.43pm.

Cr E Kontelj declared an Indirect Interest by Close Association in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that the developer is a significant customer of his employer, and left the meeting room prior to discussion at 7.43pm.

Cr Heagney declared an Indirect Interest by a Conflicting Duty in Agenda Item 2 – Amendment C259 – Horseshoe Bend Precinct Structure Plan Adoption in that she is on the Geelong Cemeteries Trust, and left the meeting room prior to discussion at 7.43pm.

2. AMENDMENT C259 - HORSESHOE BEND PRECINCT STRUCTURE PLAN ADOPTION

Portfolio:	Planning - Cr Heagney
Source	Planning & Tourism - Planning Strategy & Urban Growth
General Manager:	Peter Bettess
Index Reference	Amendment C259

Purpose

Council is being asked to resolve to adopt the Horseshoe Bend Precinct Structure Plan and request that the Minister for Planning approve the amendment and incorporate the Horseshoe Bend Precinct Structure Plan, and associated documents, into the Greater Geelong Planning Scheme.

Summary

- The amendment applies to land known as the Horseshoe Bend Precinct in the Armstrong Creek Urban Growth Area. The precinct is generally bounded by Reserve Road to the north, the Barwon River floodplain to the east, Burvilles Road to the south and Surf Coast Highway and Barwarre Road to the west.
- Approval of the Horseshoe Bend Precinct will result in the development of the fifth of the seven precincts that make up the Armstrong Creek Urban Growth Area.
- The amendment proposes to:
 - include the Horseshoe Bend Precinct Structure Plan (PSP) in the Greater Geelong Planning Scheme as an incorporated document,
 - apply a Development Contributions Plan Overlay (DCPO) to the Precinct, and include the Horseshoe Bend Development Contributions Plan (DCP) as an incorporated document in the Greater Geelong Planning Scheme,
 - include the Horseshoe Bend Native Vegetation Precinct Plan (NVPP) in the Greater Geelong Planning Scheme as an incorporated document,

- apply a Public Acquisition Overlay (PAO), in VicRoads name, to land set aside for the Armstrong Creek East West Link Road and allow modification to the existing PAO along Barwon Heads Road to allow for ultimate road widening.
- The Horseshoe Bend Precinct developer and landowner consortium have, in close consultation with Council officers, prepared a PSP, NVPP and DCP. The DCP ensures that levies are collected to enable infrastructure associated with the implementation of the PSP, and that these items are equitably funded.
- The DCP rate for the Precinct is \$267,831 per hectare (residential) and \$166,209 per hectare (commercial). Figures are in July 2012 dollars.
- The Horseshoe Bend PSP, DCP and NVPP were formally exhibited between the 5th December 2013 and the 17th January 2014.
- At the conclusion of the exhibition period a total of 42 submissions had been received. These submissions represented the interests of individual landholders, developers, State Government agencies and servicing authorities.
- The submissions covered a broad array of issues, of both a major and minor nature. The significant issues included, but were not limited to:
 - Nomination of Housing Density
 - Location of the Powercor sub-station
 - Application of a Public Acquisition Overlay for proposed Sparrovale wetlands, Powercor sub-station and transit corridor
 - Barwon Water Sewer easement
 - Development Contributions
 - Sparrovale wetlands implementation costs
 - Greenways
- As Council officers were unable to resolve all of these issues Council resolved, at their meeting of 22nd April 2014, to request the Minister for Planning appoint an independent Panel.
- A Panel Hearing was conducted on the 10-12 June 2014 at the offices of Planning Panels Victoria in Melbourne and on June 18 in the Council Chamber at the City of Greater Geelong Town Hall.
- An independent Panel Report was issued by Panels Victoria on 29 July 2014.
- The purpose of this report is to discuss the content of the Panel Report, recommend that Council adopt Amendment C259 and request that the Minister for Planning approve the amendment to incorporate the Horseshoe Bend PSP, DCP and NVPP into the Greater Geelong Planning Scheme.

Cr Macdonald moved, Cr Richards seconded -

That Council, having considered the independent Panel Report to Amendment C259 to the Greater Geelong Planning Scheme, resolves to:

- 1) adopt Amendment C259 in the form as outlined in Appendix 2 of this report;**
- 2) submit the adopted Amendment with the prescribed information to the Minister for Planning requesting approval.**

Carried.

Background

Council resolved, at its meeting of 22 April 2014, to request that the Minister for Planning appoint an independent Panel to review and consider all submissions to the Horseshoe Bend PSP.

The Minister for Planning appointed a Panel of three independent members with a wide range of expertise particularly relating to the main themes of submissions.

The Panel Hearing was conducted over a period of four (4) days commencing on June 10 2014 and concluding on June 18 2014.

A total of eight (8) submitters made formal presentations to the Panel. The Panel also considered all the written submissions.

Discussion

Amendment C259 proposes to incorporate the Horseshoe Bend Precinct Structure Plan (HBPSP), Horseshoe Bend Development Contributions Plan (HBDGP) and Horseshoe Bend Native Vegetation Precinct Plan (HBNVPP) into the Greater Geelong Planning Scheme.

The HBPSP details the forward planning that will guide the future urban development of approximately 638 hectares of currently rural land located in the heart of the Armstrong Creek Urban Growth Area (ACUGA).

A plan of the HBPSP area is attached at Appendix 1. The precinct is bounded by Reserve Road to the north, an irregular eastern boundary comprising Sparrovale Road, Charlemont Road and Batten Road, Burvilles and Boundary Roads to the south and the Surf Coast Highway and Geelong Railway line to the west and north-west.

The amendment was formally exhibited between 5th December 2013 and 17th January 2014. A total of 42 submissions were received from landholders, developers, servicing authorities and government and non government agencies.

An independent Panel was appointed, by the Minister for Planning, with the Hearing held between 10th – 18th June 2014.

Prior to commencement of the Panel Hearing, Council officers continued to negotiate with submitters in an attempt to reach agreement on issues raised in submissions. As a result of these discussions the number of submitters, and consequently issues, referred directly to Panel was significantly reduced.

The Panel were keen to ensure that they fully understood which issues had been resolved through negotiation and which issues remained outstanding. To this end, the Panel issued a Direction requiring that Council officers provide a '*Statement of Agreed and Not Agreed Matters*' to be signed off by Council officers and the relevant submitter prior to commencement of the Panel Hearing. The document was then required to be tabled on the morning of Day 1.

To enable preparation of the Panel requested statement, Council officers directly contacted each of the 42 submitters. Each submitter was provided with a written summary of their submission and the Council response to each of the issues raised. The submitter was then asked to nominate whether they felt that the issue had been resolved or whether it remained in contention.

The Panel assessed all outstanding issues and submissions made during the exhibition period. A detailed discussion of key matters is included later in this report.

In summary, the Panel concluded that:

- The Amendment is supported by, and implements the relevant sections of the State and Local Planning Policy Framework;
- The proposed for urban development in the Horseshoe Bend Precinct is strategically justified and generally consistent with the provisions of the adopted ACUGP;
- The proposed HBPSP provides a sound basis to guide future urban development within the Precinct; and
- It is not appropriate to exclude particular land parcels from the Precinct Structure Plan as requested in a number of submissions.

To better understand the basis behind the Panel recommendations the following summary details the submitter issue, Council response to the issue and the Panel recommendation(s).

Issue 1: Housing density and diversity

A number of the landholders within the HBPSP area submitted on the issue of a lower housing density being nominated for their landholdings. The submitters believe that the reduction in nominated density for their landholdings, from the 'conventional' rate of 15 dwellings per net developable hectare to 12 dwellings per net developable hectare ultimately makes their land less valuable and less likely to be developed.

Council response

Council noted that the nomination of 12 dwellings per hectare is a minimum only and the subject of further detailed design when a sub-precinct plan (as required by the PSP) is prepared by landholders and endorsed by Council.

Council's nomination of 12 dwellings per hectare is also directly related to constraints associated with smaller landparcels including size, shape and land specific encumbrances. Council is concerned that mandating a 15 dwelling per net developable hectare minimum of these landparcels may result in development of the sub-precincts being delayed or rendered economically unviable.

Panel conclusion and recommendations

'The Panel endorses the proposals for housing density and diversity incorporated in the HBPSP and revised in Document 25.

Given the particular constraints applying to some properties, especially within sub-precinct C, the Panel considers that Council exercise some discretion in considering subdivision applications for individual properties that do not meet the specified minimum density, provided that the approval process for the relevant sub-precinct Development Plan has demonstrated that the best efforts have been made to achieve the specified minimum densities on a sub-precinct wide basis' (Page 12).

Council Response to Panel conclusion and recommendations

Agreed. Assuming that satisfactory design rigour has been applied to the development of sub-precinct plans for sub-precinct B and C, Council officers will utilise discretion when considering applications that do not specifically meet the housing density targets nominated in the HBPSP.

Issue 2: Activity Centres

A couple of submitters raised concerns relating to the location of the Neighbourhood Activity Centre (NAC) and the Local Activity Centres (LAC) in so far as the location differed from the location nominated on the Armstrong Creek Urban Growth Plan

(ACUGP). In addition, one submission argued for the nominated maximum floorspace for the NAC to be increased from the current figure of 7,000 square metres to 8,800 square metres.

Council response

Deviation from the Armstrong Creek Urban Growth Plan consists of the NAC moving entirely to the eastern side of Horseshoe Bend Road as a component of a hub that also contains the school site and the regional active open space. This adjustment was based on detailed site assessment and the locational requirements of the facilities.

It must also be noted that the Armstrong Creek Urban Growth Plan provided the strategic basis upon which the more detailed master planning required of a PSP could be undertaken. As a result, there was always envisaged to be modification to the ACUGP as an outcome of further detailed design and refinement.

With regard to the issue of increasing the maximum floorspace for the NAC from 7,000 to 8,800 square metres Council has clearly initiated a defined retail hierarchy across the ACUGA through the application of floorspace limits. Council officers believe that without the ability to limit retail floorspace in both the NAC and LAC's there is an immediate threat to the economic viability and early provision of the Armstrong Creek Town Centre.

Panel conclusions and recommendations

'The Panel supports the proposed shifts in the location of the NAC and north-western LAC. The Panel considers that the planning principles being adopted for development of the NAC and LAC are appropriate and should result in the provision of effective and attractive hubs for the local community.'

The imposition of floor space caps for Activity Centres can be argued to be inconsistent with the intent of current Government policy. However the Panel is satisfied that in relation to this Amendment, such floor space limits can be justified at least as an interim measure in the light of the localised role of the centres in question and the need to establish the proposed activity centre hierarchy within the ACUGA' (Page 14).

Council response to Panel conclusions and recommendations

Agreed. No further modification to the PSP or associated documentation is required.

Issue 3: Open Space

The Catholic Education Office submitted to Panel that the central area of active open space, shown on the eastern side of Horseshoe Bend Road and surrounded by Sub-Precinct B, should be relocated to the western side of Horseshoe Bend Road to directly abut the northern boundary of the Catholic school site.

In their presentation to Panel, the Catholic Education Office revealed that a review of the total land required for school provision on their site results in 5.7 hectares of land that is surplus to their requirements. The CEO envisaged that, should the proposal to relocate the active open space be adopted, Council will be required to purchase their surplus land in addition to another 2.5 hectares from surrounding landholders.

Council response

The active open space within the HBSP has been evenly distributed across the precinct to ensure that principles of equal access and walkability are met. Should the active open space be relocated there is a significant risk that the facilities become less accessible to the surrounding residential area it has been located to serve.

The Catholic School proposal also represents a topographical challenge, and a resultant unforeseen cost impost in establishing the open space, as the land falls significantly towards the north. This results in the requirement for significant cut and fill and the potential to need more land than currently budgeted for to provide accessible open space.

Council also believe that the development of the active open space, in the location shown on the exhibited HBPSP, would ensure excellent accessibility to students attending the Catholic School.

Panel conclusions and recommendations

'.....What is clear is that as yet, no detailed comparative estimate has been prepared of the full cost of developing the proposed active open space on the site proposed by the CEO rather than that preferred by Council and identified in the exhibited HBPSP.

In the absence of such a full cost estimate, and given the competing views expressed by Council and the CEO, the Panel is not satisfied that a convincing case has been made for the relocation of the active open space reserve.....

The Panel does not support any change to the location of active open spaces as set out exhibited {sic.} Precinct Structure Plan' (Page 16).

Council response to Panel conclusions and recommendations

Agreed. The HBPSP will be modified to reflect the reduction in the size of the catholic school site but no changes will be made to the proposed location of the central active open space.

Issue: Transport Planning – East West Link Road

A number of submitters objected to the nomination in plans of the Geelong Ring Road extension in the exhibition version of the PSP plans and documents. .

One submitter requested that the Armstrong Creek East West Link Road alignment should be moved further south to avoid impact on their landholding.

Council response

Council agreed that the documents would be modified to replace 'Geelong Ring Road Extension' with 'Armstrong Creek East West Link Road' as part of the final amendment package prior to submission to the Minister for Planning.

With regard to the alignment of the Armstrong Creek East West Link Road, the alignment has been established for a number of years through the Armstrong Creek Urban Growth Area planning processes. The road, when constructed, will also be required to link to Baanip Boulevard, which is currently under construction on the western side of the Surfcoast Highway. Movement of the alignment further south will make this direct connection impossible and result in a costly financial impact on existing and planned major services along the Surfcoast Highway.

Issue 4: Transport Planning

4(a) Road Network within Horseshoe Bend

A number of submissions questioned the nominated road reservation width for Boundary Road and stated that there was no justification for the ultimate cross section of Boundary Road, as nominated in the HBPSP. The ultimate cross section for Boundary Road has made allowance for a four lane road which submitters argue is not justified by the supporting traffic modelling.

Council response

The reservation width, and ultimately the four lane set out of Boundary Road, is considered necessary as Boundary Road is one of only two collector roads that will provide east-west connectivity across the Armstrong Creek Urban Growth Area. The ultimate set out of Boundary Road only requires an additional two metres within the road reservation, with the ultimate change from two lanes to four lanes as a result of linemarking and the movement of kerb and channel.

4(b) Transit corridor

Some submitters raised the issue of funding of the transit corridor, which is nominated as a north-south connection through the Armstrong Creek Urban Growth Area, through the HBDP.

The transit corridor moves through the Horseshoe Bend, Armstrong Creek Town Centre and Armstrong Creek East Precinct Structure Plan areas and is already nominated as a cost in the Development Contributions Plans of each of these precincts.

Council response

It is Council's preference that the State takes over the funding responsibility of this key piece of public transport infrastructure. As no such funding arrangement has been able to be secured, the Council has been forced into a position of alternate funding through Development Contributions Plans. This mechanism has been employed to ensure that the opportunity to provide for public transport through the ACUGA, and ultimately further south to Torquay is not lost.

4(c) Shared path network

The suitability of both pedestrian and cycling use of pathways and the inclusion of signalised pedestrian crossings within the HBPSP were both issues raised in submissions.

Council response

The proposed design of shared pathways complies with the relevant Australian Standards. The locations of pathways have been clearly determined to be in alignment with the strong grid network of roads across the ACUGA which results in major road crossings for pedestrians and cyclists occurring at signalised intersections.

With regard to the issue of provision of signalised pedestrian crossings, Council believe that the location of these crossings is difficult to determine at the precinct planning level. Detailed design of subdivision layouts will assist in correct placement of proposed signalised pedestrian crossings should they be required at development stage.

Panel conclusions and recommendations

'The Panel endorses the key elements of the transport planning for Horseshoe Bend as representing a sound and sustainable response to meeting the future movement needs of the population of Horseshoe Bend and the Armstrong Creek Urban Growth Area.

The Panel supports:

- *Amendment of the PAO for the East-West Link Road to reflect the final boundaries of the road reservation agreed between VicRoads, Council and landowners;*
- *Council's decision to adopt a uniform four lane reservation for Boundary Road;*

- *Amendment of the exhibited DCP to remove the local access road within the DFC landholding as agreed between Council and DFC during the course of the Hearing;*
- *The inclusion of the proposed transit corridor within the HBPSP and HBDCP; and*
- *The Council's proposals for the shared path network in the Horseshoe Bend as set out in the HBPSP' (Page 21).*

Council response to Panel conclusions and recommendations

Agreed. No modification to documents is required.

Issue 5: Drainage

The development of the HBPSP area is, to a large extent, predicated upon the purchase and development of two low lying properties which are outside the eastern boundary of the HBPSP area.

The acquisition and development of the proposed wetlands will result in additional land for urban development within the HBPSP and create both an environmental and community asset for the HBP.

A number of submitters, realising the importance of the wetland in the development of the HBPSP, suggested that a Public Acquisition Overlay (PAO) be applied to the site with Council nominated as the acquiring authority. And, whilst there was general acceptance that the acquisition of the wetland be funded by the HBDCP, submissions questioned the application of a cost in the DCP for a 10 year management/development and maintenance plan for the wetland.

In addition, one submitter raised concern about the potential for flooding of his property and the subsequent impact upon the viability of his business.

Council response

Council acknowledges that the development of a maximum area of 25% of the HBPSP area is dependent upon the purchase of the two properties in question but believe that a PAO is only required if the land is to be compulsorily acquired. Council's preference is to negotiate purchase first and only consider a PAO should negotiations fail.

The 10 year implementation/management plan reflects the realistic requirements of implementation of such a unique and complex environmental system in significantly degraded farmland. Council have engaged both stormwater and environmental experts to peer review and proposal and, whilst it is acknowledged that there may be limited possible savings, the plan has been found to be sound in its assumptions.

Panel conclusions and recommendations

'The Panel supports Council's proposal for development of the Sparrovale wetlands as the central element of the drainage infrastructure for Horseshoe Bend Precinct Structure Plan.

The proposed wetlands – located outside Horseshoe Bend Precinct – will provide environmental and recreational benefits to the community, in addition to managing stormwater, while freeing up additional land in the Precinct for development.

The Panel finds that the drainage costs included in the Horseshoe Bend Development Contributions Plan (including the 10 year development/maintenance costs), with the minor reductions proposed by Council, are reasonable.

Land acquisition by negotiation for the proposed wetlands was concluded to be an acceptable approach.

The Panel accepts the advice of Council's experts that Mr Balog's property is unlikely to be adversely affected by the proposed development of the Sparrovale wetlands and encourages Council to liaise further with Mr Balog to provide him with suitable assurances.

The Panel accepts the Horseshoe Bend Stormwater Management Strategy including purchase by Council of the Sparrovale lands and development of the proposed Sparrovale wetlands' (Page 25).

Council response to Panel conclusions and recommendations

Council officers will continue to work towards resolution of the purchase of the farmland nominated for development of the wetland complex. Small changes have also been made to the wetland establishment costs in accordance with the expert evidence and peer review of the management plan.

Issue 6: Native Vegetation and Greenways

The extent of vegetation nominated for retention, particularly along greenways, was raised in a number of submissions with subsequent requests for modification to the both the HBSP and HBNVP.

In addition, the State Government introduced reformed native vegetation provisions into Victoria Planning Provisions on 20 December 2013 which will result in a translation of the exhibited HBNVP to ensure compliance with the new guidelines.

Council response

Council officers continued to negotiate with affected landholders up until commencement of the Panel Hearing. These negotiations resulted in Council proposing to introduce greater design flexibility in subdivision responses to nominated greenways and a reduction in proposed greenway nominated along the southern portion of Barwarre Road.

Council also engaged an external consultant to translate the exhibited NVPP to ensure compliance with the new State Government guidelines relating to native vegetation.

Panel conclusions and recommendations

'The Panel concludes that with updating, the HBNVP is appropriate for the Precinct.

The Panel accepts the HBSP greenway guidelines, adjustments to the extent of the greenway on Barwarre Road, and minor changes regarding lot access adjacent to greenways, as modified by Council in discussions with landowners' (Page 27).

Council response to Panel conclusions and recommendations

Agreed. The HBNVP has been translated as part of the final Horseshoe Bend amendment package and the HBSP has been modified to reflect the agreed changes in the southern portion of the Barwarre Road greenway.

Issue 7: Electricity Substation

A number of submissions requested the relocation of the nominated Powercor substation, which is shown on the north-west corner of Boundary Road and Barwarre Road. It was suggested by submitters that the sub-station should be relocated to the Geelong Cemetery or on the north side of Boundary Road (opposite the new emergency services area within the ACTC).

In addition, submitters stated that a Public Acquisition Overlay (PAO) should be applied to the site, to ensure that the site is purchased by Powercor in a timely manner, and a Design and Development Overlay (DDO) applied to control the urban and landscape design outcomes.

Submitters have also demanded that Council undertake a siting review to consider possible alternative sites that might not result in the same visual impact as that perceived with the current site.

Council response

The Powercor sub-station location was determined during the development of the Integrated Infrastructure Delivery Plan (IIDP) as part of the earliest stages of planning for the ACUGA. The location has been selected to meet servicing requirements of the ACUGA in accordance with both Powercor operational requirements and future distribution network design.

Council recognises the need to have both design and landscaping controls for the development of such a high profile site. Unfortunately, the application of a DDO to the site places significant onus on Council in reviewing an application against controls and on Powercor who are rarely required to apply for a planning permit for their facilities.

Council believes that other opportunities for control such as a Section 173 agreement will provide an appropriate level of support to inform the future design of this facility.

With regard to the PAO, Powercor have not consented to the application of a PAO and have consistently argued that they do not have the powers of an acquiring authority. Despite this, the site needs to remain nominated for Powercor use to ensure that the network can meet upcoming demands at the necessary time.

Panel conclusions and recommendations

'.....the Panel does not support any change to the HBPSP either to alter the proposed substation site or to remove the identification of the site and substitute a generalised reference in the text of the HBPSP.

The Panel supports the view (expressed by all parties, including Council, Powercor and submitters) that it is important to ensure that the design and landscaping of the substation meets best practice standards and minimises any adverse effects on the amenity of adjacent areas. The Panel recommends that Council seek to reach agreement with Powercor on suitable design and landscaping guidelines which would provide some assurance to the local community regarding the visual impacts of the proposed sub-station when it is finally constructed. Such guidelines should desirably be included in the PSP. While not a formal recommendation in the context of this report, the Panel urges Council to undertake this negotiation as soon as practicably possible' (Page 30).

Issue 8: Urban Growth Zone

The Catholic Education Office (CEO) sought, both through submission and presentation to Panel, modification to some of the provisions in Schedule 4 to the Urban Growth Zone. Specifically, the CEO argued that a use permit should not be required for non-government schools although the CEO acknowledge that a Buildings and Works permit would still be required.

Council Response

Council do not support the removal of the requirement for use permits for non-government schools. The types of conditions that may be placed upon a use permit include regulation of the hours of operation activities that may occur on the site, lighting, main broadcast systems and the transport arrangements for students. The absence of the ability to adequately assess and regulate the potential impact of the school on the existing or proposed residential amenity of the surrounding area has the potential to create conflict.

Panel conclusions and recommendations

‘.....In the Panel’s view it is unfortunate that there is scope for inconsistency between councils in the way in which controls are exercised on the development of non-government schools. However the responsibility for such decisions currently lies with local planning authorities. As a consequence, each council must determine what it believes is the most appropriate way to implement controls designed to manage any local impacts associated with the development and operation of such schools.

The Panel has therefore concluded that there be no change to the exhibited Amendment for non-government schools in relation to ‘use’ and ‘buildings and works’ permit’ (Page 32).

Issue 9: Development Contributions Plan

A number of submitters to the exhibition of the HBSP raised issues relating to the exhibited HBDCP and either removal or reduction in the funding of some of the nominated infrastructure items.

More specifically, the following items were raised in submissions:

- the inclusion of the athletics facility, indoor recreation centre/multipurpose stadium, regional playground and lawn bowls greens in the DCP;
- The 10 year cost for the establishment and maintenance of the Sparrovale Wetlands;
- The inclusion of the purchase of the transit corridor in the DCP rather than the corridor being funded through a PAO with the nomination of State government as the acquiring authority;
- Reduction in the extent of the nominated Boundary Road reservation;
- Inclusion of the duplication of Boundary Road, where Boundary Road is nominated as a greenway, as a cost in the HBDCP and,
- General suggestions about reduction or increase in the number and funding allocations of items nominated in the HBDCP.

Council response

As noted in the Panel Report, *‘....During the course of the Hearing there were ongoing negotiations between the Council and major landowners. As a result of those negotiations the extent of disagreement between Council and the landowners in relation to the HBDCP was significantly reduced’* (Page 34). Despite these negotiations, a number of issues were still discussed at the Panel Hearing or reviewed by Panel in their assessment of submissions.

With regard to the disputed facilities within the HBDCP Council’s position is that all but one of the items listed in submissions have been incorporated within other DCP’s across the ACUGA including the Armstrong Creek East and West residential precincts.

The exception is the Athletics facility which is unique to the Horseshoe Bend precinct and has been described in detail during past Panels as part of the distribution of regional facilities in home-of sites around the growth area. Funding of these facilities is an outcome of their location and the inclusion of the Athletics facilities in the HBSP is simply an outcome of its nominated site on Boundary Road.

Other precincts within the ACUGA have included similar facilities for other sporting codes such as, soccer/hockey within the Armstrong Creek West regional active open space and AFL, Netball and Soccer in the Armstrong creek East regional active open space.

On the issue of the 10 year establishment and maintenance costs for the Sparrovale wetlands Council will manage the wetlands in perpetuity and fund appropriate ongoing maintenance costs. That being said, it should be acknowledged that the capital delivery of this facility is not to be achieved in the short-term and Council is required to deliver works over a long period of time including the transition of this degraded farmland into a functioning sustainable wetland system.

The very nature of environmental projects is that they require long periods of time for establishment and settlement. This is particularly important in a precinct that will be under a constant state of development for many years to come.

The requirement for the DCP to fund the acquisition of the Transit Corridor is as a result of a lack of State Government commitment to the acquisition of the transit corridor land. Funding for acquisition of the transit corridor has previously been approved in the Armstrong Creek East PSP, and the soon to be approved Armstrong Creek Town Centre PSP. The funding of acquisition of the transit corridor in the HBDCP further implements the consistent funding policy position across the ACUGA.

The Boundary Road reservation has been set aside to allow for an ultimate four lane cross section. As discussed previously in this report, the transition from the interim to ultimate cross section involves linemarking and a movement in kerb and channel. As a result, the actual additional land for the road is minimised to two metres.

A late submission to Panel raised the issue of equitable funding of construction costs of a Boundary Road intersection with the Armstrong Creek Town Centre. Council's position on this issue is that the same principles in terms of funding of connector roads have been applied to the ACUGA in its entirety. Should this submitter be successful in arguing that the intersection construction costs should be funded by the DCP the underlying principles utilised by Council in apportioning costs across the ACUGA would be open for debate, at considerable cost.

Panel conclusions and recommendations

'During the course of the Hearing, Council agreed to make a number of changes to the HBDCP.....a reduction of \$280,000 in the provision for the cost of establishment of the Sparrovale wetlands.....a reduction of \$800,000 in the cost of active open space and community centres and additional provision of \$600,000 for Stage 1 of the Surf Coast Highway/Boundary Road intersection. Council has further agreed to review the provision in the HBDCP for the construction of the intersection of Surf Coast Highway, the East-West Link Road and Collector G, and of some drainage works within Horseshoe Bend' (Page 45).

Conclusion

Given that Council officers continued to negotiate with submitters both prior to and during the Panel Hearing, Council was able to provide the Panel with a revised version of the exhibition documents which had been modified to reflect agreements that had been reached with submitters. These documents were handed to Panel on the final day of the Hearing and are referred to as Document 25.

As per the discussion above, it is recommended that development within the Horseshoe Bend Precinct be facilitated through the approval of the Horseshoe Bend PSP, NVPP and DCP.

Environmental Implications

Amendment C259 gives effect to the Armstrong Creek Urban Growth Plan. The planning for the Horseshoe Bend Precinct has addressed potential environmental implications of the development including retention of remnant native vegetation, through the incorporation of the Horseshoe Bend Native Vegetation Precinct Plan, and the purchase and development of the Sparrovale wetland for the purposes of stormwater and environmental management. In addition, the Horseshoe Bend Precinct Structure Plan nominates larger areas of passive and active open space for the benefit of the Armstrong Creek community.

Financial Implications

The Horseshoe Bend Development Contributions Plan identifies all the capital financial requirements for the provision of infrastructure across the Horseshoe Bend Precinct. The Horseshoe Bend Development Contributions Plan details the specifics of the developer contribution to relevant infrastructure.

With Council responsibility for the management of the DCP there will be decisions required across this precinct and other precincts within the Armstrong Creek Urban Growth Area, regarding managing the income stream from contributions under the DCP and the provision of required infrastructure. These will be matters which will be assessed via a multi-division committee with recommendations coming to Council as part of the annual consideration of the budget.

Two DCP projects will require co-funding by Council, including a multipurpose stadium (\$1.40M) and land for future road widening (\$0.96M). These costs have been identified in Council's long term financial plan and will be refined (if required) once the DCP has been approved.

Policy/Legal/Statutory Implications

The planning scheme amendment to incorporate the Horseshoe Bend Precinct Structure Plan into the Greater Geelong Planning Scheme accords with the broader structure of the Armstrong Creek Urban Growth Area as established under Greater Geelong Planning Scheme Amendment C138 – Armstrong Creek Urban Growth Plan.

The Horseshoe Bend Precinct Structure Plan and Development Contributions Plan have been prepared having regard to the Council's adopted position on the Armstrong Creek Integrated Infrastructure Delivery Plan (IIDP).

The amendment is also considered to meet the relevant requirements of both State Government and Council.

Alignment to City Plan

The Armstrong creek Urban Growth Area is one of Council's priority projects. The Horseshoe Bend Precinct Structure Plan will ensure that the project is continuing to meet the needs of the community and the growth of the economy. In addition, a number of Council's sustainability principles will also be met.

Officer Direct or Indirect Interest

In accordance with Section 80C of the *Local Government Act* no Council officers involved in the preparation of the Horseshoe Bend Precinct Structure Plan, or this Council report, have a direct or indirect interest.

Risk Assessment

As the ultimate development of the HBPSP is predicated upon the purchase and establishment of the Sparrovale wetlands it is considered a significant risk to Council should early acquisition not be pursued. Council is the development agency for all of the items nominated in the HBDCP and it is more than likely that forward funding of the purchase of the two properties that make up the wetlands will be required.

Social Considerations

The Horseshoe Bend Precinct Structure Plan will ensure a considered and well planned approach to the development of additional residential communities within the Armstrong Creek Urban Growth Area. It will also ensure, through the application of the DCP, that the infrastructure required to service the community meets their needs and expectations.

Human Rights Charter

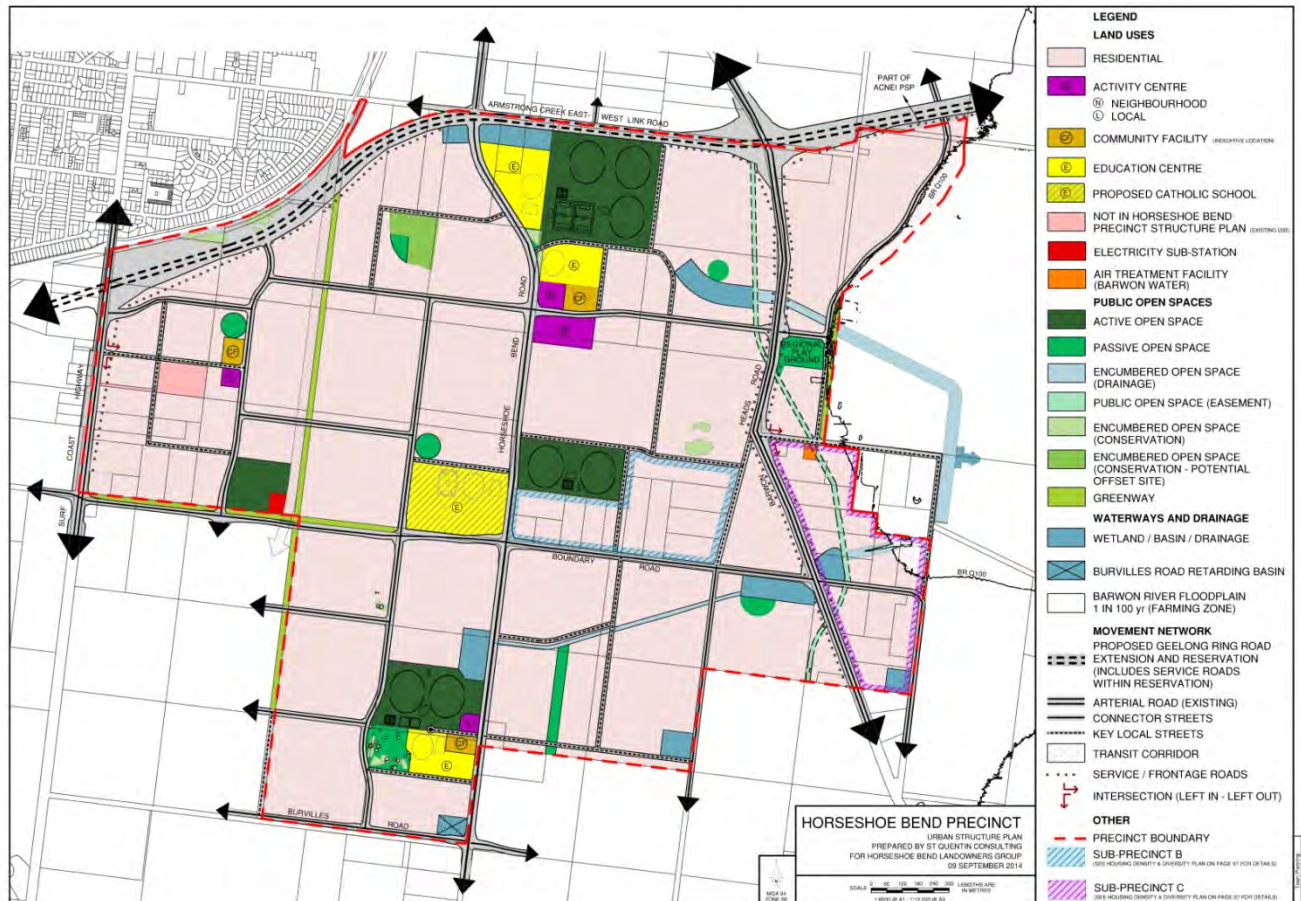
Council officers have taken into consideration the Human Rights Charter relative to the subject matter of this report. This includes 'ratepayers' property rights and a right to a fair hearing.

Consultation and Communication

All submitters to the exhibition and Panel Hearing for the HBPSP have been directly informed of the findings of the Panel.

Appendix 1

Horseshoe Bend Urban Structure Plan



Appendix 2

**C259 - Horseshoe Bend Precinct Structure Plan and associated amendment
documentation**

(Appendix 2 available in the Councillor's Lounge)

Crs Nelson, S Kontelj, E Kontelj and Heagney re-entered the meeting room at 7.47pm.

3. ONSHORE GAS EXTRACTION REPORT

Portfolio:	Environment and Sustainability - Cr Richards
Source	City Services
General Manager:	Gary Van Driel
Index Reference	Mining/Extractive Industries, Minerals

Purpose

The purpose of this Report is to inform Council of the results of the onshore gas extraction submissions process as well as provide Council with recommendations regarding this matter.

Summary

- For many decades, Victoria has had access to low cost electricity and gas, which has provided a major competitive advantage and underpinned its strong and diverse economy. Natural gas accounts for 19 per cent of all energy used in Victoria.
- With the completion of new large scale export facilities, domestic consumers will compete with international consumers for gas. It is expected that the price of gas will significantly increase to approach international prices.
- Victoria has no coal seam gas (CSG) production or confirmed resources but there are a number of licences for exploration, one of which includes areas within the City of Greater Geelong.
- The Victorian Government has put a halt on approvals for new CSG exploration licences and approvals and hydraulic fracturing (fracking) a technique used to stimulate hard-to-reach gas deposits.
- Council has received a significant amount of feedback on Council's Draft Environment Management Strategy regarding the potential impacts of coal seam gas, tight gas, and shale gas fracking within the municipality including its environment, agricultural land and land access issues on CSG mining on private land.
- At the 22 July 2014 Ordinary Council Meeting it was resolved that a 30-day process be commenced to educate Council on the issue of 'fracking', and that this process will be followed by Council taking public submissions on the issue of Coal Seam Gas Extraction and in particular, the 'fracking' process, for a period of one month commencing 25 August 2014.
- A Briefing Note and Information Pack were prepared to assist Council, in-line with the Notice of Motion, and the Manager Stakeholder and Community relations from Clean Coal Victoria section of the Department of State Development, Business and Innovation presented at the Councillor briefing Session on the 19th August 2014.
- A total of 449 submissions were received. Of these 447 were opposed to onshore gas extraction and in particular the use of hydraulic fracking.

- The primary concerns in the submissions opposed to onshore gas extraction and hydraulic fracking were contamination of land, air and water, health concerns, noise pollution, decrease in property values and the need to utilise renewable energy sources.
- Only one detailed submission was forthcoming in support of onshore gas extraction.

Cr Irvine moved, Cr Farrell seconded -

That Council:

- 1) note the high number of submissions received opposing onshore gas extraction and hydraulic fracking;**
- 2) write to the Victorian Government advising that the City of Greater Geelong rejects onshore gas extraction including fracking and supports a permanent ban;**
- 3) write to the Victorian and Federal governments requesting support for the development of renewable energy sources to replace fossil fuels in the provision of heating, cooling and power.**

Carried Unanimously.

Background

For many decades, Victoria has had access to low cost electricity and gas, which has provided a major competitive advantage and underpinned its strong and diverse economy. Natural gas accounts for 19 per cent of all energy used in Victoria. With the completion of new large scale export facilities, domestic consumers will compete with international consumers for gas. It is expected that the price of gas will significantly increase to approach international prices.

Victoria has no coal seam gas (CSG) production or confirmed resources but there are a number of licences for exploration, one of which includes areas within the City of Greater Geelong. The Victorian Government has put a halt on approvals for new coal seam gas exploration licences and approvals and hydraulic fracturing (fracking) a technique used to stimulate hard-to-reach gas deposits.

Council has received a significant amount of feedback on Council's Draft Environment Management Strategy regarding the potential impacts of coal seam gas, tight gas, and shale gas fracking within the municipality including its environment, agricultural land and land access issues on coal seam gas mining on private land. At the 22 July 2014 Ordinary Council Meeting it was resolved that a 30-day process be commenced to educate Council of the issue of 'fracking', and that this process will be followed by Council taking public submissions on the issue of coal seam gas extraction and in particular, the 'fracking' process, for a period of one month commencing 25 August. A Briefing Note and Information Pack were prepared to assist Council, in-line with the Notice of Motion and the Manager Stakeholder and Community relations from Clean Coal Victoria section of the Department of State Development, Business and Innovation presented at the Councillor briefing Session on the 19th August.

Discussion

A total of 449 submissions were received during the 1 month submission period. Of these 447 were opposed to onshore gas extraction and in particular the use of hydraulic fracking. The submissions ranged from simple one line statements to lengthy multi-page submissions. A sample of the submissions is included in Appendix 1. Copies of the submission have been made available to Councillors.

The primary concerns listed in the submissions opposed to onshore gas extraction and hydraulic fracking were contamination of land air and water, impacts of groundwater, health concerns, noise pollution, decrease in property values and the need to utilise renewable energy sources rather than fossil fuels. A summary of the comments regarding these concerns is as follows;

a) Contamination of land, air and water

Submissions raised concerns that contamination of land, air and water would occur via the use of chemicals and waste by-products, including saltwater and methane. Submissions were concerned about accidental chemical and waste spills, inability to store and dispose of waste products. Of particular concern was the use of hydraulic fracking and associated use of chemicals which are injected into the ground and which may migrate into groundwater.

b) Groundwater impacts

Submissions stated that significant amounts of water are required to enable hydraulic fracking and it was not known where this would come from. It was also submitted that use of water for the onshore gas industry would compete with usage for other activities including farming and domestic supply.

c) Health concerns

Concerns were specifically raised regard the use of BTEX chemicals (benzene, toluene, ethylbenzene, and xylenes) in the fracking process. These compounds are some of the volatile organic compounds (VOCs) found in petroleum derivatives such as petrol (gasoline) and have potential health impacts¹. The Victorian government has recently banned the use of BTEX chemicals used in the process of hydraulic fracturing or 'fracking' to extract coal seam gas. Submissions highlighted concerns regarding air pollution caused by methane leakage from onshore gas extraction. Concerns were also raised regarding noise from truck movements, drilling, machinery and other processes, particularly in rural environments. Submissions highlighted the risk of accidents occurring and the potential damage that these might cause and the difficulty in cleaning up chemical spills.

d) Decrease in Property Values and other land uses

Submissions raised concerns about the potential negative perceptions of supporting an onshore gas industry (fossil fuel) in the Geelong region. It was felt that this would be to the detriment of the regions tourism and agricultural sectors. It was also submitted that the development of an onshore gas industry would decrease property values and only bring short term profit to large international companies.

e) Utilise renewable energy

Many submissions stated that Geelong should be moving away from fossil fuels and supported the development of renewable energy sector. This would provide the platform for future economic and job growth for the region as well as decrease environmental impacts.

The only detailed submission in support of onshore gas extraction submitted that there were many benefits of natural gas usage in Australia, proposed that many attending recent anti-fracking rallies were from 'other areas' and put forward views and 'facts' about natural gas extraction

This submission put forward the following to support the extraction and use of gas;

¹ <http://www.environment.gov.au/system/files/resources/dc6c0439-ac47-4c53-981a-876fa8d8e6d4/files/report6-appendices.pdf>

- Natural gas has been drilled since 1947, first in the USA, then Canada, Europe and Australia, without environmental calamity.
- In Australia, gas extraction activities have been studied by health, environmental and regulatory bodies in Queensland, NSW and WA, as well as Federally. Study is underway in Victoria. No State in Australia, or overseas, has banned natural gas drilling.
- Natural gas drilling can and does co-exist with agriculture – most notably in Queensland and in Camden in NSW (on the southern outskirts of Sydney).
- Farmers do benefit from hosting natural gas wells. More than 5000 land owners have entered into commercial agreements with gas drillers in Queensland alone.
- Regional centres benefit from gas resource development, in local employment, service delivery businesses and direct spending by companies and workers
- The gas industry brings substantial economic benefits for land holders, communities and the nation, without compromising other industries, including tourism. Queensland expects to be the country's highest growth State in 2015, on the back of the gas industry.
- More than 40,000 people are employed in the gas industry in Queensland alone.
- Billions will be paid nationwide in taxes and royalties in 2015 and beyond.

Environmental Implications

The full environmental impacts of onshore gas extraction are likely to be unknown at this stage. There are risks associated with any industry, particularly those in rural areas, and the extraction of natural gas has the potential to result in land, air and water pollution. It should be noted however that strong regulations and implementation of best practice techniques, and technology can substantially reduce any risks. Natural gas (methane) is a greenhouse gas and its usage will contribute to increases in greenhouse gases within the atmosphere which may result in climate change and other impacts.

Financial Implications

There are no direct financial implications on Council as a result of the recommendation in this report

Policy/Legal/Statutory Implications

The state government ultimately determines whether the development of an onshore gas extraction industry will proceed

Alignment to City Plan

The recommendations in this report align with supporting our community to live sustainably under the Sustainable Built and Natural Environment pillar.

Officer Direct or Indirect Interest

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

Risk Assessment

Many submissions advocated that Council should adopt a precautionary risk based approach regarding the development of an onshore gas extraction industry. Further work is required to assess the potential environmental and health risks.

Social Considerations

There is considerable community concern regarding the potential impacts of onshore gas extraction, including the use of fracking in the Geelong region.

Human Rights Charter

There are no human rights charter issues resulting from the recommendation in this report.

Consultation and Communication

Council has conducted an engagement process which has yielded over 400 submissions, Council has been provided with information and material relating to onshore gas extraction and had a presentation from State government representatives. Council's position on onshore gas extraction will need to be reflected in its Environmental Management Strategy, currently in draft form. Community engagement has been extensive.

Appendix 1

Example submission 1;

Dear Councillors,

There are a number of issues to be considered, these include

Potential damage which is caused by the use of rural, conservation or open space land for fracking purposes will be irreversible. There will be no going back to the original condition of the land when the gas is exhausted. Natural justice would indicate that clean air, water and access to privately owned agricultural land and public open space is a right. The legislation which allows an industry the absolute right to whatever is underneath a landowners topsoil without the permission of the owner, appears to have been suitable for the 1800,s but certainly not appropriate in the 2000,s. It is therefore urged that Council strongly opposes fracking in general within its boundaries.

XXXXX urges that COGG Council join with Surf Coast and other regional councils to lobby Government to extend the moratorium in perpetuity and protect Victoria from this damaging and polluting industry. It is understood that the companies concerned will produce gas for export, which will cause a rise in local gas prices, (perhaps not understood by gas supporters).

Hazards which may result from the fracking industry include –

- Excessive use of water in the fracking process with the potential for a shortage of potable water for Geelong and district
- Impossibility for storage of the ‘waste water’ from the process of fracking, which is highly polluted with chemicals and cannot be returned to rivers or streams or placed in storage dams. No solution to this problem has been achieved.
- The potential for groundwater to become polluted from the introduction of water laced with chemicals used to achieve the fracturing of the rock areas. Groundwater is a valuable asset and no potential risk should be allowed.
- The potential for methane to be released into the atmosphere
- Loss of agricultural land for food production or natural areas and public spaces for recreation and conservation.
- Disturbance in local areas with damage to roads and noise pollution from drilling and transport
- Each drill site requires an area the size of a football field which will be disturbed or covered with a hard surface. Farm paddocks will be criss-crossed with tracks and roads for the trucks to move between the drillings.
- The fact that this industry is ‘once only’ and the land used for farming and often cared for by generations of farmers will be severely degraded and useless for food production

It is clear that farmers and landholders in this region are strongly opposed to any introduction of this very damaging industry and should be supported in their efforts to protect our landscapes and farmlands from a mining industry.

Example submission 2;

Dear Mayor, City of Greater Geelong Councillors, and Mr Thomas

The fossil fuel extraction company Lakes Oil has a licence to drill in our region. I look forward to hearing what concrete action Council will take in regard to cancelling or opposing this drilling licence to Lakes Oil under the Exploration Permit 163. At the moment it looks like that fracking operations is something that could begin in our region from next year, when the state moratorium on fracking runs out. Judging from the state government's website – and contrary to the “Not on my guard” election promises from Premier Denis Naphthine – both state government and the fossil fuel industry appears to be very eager to get started.

In New South Wales, the onshore gas industry – according to sources within the industry itself – is paying \$135 million in land access payments to farmers and landowners, and the NSW government's revenue is estimated to be \$1.6 billion. A 49-page report from 2013, ‘Getting gas right: Australia's energy challenge’, talks about producing an estimated \$50 billion-a-year gas industry in Australia by 2017, and about Australia's role in a so-called “gas revolution” created by surging demand in Asia.

“We believe that the US shale gas revolution is about to hit Australia's shores,” “the potential size of Australia's shale gas resources is truly enormous,” writes the gas extraction company RFC Ambrian. “It's Cleaner. It's Safer. It's Jobs. It Is The Future,” proclaims the Australian Petroleum Production & Exploration Association, APPEA. And accordingly, lots of money appears to have been invested already in trying to convince our elected representatives and decision makers in government to let what I would call “the fracking nightmare” roll out here in Victoria.

Our faith in democracy at stake

I will give some examples which explain why it will become a nightmare, if you allow this to happen. I will give you some of the reasons why I don't think we should allow fracking for gas in Victoria – ever. You need to understand that people in your municipality are quite upset about this. “How can this happen in a democratic society when a vast majority of the population is against it?” they rightfully question. Citizens feel that their legal and civil rights have been take away from them. Old laws from another century – those days when gold mining was a big thing here in Victoria – have never been modernised, and this means that when the state government grants a licence to a gas company, as it has done with Lakes Oil in our region, the legislation actually allows Lakes Oil to mine *anywhere* within that licence, even if it is on private land. In order to maintain good public relations, most mining companies do try to gain permission from land-holders, but in reality a land-holder has no legal right to stop mining from occurring on their land.

In legal terms, people don't even have the right to lock the gate on their own property and refuse gas mining on their land, and so far, I haven't seen or heard anyone in politics advocating for an update of these old laws. This needs to change. What we need to understand here is that what is happening with the fracking question is that people's faith in democracy is being shattered. Fracking creates anxiety and tension, and it makes otherwise normal peaceful citizens lose faith in the democratic processes and move over to unusual and often very messy civil disobedience measures with sad and expensive consequences for everyone. This is one aspect of what it is at stake if you allow this industry to enter our municipality.

Dangerous air pollution

I see some very serious problems arising in our society at the moment. The most urgent of these problems is that we are collectively ignoring what science is telling us, almost screaming at us, at the moment: that we have to *stop* burning fossil fuels. We have to stop filling the air with our tonnes and tonnes of carbon dioxide and other greenhouse gases. The solution is to quickly switch over to solar, to wind, to hydro power instead, and the good news is that there are so *many* good reasons to start doing that, economically, health-wise, and so on.

Even so, it is not really happening at the rate and at the scale which the scientists are advising us we should be doing this. You probably noticed the warnings coming from the UN Summit in New York about the same topic this week. Extensive reports from the Climate Panel of the United Nations, IPCC, use more urgent language at each successive report to say we must stop burning fossil fuels if we want future generations to avoid a total runaway climate disaster.

And no, unconventional gas is *not* cleaner than coal – and it does *not* make environmental sense to use it as a “bridge fuel”. That is industry spin. Recent peer-reviewed science from Cornell University as well as several other universities raise serious doubts about the industry’s claim that gas is “cleaner than coal”, in particular because of the fugitive emissions at every stage of its extraction through to use. Every dollar spent on gas is one we don’t get to spend on renewables, which – slows down the transition to a post carbon world. Investment in gas mining removes focus and economy from the transition to renewables and sustainable jobs. Gas mining is creating an unnecessary detour away from where we need to get to.

If you understand the latest peer-reviewed climate science, then you are aware that we must leave fossil fuel reserves in the ground to avoid runaway climate change. This gives you a great responsibility. Because we can see that that won’t happen unless you, our elected leaders in City of Greater Geelong, step in, take some real leadership and legislate in this area:

- 1) Ban onshore gas extraction once and for all
- 2) Move investments from fossil fuels over to renewables.

Worrying health impacts

When taking a position on fracking we must first of all look at its impacts on our health and safety – that fracking is risky gambling with drinking water and health. However, the issue also raises a question about which connection we would like to have with the land that we live on, and to that end, which possibilities we would like to have in terms of cultivating tourism.

Another issue with fracking, which you must take into account when you make your decision, is that our farmland becomes an industrial zone with lights, noise and truck movements 24/7, and how this affects the local tourism industry. We have seen this in Queensland and in the United States. Many more trucks will be on our roads. The landscape becomes mutilated by drilling towers and machinery. Geelong region’s reputation as an area for tourism gets ruined, and the real estate value of houses near gas mining wells drops.

Fracking has become known to be a very destructive industry that pumps toxic chemicals deep down in the ground and leaves us with lakes of poisonous water that we can’t get rid of. The industry claims that it knows what to do with the produced waste water, but the reality is that it doesn’t. Naturally occurring toxic chemicals and active elements which have been trapped in the rocks which are fractured are released with the gas. These plus 60 percent of the initial injected chemicals are returned to the surface. Not even reverse osmosis can remove some of these. Often these are just put into the local sewerage treatment system. Even the chemicals and elements which reverse osmosis can remove still have to be disposed of. They don’t just vanish. Where to?

The negative effects on our health, on our environment and the climate are all very well documented by now, and I assume you have been made aware of that.

The local pollution from fugitive emissions, toxic chemicals, mining equipment and particulates from diesel powered equipment causes citizens who live near the gas wells to get sick – and apart from the individual problems this causes, the bill for this sickness eventually becomes a bill to you, the Council, and to our society.

The mining industry has impact on people living nearby and workers who are exposed to the chemicals and pollution. A study which recently came out of Yale University found that people who lived near oil and unconventional gas operations had greater respiratory illnesses and skin rashes than those who lived further away. And regardless of what the industry claims, accidents happen. Water contamination happens. The industry at the same time won't give any guarantees that water contamination won't happen. Evidence both from Queensland and the United States shows that this *is* happening. In terms of the chemicals being used for hydraulic fracturing, the industry only mentions the least offensive ones – vinegar, 'many of the chemicals are under people's sinks', or 'chemicals used in making ice-cream'. Very few of the chemicals they use have been tested for health effects on people and animals, let alone when they are used in combination.

The real bill is left unpaid

The only reason that fracking is taking place and happening even so – especially in Queensland, but also now possibly coming to Victoria, and maybe even to our region – is that there are some people out there who are making a lot of money on this (most of them not even living in Australia), while we, the rate payers, are unfairly left with all the bills to pay and the destruction of our land.

The mining industry has some very bad records for not cleaning up after itself, and unconventional gas mining is only profitable because costs of cleaning up and climate damage are not made a part of the equation.

What drives the gas mining industry forward is a desire to make profits. Local communities in Queensland are seeing the devastating consequences of this industry: Only a few people benefit financially from it, and they are not held accountable by authorities to pay the bills for the damage they create in the ground as well as in the air. Take a look at Tara in the Western Darling Downs for nightmarish health and community impacts. It becomes the local community which must bear the burden of the industry's environmental impacts while the profits go elsewhere. Why should we, the citizens, accept being treated like that?

See through the industry spin and lies

'Facts' and 'the science' is being used as an argument for allowing onshore gas mining. Like the 'fact' that there has never been a 'proven case' of contamination of ground water because of fracking. This is not true. Facts and science can be manipulated and deliberately miscommunicated and many other myths are being created to delay the inevitable transition away from fossils fuels over to renewables! can see that CoGG and the Victorian Government as well as local media all refer to studies and research carried out by CSIRO as if it was a reliable and 'neutral' scientific source. I suggest you ask yourself: Can the branch of CSIRO working on unconventional gas be relied on to be impartial when they are funded by the unconventional gas industry? They clearly *cannot*!

Regardless of the aggressive ‘fact claiming’ rhetoric flying through the air and through local media columns, there is one 100 percent indisputable argument as to why unconventional gas mining must be permanently banned. That is the fact that gas is a fossil fuel and a greenhouse gas. The methane, which leaks in the gas production, is a fossil fuel and an extremely potent greenhouse gas. The greenhouse gas emissions from fossil fuels which we flood our atmosphere and oceans with are damaging our planet to a point where it is getting really dangerous now. It could get out of hand for humanity within the life time of our children, according to scientists in the United Nations’ Climate Panel.

Investing in gas mining in our area is not only locking us into polluting the air with more carbon, which is the wrong thing to do – we all know that, even most of those who pretend to ignore or oppose it – instead of going over to solar, wind and hydro, and so on, as our main sources for electricity. When on top of that you add the risk-factors involved and the fact that fossil fuels in general are not just dangerous to the climate, they are very dangerous to our health as well, then switching over to renewable energy sources becomes a very obvious choice. Gas can explode, and the gas production involves a lot of risks. Renewable energy sources don’t involve any such health risks. Add to that that the gas prices are continuously rising. More fracking won’t make gas cheaper to the consumer. On the contrary, prices are expected to triple soon. Meanwhile, prices on renewables are dropping – and will continue to drop.

The list of good reasons to ban fracking appears to be almost endless. As Victoria and Geelong gets drier and drier because of climate change, the gas extraction companies’ excessive use of millions litres of water in itself represents a threat. You will need to consult with Barwon Water about this.

The vast quantities of water needed to release oil and gas by fracturing rock formations are not available in many of the large areas with the richest deposits – and globally this poses a major challenge to the viability of fracking. According to a report by the World Resources Institute, 38 per cent of the areas where unconventional gas and oil is most abundant is arid or already under severe water stress – and the 386 million people living in these areas need all the spare water they can get.

Please apply for the exemption

Our neighbours in Surf Coast Shire have put forward a motion on Unconventional Gas Exploration and Development expressing concern about potential impacts and lack of regulatory framework. (See council minutes for motion details, page 177). It seems the Shire can apply to be exempt from this type of mining, but needs the community to ask council, through letters and emails, to apply for the exemption. I therefore ask City of Greater Geelong Council to apply for this extension as Surf Coast Shire is doing, and ensure that City of Greater Geelong remains gas mining free.

Help stop this intergenerational theft

Gas mining jobs are not needed here, there are many more jobs in energy efficiency and renewable energy, and that is the path we need to invest in. In California, for every job lost to fossil fuels, 50 new jobs have been created in energy efficiency. The most basic and fundamental question you as councillors must ask yourselves is probably: Why should we allow further investments in a fossil exploration and exploitation such as gas when we all know that what we urgently need to invest in is modern and clean, renewable energy technology? There comes a time when we must say ‘stop it’, and that time is now. Fracking is intergenerational theft. It is a short-sighted and amoral to provide energy in a world that needs to decarbonise its energy production.

Submission example 3;

Dear councillors,

I write to you as a very concerned lifelong resident of Geelong on the issue of fracking.

In the last 2 years I have taken the time to educate myself on many environmental issues including the extremely dangerous process of gas extraction known as fracking. I have learnt about the process itself and the effect it has had on towns that have been fracked and the picture is very clear – allowing gas companies to frack Geelong would be catastrophic for our region. The risks to our precious land and water supply, the health risks to our residents, the list goes on.

But apart from the innumerable negative effects it would directly have on Geelong, there is simply no sense to fracking. The simple fact is gas can no longer be extracted from the ground conventionally or unconventionally. The burning of fossil fuels is causing global warming which is creating an unstable climate. Geelong is not immune to the effects of climate change. Quite the contrary – we are a bay-side town!!! We can help protect our beautiful town by making smart choices. Geelong has such a wonderful opportunity right now for clean energy technology manufacturing. Geelong is more than ready to be a 'Clean Tech Hub'.

Councillors – you have the power to help create a safe, resilient, frack-free future for Geelong. Please use that power.

Submission example 4;

I wish to register my opposition to fracking in the Geelong area. Given the issues related to global warming and climate change, I firstly think that to uncover yet another fossil fuel makes no sense. Apart from this, the practice of fracking is invasive environmentally and potentially damaging to the underground water system. Reading accounts of the effects on locals when fracking has moved into different farming/winery/tourist areas in Australia gives some insight into its invasiveness in communities. Why would Geelong even consider letting this practice start here? There are other ways to harness energy. Will Geelong City Council show any leadership in this area?

Submission example 5;

I would like it duly noted that I am totally opposed to any form of unconventional (fracking) gas mining/ exploration in the Geelong Region. I believe we should be expanding and transitioning into renewable energy. Fracking is a destructive energy source, puts our water supply at high risk of contamination and is not necessary. The jobs created are minimal and we know that most of the gas is exported so that fact that 'they' purport it is for our future energy supplies to prevent shortage is nothing more than a lie. Profits are for a few. There is no community gain in this industry.

Submission example 6;

I write as a worried Geelong resident to raise my serious concerns about fracking coming to the Geelong region. No doubt you will receive many submissions from similarly concerned residents RE: why fracking should be BANNED in the region (and essentially, across the entire world), but here are five points that I read some time ago in an article online that I believe accurately sum up my main reasons for opposing fracking so instead of reinventing the wheel I have posted them here;

<http://www.rodalenews.com/fracking-2>

1. **Natural gas is not clean.** Natural gas burns more cleanly than other fossil fuels, but in the course of its entire life cycle, it's actually worse than coal, long touted as the dirtiest of our fossil fuels. Because fracking involves mixing millions of gallons of water laced with chemicals into the ground at high pressure, it creates fissures in the shale that release the natural gas. Life cycle analysis expert Robert Howarth, PhD, professor of ecology and environmental biology at Cornell University, discovered that anywhere from 3.6 to nearly 8 percent of the methane from shale gas drilling escapes through venting and leaks. Methane is a greenhouse gas about 23 times more potent than carbon dioxide.
2. Howarth's latest life cycle calculations updated in January 2011 find that when considering the burning of natural gas, and the methane leaks that fracking creates, shale gas produces 1.20- to 2.1-fold more greenhouse gas emissions when compared to coal during a 20-year time period. Methane leaks are worse during the actual fracking process, but they continue to slowly seep over long periods of time. When considering this, natural gas is on par with coal when looking at greenhouse gas production over a 100-year period, the Cornell research shows.
3. **Fracking chemicals are extremely dangerous.** Since most natural gas drilling companies will not disclose all of the products they use in the drilling process, Theo Colborn, PhD, founder and president of [The Endocrine Disruption Exchange](#), set out to figure out what's in the chemical cocktails used to drill wells and frack. She and her team found 649 different chemicals, more than half of which are known to disrupt the endocrine system. Exposure to these types of chemicals has been linked to certain cancers, diabetes, [obesity](#), and metabolic syndrome (the name for a group of risk factors that occur together and increase the risk for heart disease, stroke, and type 2 diabetes). Fifty-five percent of the chemicals cause brain and nervous system damage, and many are linked to cancer and organ damage. The threat of exposure to these chemicals occurs via contaminated air, water, and soil. "They're getting away with absolute murder; it's criminal, the things they're doing," says award-winning scientist Colborn. "If you destroy an aquifer, you've lost it. You've destroyed your drinking water supply."
4. **Natural gas drilling turns clean country air to smog.** Even if drilling and the fracking process run completely according to plan with no leaks, no methane migration into drinking water wells, no explosions, and no issues dealing with wastewater, air pollution from fracking is inevitable. It's part of the process, as huge condensate tanks and compressor stations release toxic hydrocarbons like benzene, toluene, xylenes, and ethylbenzene (BTEX) into surrounding communities. At high levels, exposure to BTEX vapors may cause irreversible damage. That, paired with chemicals used in the initial drilling process, make it very harmful to live in the vicinity of a drilling operation, Colborn says. Her study in the **International Journal of Human and Ecological Risk Assessment** found that 36 percent of the identifiable chemicals used are volatile, meaning they become airborne. Among those, 93 percent have been shown to harm the eyes, skin, sensory organs, respiratory tract, gastrointestinal tract, or liver.
5. **Fracking releases uranium.** That's right, the radioactive stuff. The 2005 Energy Act included what is known as the Halliburton Loophole, which exempts the natural gas drilling industry from many safeguards, such as the Clean Water Act, intended to protect citizens from industrial corporate activities that pollute. While the chemical cocktail used in fracking has been of much concern, new research is pointing to another fact: Contaminants and dangerous substances trapped deep underground become mobilized when fracking creates mini-earthquake-like explosions underground. A 2010 study out of the University of Buffalo found that [natural gas drilling](#) using the fracking method could potentially contaminate water supplies with uranium.

6. **Fracking affects everyone.** A [natural gas survey](#) released in December 2010 found that regardless of political leanings, most people are concerned about fracking. Even if you don't live atop a major shale deposit, the pollution generated in fracking could affect you. Conrad Dan Volz, DrPH, MPH, director of the Center for Healthy Environments and Communities and the GSPH Environmental Health Risk Assessment Certificate Program at the University of Pittsburgh, notes that as more wells are installed in various states, there's more toxic wastewater to deal with. Wastewater from fracking operations is often sent to municipal treatment plants that are not properly equipped to handle contamination by more than 600 chemicals, and possibly radioactive material. This wastewater is often shipped to locations where fracking isn't even taking place, threatening rivers and drinking water supplies in those towns.

In short, the best defence against the negative impacts of fracking is to have NO FRACKING AT ALL.

Example submission 7;

We implore the Council of Geelong to remove all investment into fossil fuels and redirect it into renewable energy. Especially we want to make our opposition known to fracking. Please make the City of Greater Geelong a frackfree area. Coal should be left in the ground undisturbed. Fracking will ruin fertile soil suitable for agriculture and risks contaminating groundwater, the two things we need most in the future.

Example submission 8;

I am writing on behalf of my sister and myself, who are co-owners of a property in Highton, and wish to register our strong opposition to any fracking being approved in the Geelong area.

The issue was brought to my attention by my sister who lives in the region, and when she told me about the proposal, I must say I thought it was a bad joke! The environmental dangers along with the devastation caused to prime farmland by fracking are already well known from the well-documented experiences of many people in Queensland. I believe the idea that fracking could possibly be extended to the beautiful geelong region is totally outrageous.

Respected TV programs like 'Four Corners' have clearly explained all the negatives to this form of exploration - and how widespread those negative consequences can be **(as opposed to the very narrow band of stakeholders who benefit from such resource exploitation, with wilful disregard to the environment and the local communities where they operate)**, so I won't attempt to re-state those arguments here, but again, reinforce our strongest opposition to any fracking proposal for Geelong. I would also suggest that those with leadership roles in the community should be backing plans for renewable energy at every possible opportunity (e.g. wind / wave and solar, which we have here in abundance!), thus negating the need for our on-going dependence for so called 'traditional' energy solutions. We must look to achieve a sustainable energy future.

Example submission 9;

I am a resident of Waurin Ponds with grave doubts about the safety of fracking in light of the significant health issues which have been experienced by those where fracking is well established overseas. As a former Science teacher, I have reviewed relevant information with interest and a great deal of concern.

My main concerns are:

- The toxic chemicals used in each fracking operation become airborne. This has been seen to affect children initially and then adults. The first sign of young children being affected is that they start bleeding from their ears and their nose. Some have also been reported as bleeding from their anus.
- Evaporation ponds often leak wastewater back into the ground, thereby contaminating the aquifer from above. This is a very serious health and environmental issue. What will we tell our children if we decimate their future water supplies and health, as a result of ill-informed decision making now?
- The casings of the well do not always provide a good seal between the pipe and the terrain. This causes leaks of methane and other elements to enter the environment or the water aquifer – therefore poisoning what they come into contact with.
- Flames can be lit from the methane in domestic taps if a frack well seal fails and water contamination occurs.

To err on the side of caution and not introduce fracking to the Geelong community would put residents health and safety first which is where it always should be.

If there is any risk to community surely prevention is better than cure.

I hereby submit my very strong objection to fracking in Geelong.

Example submission 10;

A group of coal-seam gas protesters recently “democratically” declared the areas of Moriac, Mt Moriac and Paraparap to be “frack free”. Of the 70-80 people assembled at the ‘declaration’ event, many were from other areas, including Melbourne. Yet the organisers, like colonists, felt at liberty to stake their claim over the territory. To support their belief, they presented petitions, and spoke earnestly about the evils of gas – and indeed all fossil fuels – and the need for Victoria and the world to shift to renewable energy. This is a pattern which has played out in many small-town locations in NSW and Victoria. The same can not be said for WA, Queensland, NT, and SA, where natural gas has been safely extracted for up to 20 years.

At Moriac, the whole ‘democratic’ process unfolded without any examination of the facts about natural gas extraction. Unless they were already well educated, the people who attended left the meeting ignorant to the most telling facts about natural gas. If they were already educated, they left knowing nothing more than when they arrived.

The meeting and petitions presented had as much interest in facts and science as the Lock The Gate Queensland petition which called for the closure of the CSG industry because it had supposedly caused ‘black rain’ in the Darling Downs and a host of health problems for the people in the area. Did the people who signed that petition know what they were signing? Did the organisers contact all the signatories to apologise, when a costly Queensland Health investigation came to

the conclusion that the so-called 'black rain' was naturally occurring lerps, and had nothing at all to do with the nearby gas wells?

Will Frack Free Geraldton and the Conservation Council apologise for their deliberately misleading advertisement in the Geraldton Guardian newspaper – the one which claimed CSG turns water into a "dangerous chemical cocktail"? Will they apologise for the deceptive 'facts' that US research had found 6 per cent of fracking wells leak into groundwater in their first year; and that once water is contaminated, it will be contaminated forever. Each of these claims was used in advertising which WA Newspapers decided was misleading and deceptive. The Sydney Morning Herald (26 September 2014) published details of these findings and other anti-gas propaganda in an article headed "Lies, damned lies and social media". Some of these unfounded claims were aired at the Moriac meeting.

Protest groups claim blanket community support, but in the activist-targeted area of Narrabri, in Northern NSW, the 'silent majority' supports responsible gas drilling (The Courier, 12 Sept. 2014).

As NSW Minister Anthony Roberts said recently: "There has been an awful lot of rubbish thrown at this industry. I would be happy to have a gas well on my property." Mr Roberts drank water which NSW Greens MP Jeremy Buckingham claimed was CSG poisoned and riddled with radioactive heavy metals. Mr Roberts reported no ill effects.

Key facts about natural gas extraction:

- Natural gas has been drilled since 1947, first in the USA, then Canada, Europe and Australia, without environmental calamity.
- Hydraulic fracturing has been used in a total of 2.5 million wells worldwide without a single case of groundwater contamination. This fact has been confirmed by the US EPA.
- In Australia, gas extraction activities have been studied by health, environmental and regulatory bodies in Queensland, NSW and WA, as well as Federally. Study is underway in Victoria. No State in Australia, or overseas, has banned natural gas drilling.
- Natural gas drilling can and does co-exist with agriculture – most notably in Queensland and in Camden in NSW (on the southern outskirts of Sydney).
- Farmers do benefit from hosting natural gas wells. More than 5000 land owners have entered into commercial agreements with gas drillers in Queensland alone.
- Regional centres benefit from gas resource development, in local employment, service delivery businesses and direct spending by companies and workers
- The gas industry brings substantial economic benefits for land holders, communities and the nation, without compromising other industries, including tourism. Queensland expects to be the country's highest growth State in 2015, on the back of the gas industry.
- More than 40,000 people are employed in the gas industry in Queensland alone.
- Billions will be paid nationwide in taxes and royalties in 2015 and beyond.

At a time when manufacturing is contracting and unemployment growing, there is a big opportunity for regional Victoria to create jobs and generate additional income for land and business owners – all from responsibly managed, Government regulated resources. That is what has happened in a number of States in the US and Canada, and in Queensland -- and there is good reason to believe it can happen in Victoria, to the benefit of consumers, farmers and local businesses – with environmental benefits and without harm to water supplies or agriculture. History and science show that with sensible, regulated development, the economic power of gas can be harnessed, to the benefit of all.

4. INTEGRATED COMPREHENSIVE TRANSPORT PLAN

Portfolio: Transport - Cr Richards
Source: City Services - Engineering Services
General Manager: Gary Van Driel
Index Reference: Transport, Council Reports 2014

Purpose

This report presents the Integrated Comprehensive Transport Plan (ICTP) for adoption by Council.

Summary

- At the Council meeting on the 29th of January 2013, Council resolved to develop a comprehensive integrated transport strategy.
- The ICTP provides a cohesive transport and land use planning framework for the City of Greater Geelong that aligns with the vision for the region. The Plan as outlined in this report will define a set of short (<1 year), medium (1-5 years) and long term (5-10 years) strategic actions for the planning, development and management of an integrated transport system that covers the entire City of Greater Geelong region. This ICTP supersedes the 2003 Geelong Transport Strategy.
- The ICTP was placed on public display from the 17th of March 2014 to the 25th of April 2014 (for six weeks to receive submissions). A total of twelve submissions were received during the public exhibition period, Responses have been sent to those who made a submission and the relevant changes are have been updated in the ICTP report.
- This report seeks formal adoption of the ICTP by Council.

Cr Richards moved, Cr Ellis seconded -

That Council approve and adopt the Integrated Comprehensive Transport Plan for the City of Greater Geelong.

Carried.

Background

This ICTP supersedes the 2003 Geelong Transport Strategy which was prepared 10 years ago. Since this time a large number of the actions from that Strategy have been implemented and now a new ICTP is required that responds to the current and future transport needs of the City of Greater Geelong for the next ten years. Many of the recommended actions from the 2003 Strategy were not directly Council responsibilities and therefore lobbying to State and Federal governments was required in order to implement specific projects.

The City of Greater Geelong has experienced significant population growth over the past five years and is predicted to grow 1.8 % rate p.a. This has changed the transport needs for all forms of transport including, walking, cycling, public transport, private vehicles, freight, air and sea. The City of Greater Geelong is a diverse area comprising urban, peri-urban and coastal settlements with key gateways provided to the region via Avalon Airport and Geelong Port and the Midland, Hamilton and Princes highways.

The growth in cycling, both for commuters and for recreation, has not been met by an increase in funding for cycling related infrastructure. Current studies have shown that cycling improves health by reducing stress, anxiety and depression.

Public Transport provision in the City of Greater Geelong is also limited in its form. It is recognised that the Regional Rail Link project will improve some services on transport links to Melbourne. Bus services, access to rail stations and provision of services at rail stations are recognised as inadequate.

People travel to access employment, retail, education, recreational and tourism facilities and social networks or simply to improve their health. Planning the transport system is critical and will play a significant role in defining the city's and its inhabitant's future.

The need to make Central Geelong more liveable, and to find alternate routes for freight is also a significant issue, along with the expansion of Avalon Airport and the Port of Geelong.

There is no other plan or strategy in Council that includes all forms of transport and how they work together to move people and goods around and through the City. Given the City of Greater Geelong's continued growth, it is timely that Council has developed an ICTP for all forms of transport. The ICTP will not supersede previous studies undertaken in the City of Greater Geelong. Instead it will aim to draw upon their findings to form a set of short, medium and long term actions that address identified transport and land use issues and challenges. The ICTP references these background reports when providing clear strategic direction to Council on managing and developing infrastructure. As the ICTP is implemented, these background studies will continue to be important reference documents linked to State planning and assets. They contain the specific details, including the analysis and recommendations which align with the actions in the Plan.

Discussion

The ICTP specifically identifies issues that influence the performance of Geelong's transport system, while also recognising the strategic transport issues which impact upon Geelong. Identification and analysis of these issues, including those offered through the ICTP's consultation process, provides impetus for the development of a range of actions to address current issues and to pursue new initiatives. Importantly, the ICTP provides direction for Geelong to manage its transport needs into the future.

Key Challenges that have been identified are:

- 1 Encouraging the community to reduce car use for local trips and be more physically active;
- 2 Minimising the impact of freight movements on the community against a background of economic growth; and
- 3 Overcoming capacity and/or connectivity constraints that hinder local and regional movement.

As part of the development of this ICTP, all relevant strategies and studies which are existing or partially complete were reviewed, along with a comprehensive stakeholder consultation process.

During the course of the ICTP's preparation, the interrelationship with a number of transport related studies currently in progress was considered. ie. the Network Operating Plan. In addition to this, existing studies and strategies, including those of a broader nature that have relevance to transport, are referred to in the ICTP (refer to Attachment 1).

Environmental Implications

Development of this ICTP will enhance the natural and built environment through the consistent improvement of the infrastructure base. The establishment of this Plan will lead to the understanding of transport issues leading to better environment protection. Provision of an efficient road transport system minimises delays and associated greenhouse gas emissions.

Financial Implications

The ICTP recommends initiatives within the Action Plans that may require future funding. The Bulk of the major funding to implement the Plan will be considered for inclusion in Council's future programs through the normal project evaluation process and through partnerships where relevant. Studies will be completed by stakeholders who will be responsible for the implementation of their respective action plans.

The ICTP will provide guidance in the development of other adopted Council projects to maximise community safety and help improve road accessibility. Council's ability to secure funding for road projects, particularly where safety issues are involved, will be significantly improved by the existence of this ICTP. Given the relevance of the ICTP to the wide range of initiatives that can help provide an efficient road system, this document will be an important support whenever it is appropriate to seek additional funds from VicRoads, TAC, Federal Government and other agencies as opportunities arise.

Policy/Legal/Statutory Implications

The ICTP will provide direction for the ongoing improvement of Transport Management within the Municipality. It will also demonstrate that the City is taking a responsible position on road network management issues.

Alignment to City Plan

ICTP supports the strategic direction of City Plan, and this study is aligned with City Plan strategic directions of Community well being with objectives such as to improve the health and quality of life of all residents of Greater Geelong, Growing the economy and Sustainable built and natural environment. Having an integrated approach to transport planning is a way forward to influence the land use development planning and provide sustainable transport systems. Transport directly affects the community, economy and the environment and to have an efficient transport system is important for the prosperity of local economies and to improve quality of life within the region. The ICTP will identify and prioritise transport infrastructure and transport service improvements to meet community needs and Council objectives.

Officer Direct or Indirect Interest

No Council officer involved in the preparation of this report has a direct or indirect conflict of interest.

Risk Assessment

The Development of an ICTP will improve Council's position in terms of the level of understanding of Transport network improvement needs and accessibility issues.

Social Considerations

Appropriate transport planning means that social impacts are properly considered during the development and management of the transport issues. The ICTP aims to enhance accessibility, connectivity and mobility of walking, cycling, public transport, private vehicle usage, freight, air and sea and improve amenity and reduce road trauma. Initiatives that are proposed for programs that balance the needs of road users, through increasing empathy and understanding of the needs of each group, have the potential to reduce conflict between various travel modes.

Appropriate planning of road accessibility and connectivity within the City will contribute significantly to improving the health and wellbeing of local residents.

Improved safety for 'active' travel modes such as walking and cycling and provision of more equitable access for people of all ages and abilities has many documented social benefits, increasing opportunities for social interaction and participation.

Human Rights Charter

ICTP does not impact negatively on any basic rights, freedoms and responsibilities as set out in the Charter.

Consultation and Communication

Two ICTP workshops were held in 2013, where stakeholder and community based issues or concerns were discussed and noted. The key themes for the workshops were Local accessibility, Freight and land use integration and Connectivity to Melbourne and beyond.

Some of the road related issues raised included cycling issues, growth in remote areas and infrastructure requirements, Reliance on cars, funding issues, connectivity between regional town centres, pedestrian connectivity, road maintenance, lack of capacity on trains to Melbourne, Station upgrades, connection to Avalon Airport, congestion and capacity constraints, freight, Port access and community mobility options.

The Stakeholder and community workshops comprised representatives from the City, VicRoads, Department of Transport, Planning and Local Infrastructure (DTPLI), Victorian Regional Channel Authority, Public Transport Users Association, Geelong Port, McHarry's Buslines, Geelong taxi Network, Taxi Services Commission, Benders Buslines, Bike safe, Bicycle Users Geelong, Bicycle Network Victoria and other CoGG members .

The ICTP was placed on public display from the 17th of March 2014 to the 25th of April 2014 (for six weeks to collect submissions). A total of twelve submissions were received during the public exhibition period, Responses have been sent to those people who made a submission and the relevant changes have been updated in the ICTP report. During the exhibition period, the opportunity to provide feedback on the document was advertised through local newspapers in Geelong, online at Council's "Have Your Say" page and through local networks.

5. GEELONG TRAIN STATIONS LOCAL INFRASTRUCTURE SURVEY

Portfolio:	Transport – Cr Richards
Source	City Services - Asset & Traffic Management
General Manager:	Gary Van Driel
Index Reference	Public Transport Strategies

Purpose

This report presents the findings of the 'Geelong Train Stations Local Infrastructure Survey' (GTSLIS). Council was seeking feedback from local residents and public transport users to help identify opportunities for any improvements to local infrastructure around all existing train stations within Geelong and the new station at Waurin Ponds.

Summary

- At the meeting on 12 November 2013 Council resolved to conduct a public submissions process in regard to issues involving Geelong train stations.
- The survey sought infrastructure information regarding local traffic, parking, public transport links, pedestrian and cycling access, accessibility, and safety and security.
- The City carried out two surveys. One Geelong wide 'electronic survey' and a second survey of residents who live within a radius of approximately 500 metres from the new Waurin Ponds Train Station. Both surveys were conducted between 20 June and 18 August 2014.
- The information received will be used to inform future Council planning for infrastructure near the new station and surrounding areas.
- Council will also use feedback to advocate on behalf of the community to both the State and Federal Governments for funding improvements where required.

Cr Richards moved, Cr Fisher seconded -

That Council receive this report and:

- 1) exhibit the survey report to the Public, inviting formal written submissions advising they can be heard by a submissions review panel; and**
- 2) advocate on behalf of the community to Public Transport Victoria (PTV) for issues under their responsibility.**

Cr Irvine left the meeting room at 8.23pm

Cr Irvine re-entered the meeting room at 8.25pm

Carried.

Background

More people are catching the train than ever before. The Regional Rail Link Project will build new rail lines from Little River to Southern Cross Station. When finished in 2016, the Geelong line is expected to deliver better train services and attract more passengers. By 2016 Geelong is expected to be home to an extra 38,000 people.

The project to construct the new station at Waurin Ponds commenced in February this year and will be completed by October 2014.

At the Council meeting on 12 November 2013, a resolution was passed by Council to carry out a survey to ascertain Geelong train station local infrastructure shortages and to identify key responsible groups and required works.

Council also sought feedback from local residents to help identify opportunities for any improvements to local infrastructure around the new station at Waurin Ponds.

- Geelong wide 'electronic survey' was carried out on the 20 June 2014. This survey was closed on the 18 August 2014.
- In addition to the above, a letter drop to residents, residing close to the new Waurin Ponds train station was carried out on the 20 June 2014. Six hundred letters were dropped to residents who live within a radius of approximately 500m from this station. This survey was closed on the 18 August 2014.

Discussion

Geelong train stations local infrastructure survey specifically identifies issues that impact on accessibility and connectivity to train stations in Geelong. Identification and analysis of these issues, including gaps in infrastructure provides impetus for the development of a range of actions to address current issues, and to pursue new initiatives. Importantly, these survey findings provide direction for Geelong to manage its transport accessibility needs into the future.

Some of the train station related issues raised included cycling access and storage, pedestrian access and connectivity, public bus service improvements and related infrastructure, coordination between bus and train services and safety within the train, stations and at the station car parks.

Key Challenges that have been identified are:

1. Improve existing train and bus time coordination to facilitate better connectivity between these two modes of transport. This will encourage the community to reduce car use by using the bus and train to carry out trips in relation to work, school and shopping and be more physically active;
2. Increase existing car parking spaces at train stations to provide 'park and ride' facilities. Minimising the impact on the road network;
3. Improving local accessibility and connectivity into train stations from key local activity centres by providing pedestrian and cycle access ways.
4. Improving key infrastructure within train stations, such as availability of Myki machines, covered shelters, increased seating capacities, toilets, well lit car parks and stations.
5. To promote Safety and security at all of these train stations. More police and PSO present at the station, in the train and within the car park at all train working times will improve the use of these facilities.

Key Findings

City of Greater Geelong Responsibilities

- Pedestrian access links to each train Station – Improve footpaths
- Cycling access to the Station – Improve Cycle paths
- Lighting – Improve street lighting
- Bus stops – coordinate and install bus stops near the station
- Rubbish bins – install rubbish bins near stations
- Complete construction (duplication) of Rossack Drive

PTV Responsibilities

- Coordination of Train – Bus times
- Bus Service improvements – frequency and route
- Additional PSO and Police to improve Safety & Security within the train, car park and at the station
- CCTV cameras and lighting
- Improve Station facilities, such as Myki machines, Additional under cover seating, Bus shelters, lighting, toilet facilities,
- Improved safe access from the car park to the station
- DDA compliant accessibility and parking spaces
- Secure Bicycle storages
- More car parking spaces and drop off points within the station precinct

DDA access audits of six Geelong train stations were conducted between 2010 and 2012. A number of works have resulted from this, especially at the Geelong train station with a new lift, bridge, toilet changes and related works, some of which are still currently being constructed.

Council will proceed to prepare a program of required infrastructure works that are the responsibility of the City.

It will also give a copy of the survey to PTV and advocate on behalf of the community for works that come under their responsibility.

After the train survey report is finalised it will be exhibited to the Public. Written submissions would then be heard by a Review Panel consisting of the Transport Portfolio Holder and any other two councillors who wish to attend the Panel. The Panel will report back to Council.

Environmental Implications

Development of this action plan will enhance the natural and built environment through the consistent improvement of the infrastructure base. The establishment of this Plan will lead to the understanding of public transport related issues leading to better use of these modes. Provision of an efficient public transport network supported by a sustainable transport connection, such as cycling and pedestrian access ways, will minimise delays and associated greenhouse gas emissions.

Financial Implications

The GTSLIS identifies and recommends initiatives within the Action Plans that may require future funding.

The GTSLIS action plan will provide guidance in the development of other adopted Council projects to maximise community safety and help improve train station accessibility. Council's ability to secure State funding for these projects, particularly where safety and accessibility issues are involved, will be significantly improved by the existence of this GTSLIS action plan.

Given the relevance of the GTSLIS action plan to the wide range of initiatives that can help provide an efficient public transport system, this document will be an important support whenever it is appropriate to seek additional funds from PTV, VicRoads, TAC, Federal Government and other agencies as opportunities arise.

The Bulk of the major funding to implement the action plan is expected to be funded by PTV, State and Federal. The other improvements to implement the Plan will be considered for inclusion in Council's future programs through the normal project evaluation process and through partnerships where relevant.

Policy/Legal/Statutory Implications

The GTSLIS action plan will provide direction for the ongoing improvement of Public Transport improvements within the Municipality. It will also demonstrate that the City is taking a responsible position on public transport and sustainable transport activities and management issues.

Alignment to City Plan

GTSLIS action plan supports the strategic direction of City Plan, and this study is aligned with City Plan strategic directions of Community well being with objectives such as to improve the health and quality of life of all residents of Greater Geelong, Growing the economy and Sustainable built and natural environment. Having an integrated approach to sustainable transport planning is a way forward to influence more public transport use and improve sustainable transport systems. Transport directly affects the community, economy and the environment and to have an efficient transport system is important for the prosperity of local economies and to improve quality of life within the region. The GTSLIS action plan will identify and prioritise transport infrastructure and transport service improvements to meet community needs and Council objectives.

Officer Direct or Indirect Interest

No Council officer involved in the preparation of this report has a direct or indirect conflict of interest.

Risk Assessment

The Development of a GTSLIS action plan will improve Council's position in terms of the level of understanding of Transport network improvement needs and accessibility issues.

Social Considerations

Appropriate public transport and sustainable transport planning means that social impacts are properly considered during the development and implementation of the transport and accessibility infrastructures. The GTSLIS action plan aims to enhance accessibility, connectivity and mobility of walking, cycling and public transport.

Appropriate planning of road accessibility and connectivity to train stations within the City will contribute significantly to improving the health and wellbeing of local residents. Improved safety for 'active' travel modes such as walking and cycling and provision of more equitable access for people of all ages and abilities has many documented social benefits, increasing opportunities for social interaction and participation.

Human Rights Charter

GTSLIS action plan does not impact negatively on any basic rights, freedoms and responsibilities as set out in the Charter.

Consultation and Communication

The GTSLIS was open for public comments from the 20 June 2014 to the 18 August 2014 (for eight weeks to collect submissions). A total of 116 'electronic' submissions and 66 hard copy submissions were received during this survey period. 600 letters were dropped to residents who live within a radius of approximately 500 m from the new Waurin Ponds train station. During the public and hard copy letter drop out period, the opportunity to provide feedback on the survey was advertised through local newspapers in Geelong, online at Council's "Have Your Say" page and through local networks.

Geelong Train Stations Local Infrastructure Survey Report

Sept 2014

City of Greater Geelong

Geelong Train Stations Local Infrastructure Survey Data Analysis

Introduction

More people are catching the train than ever before. The Regional Rail Link Project will build new rail lines from Geelong to Southern Cross Station. When finished in 2016, the Geelong line is expected to deliver better train services and attract more passengers. By 2016 Geelong is expected to be home to an extra 38,000 people. With the anticipated increase in demand for train services, Council is conducting a public submissions process to help identify what is needed to upgrade train stations.

The City of Greater Geelong (CoGG) receives many complaints from train patrons regarding parking and traffic issues at train stations within the City of Greater Geelong. Due to the expected increased patronage at Geelong train stations, CoGG wants to understand what is required to improve Geelong train stations, so it can be advocated to state government on behalf of the community.

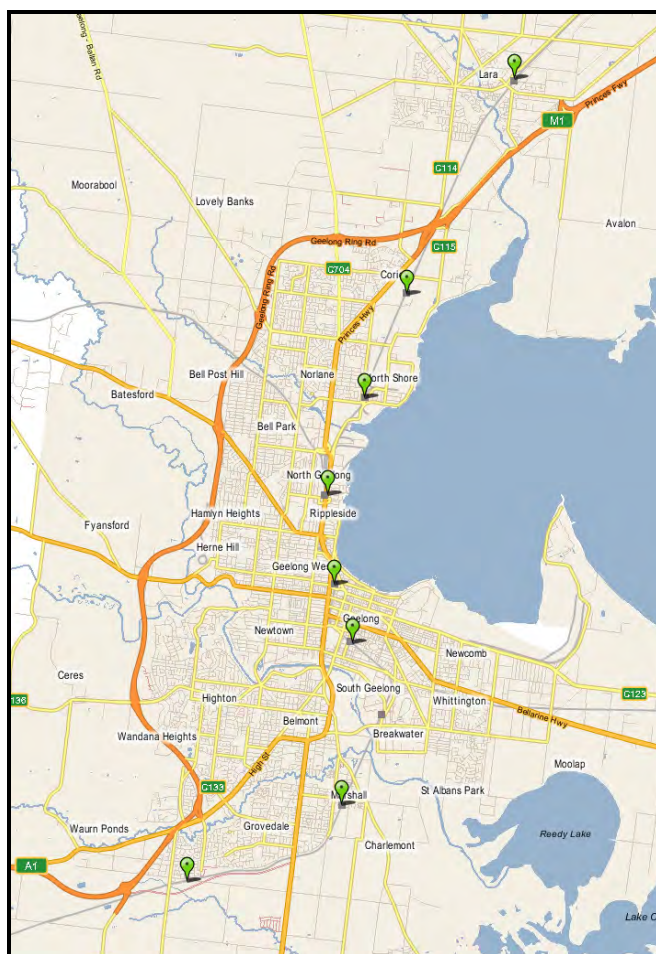


Figure 1: Train Stations within Geelong Region

Background

Council conducted a survey to gather feedback to advocate on behalf of the community to both the State and Federal Governments for improvements. The information will also be used to inform future Council planning for infrastructure surrounding the train stations.

Issues considered in the survey included:

- Traffic and parking
- Public transport links
- Pedestrian and cycling access
- Accessibility
- Safety and security
- Station facilities

Train Station Survey

An electronic survey was made available to the community online on the *Have Your Say* section of Council's website.

In addition, a letter drop survey on the proposed station at Waurin Ponds was delivered to 600 residents living within 500m of the new station.

Key milestones: (time frames are approximate)

Friday 4th July 2014	Organise online survey (make it available for the public)
Friday 4th July 2014	Letter drop to Waurin Ponds residents (400m radius)
Monday 18th August 2014	Closing date of the survey and submissions

Overall Key Summary of Findings

A total of n=182 submissions were received: n=116 electronic surveys and n=66 letter drop surveys.

The following is an overall summary of the issues raised during the survey that need to be addressed:

City of Greater Geelong Responsibilities

- Pedestrian access links to each train Station – Improve footpaths.
- Cycling access to the Station – Improve Cycle paths.
- Lighting – improve street lighting.
- Bus stops – coordinate and install bus stops near the station.
- Rubbish bins – install rubbish bins near stations.
- Complete construction (duplication) of Rossack Road.

PTV Responsibilities

- Coordination of Train –Bus times.
- Bus Service improvements – frequency and route.
- Additional PSO and Police to improve Safety & Security within the train, car park and at the station.
- CCTV cameras and lighting.
- Improve Station facilities, such as Myki machines, Additional under cover seating, Bus shelters, lighting, toilet facilities.
- Improved safe access from the car park to the station
- Secure Bicycle storages.
- More car parking spaces and drop off points within the station precinct.
- DDA compliant accessibility and parking spaces.

1. Electronic Survey Results (n=116)

1.1 Survey results by Gender (Male= 56 / Female= 60)

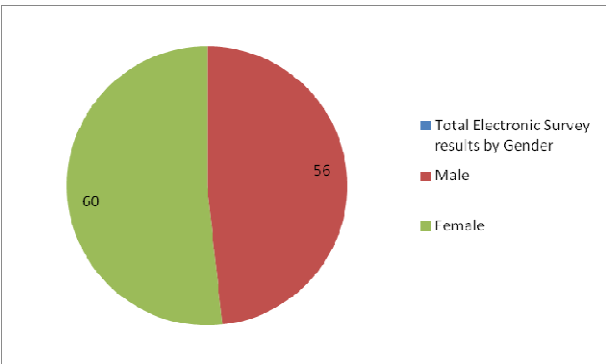


Figure 2: Electronic Survey Results by Gender

1.2 Survey results by Age Group

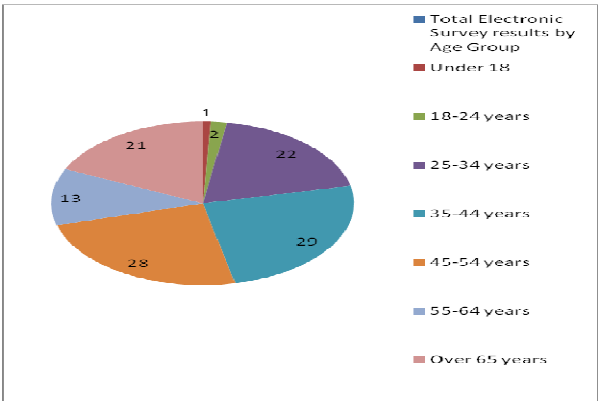


Figure 3: Electronic Survey Results by Age Group

1.3 Survey results by Gender and Age Group

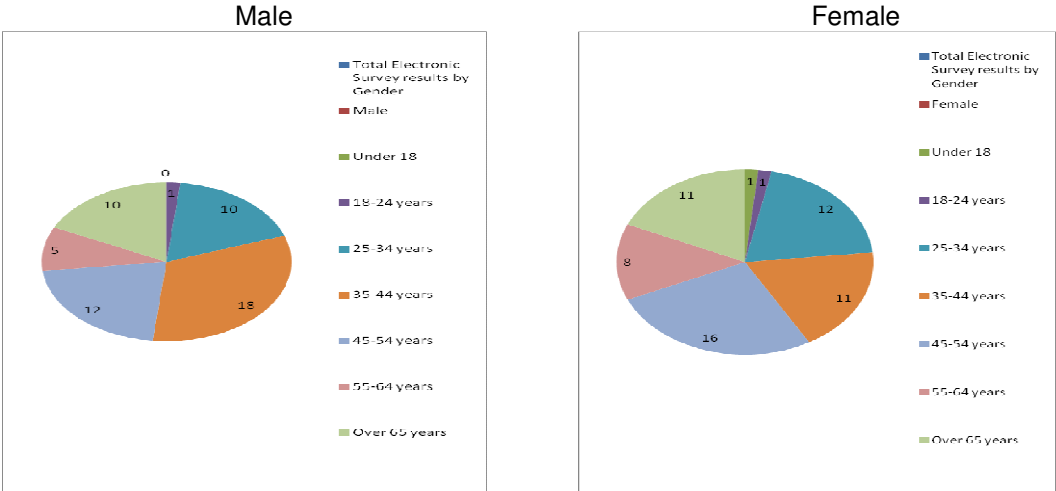
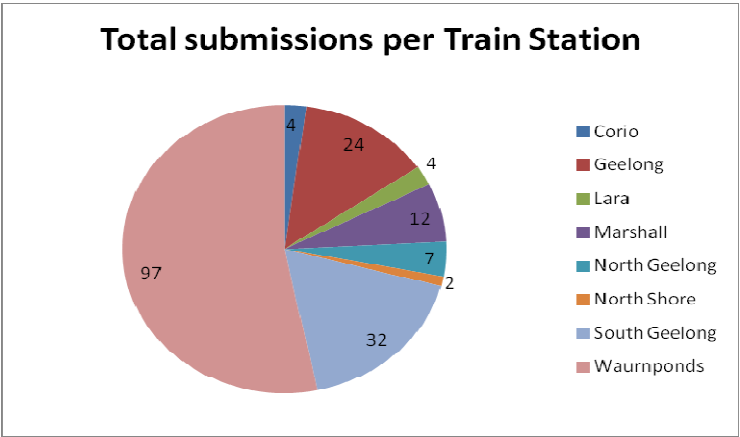


Figure 4: Electronic Survey Results by Gender & Age Group

1.4 **Total submissions per Train Station**



1.5 **Electronic Survey Key Responses**

Public transport links	=	17
Pedestrian and cycling access	=	18
Local streets accessibility	=	11
Local streets safety and security	=	13

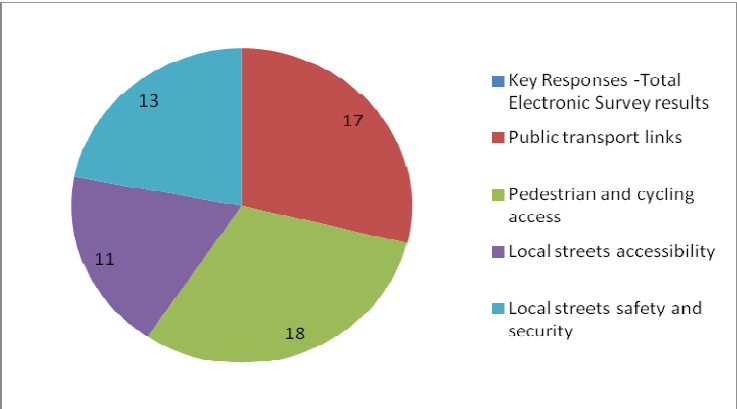


Figure 5: Electronic Survey Results - Key Responses

1.6 What Suburb do you live in?

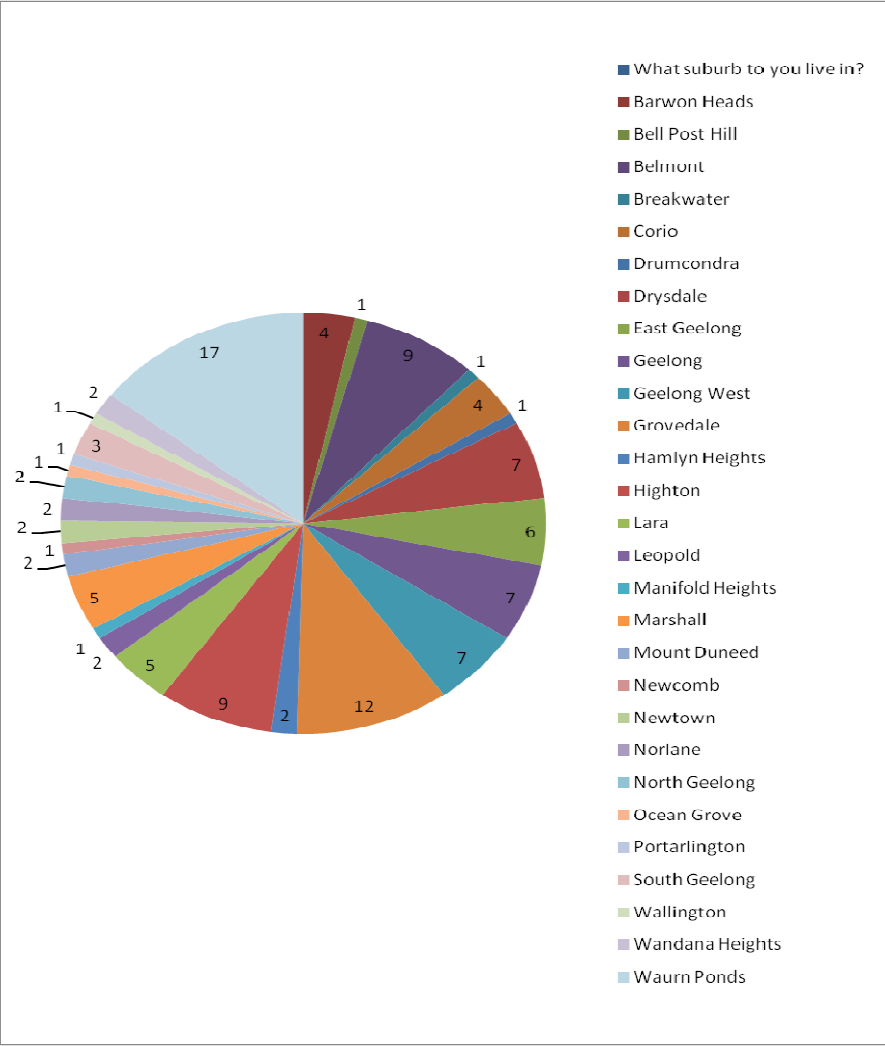


Figure 6: What Suburb do you live in?

2.0 Letter Drop Survey Results for new Station at Waurn Ponds (n=66)

2.1 Survey results by Gender (Male=39 / Female=27)

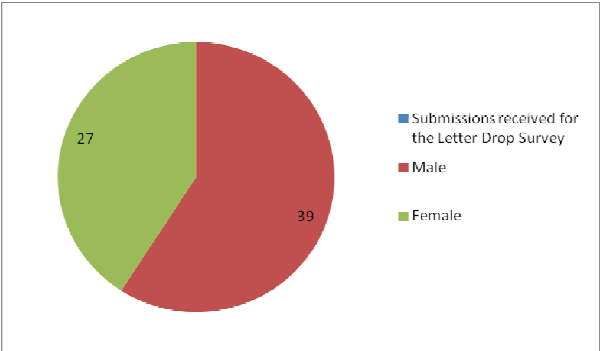


Figure 7: Waurn Ponds Letter Drop Survey Results by Gender

2.2 Survey results by Age Group

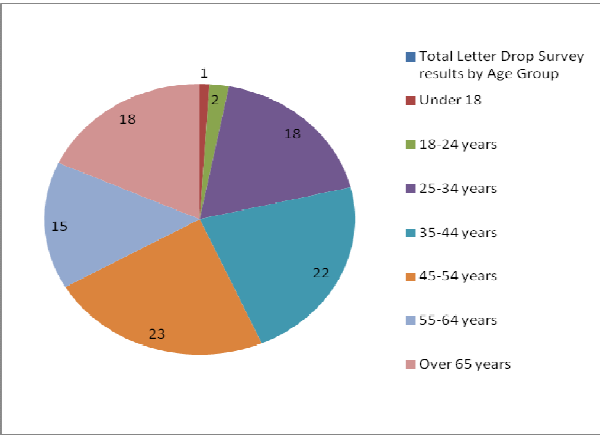


Figure 8: Waurn Ponds Letter Drop Survey Results by Age Group

2.3 Total letter drop survey results by Gender and Age Group

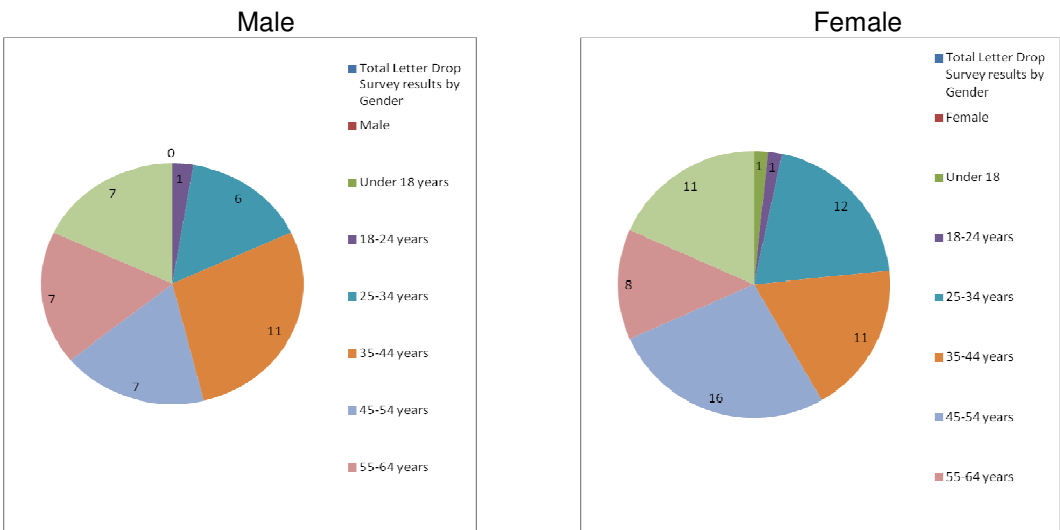


Figure 9: Waurn Ponds Letter Drop Survey Results by Gender & Age Group

2.4 Letter Drop Survey Results -Key Responses

Your traffic and parking improvement suggestions	=	26
Your public transport links improvement suggestions	=	15
Your pedestrian and cycling access improvement suggestions	=	13
Your accessibility improvement suggestions	=	15
Your safety and security improvement suggestions	=	15

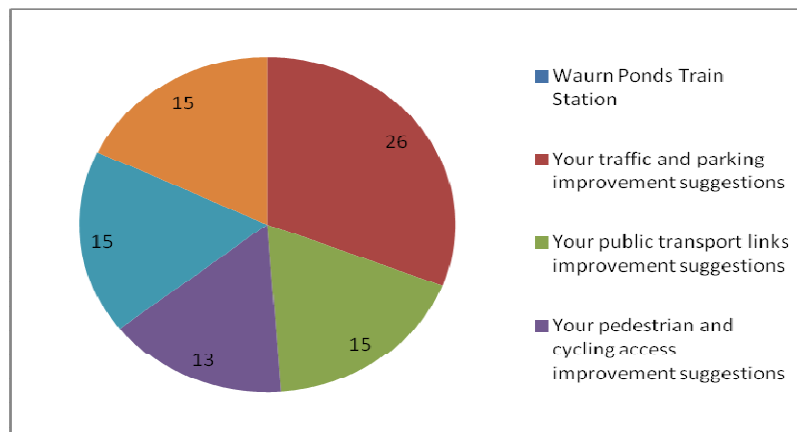


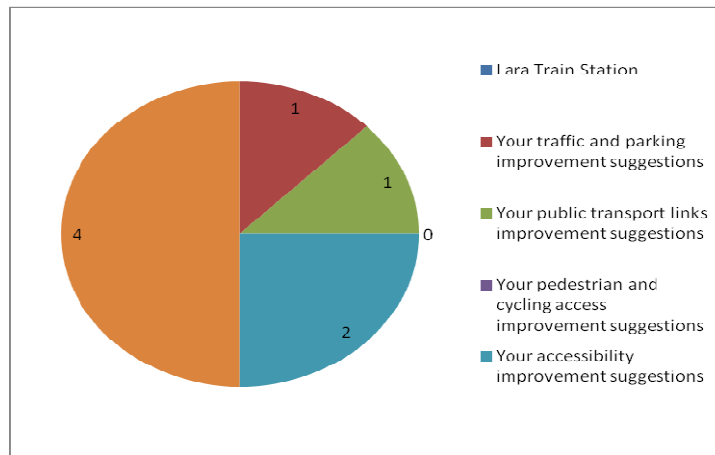
Figure 10: Waurn Ponds Letter Drop Survey - Key Responses

3.0 Key Improvement Suggestions by Train Station

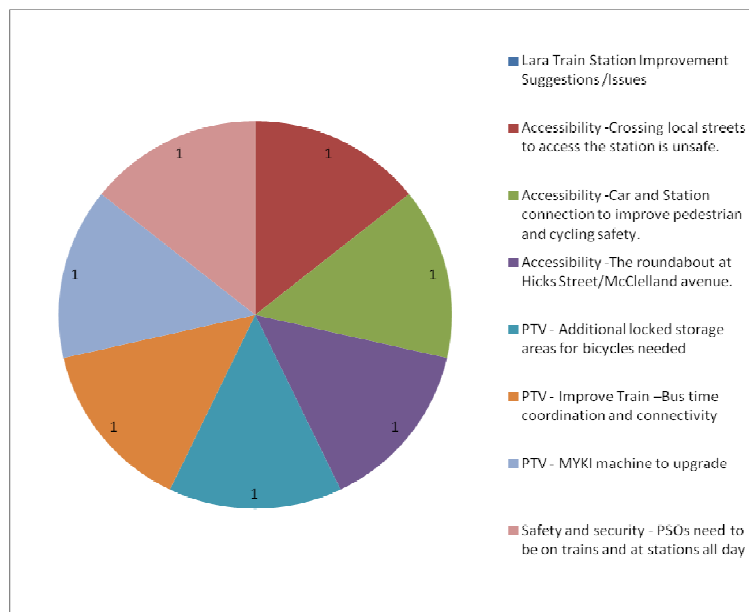
3.1 Lara Train Station

3.1.1 Lara Train Station Key Improvement Area

Your traffic and parking improvement suggestions	=	1
Your public transport links improvement suggestions	=	1
Your pedestrian and cycling access improvement suggestions	=	0
Your accessibility improvement suggestions	=	2
Your safety and security improvement suggestions	=	4



3.1.2 Lara Train Station Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

Accessibility - Crossing local streets to access the station is unsafe.	=	1
Accessibility - Car and Station connection to improve pedestrian and cycling safety	=	1
Accessibility - The roundabout at Hicks Street/McClelland avenue.	=	1
PTV - Additional locked storage areas for bicycles needed	=	1
PTV - Improve Train - Bus time coordination and connectivity	=	1
PTV - MYKI machine to upgrade	=	1
Safety and security - PSOs need to be on trains and at stations all day	=	1

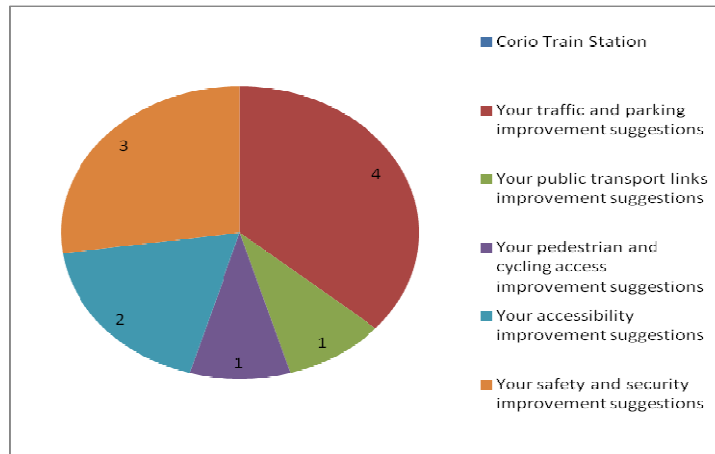
3.1.3 Lara Train Station Key Responsibilities

LARA TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Coordination	Improve Train –Bus time coordination and connectivity	PTV	
Access	Crossing local streets to access the station is unsafe. Car and Station connection to improve pedestrian and cycling safety.	COGG	
Access	The roundabout at Hicks Street/McClelland avenue gets quite congested in the evening peak hour after the arrival of each train.	CoGG	
Myki	MYKI machine to upgrade	PTV	
Bicycle	Additional locked storage areas for bicycles needed	PTV	
Safety and security	PSOs need to be on trains and at stations all day	PTV	

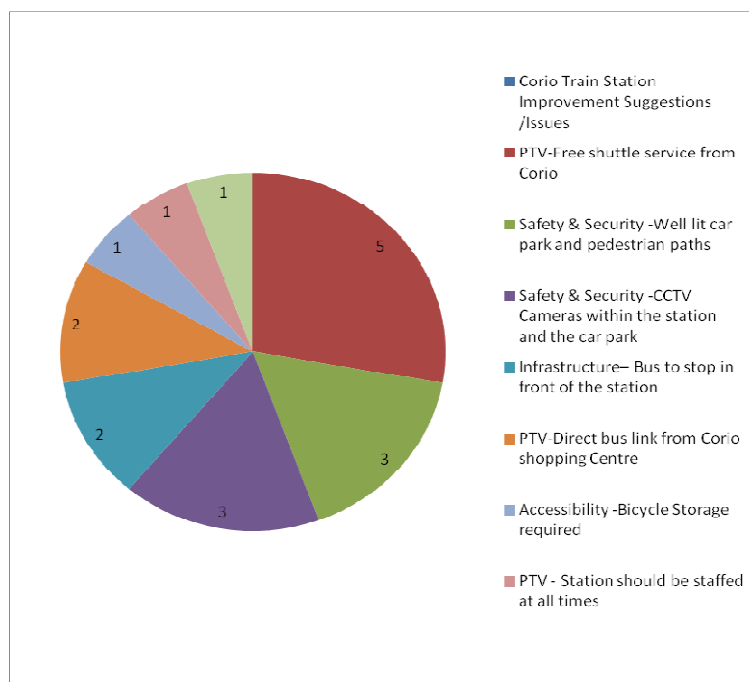
3.2 Corio Train Station

3.2.1 Corio Train Station Key Improvement Area

Your traffic and parking improvement suggestions	=	4
Your public transport links improvement suggestions	=	1
Your pedestrian and cycling access improvement suggestions	=	1
Your accessibility improvement suggestions	=	2
Your safety and security improvement suggestions	=	3



3.2.2 Corio Train Station - Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

Corio Train Station		
PTV – Free shuttle service from Corio	=	5
Safety & Security - Well lit car park and pedestrian paths	=	3
Safety & Security - CCTV Cameras within the station and the car park	=	3
PTV – Bus to stop in front of the station	=	2
PTV – Direct bus link from Corio shopping Centre	=	2
Accessibility - Bicycle Storage required	=	1
PTV – Staff- Station should be staffed at all times	=	1
PTV – Myki top up machine required	=	1

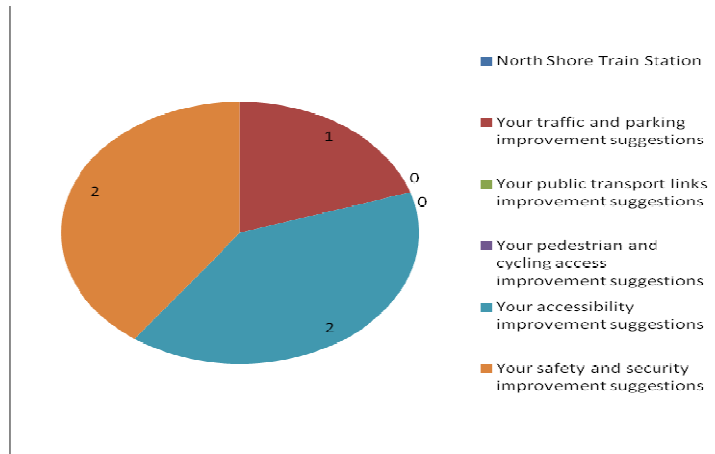
3.2.3 Corio Train Station Key Responsibilities

CORIO TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Bus Services	Free bus link from within Corio to the Train Station	PTV/ Benders	
Bus Services	Benders Busways services (route 10 & 11) need to go directly to Corio train station. Need a bus stop.	PTV/ Benders	
Infrastructure	Need a bus stop near the station	PTV/ Benders	CoGG
Lighting	Well lit up pedestrian only paths and Car Park	PTV	CoGG
Bicycle	A safe secure bike lockup system.	PTV	
Security	The station should be staffed at all times	PTV	
Security	CCTV cameras	PTV	
Other	Myki top up machine	PTV	

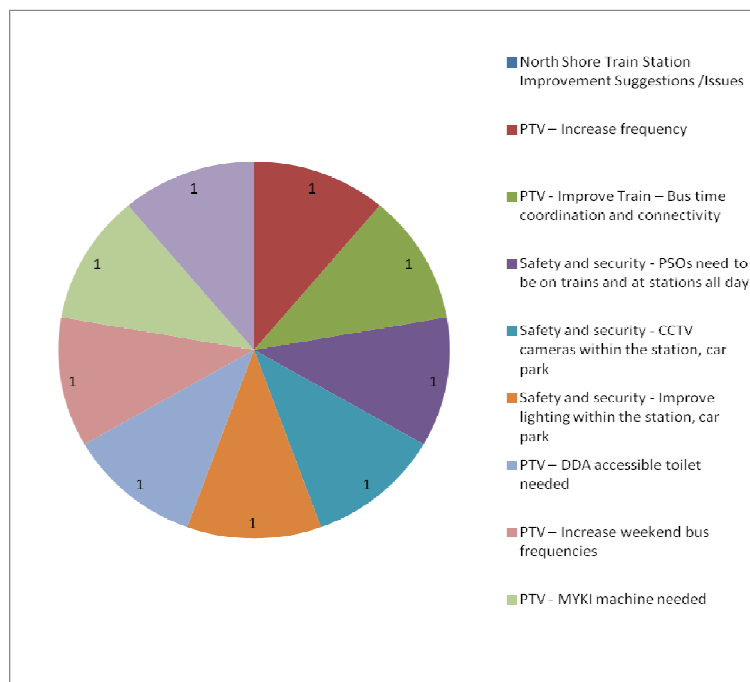
3.3 North Shore Station

3.3.1 North Shore Station Key Improvement Area

Your traffic and parking improvement suggestions	=	1
Your public transport links improvement suggestions	=	0
Your pedestrian and cycling access improvement suggestions	=	0
Your accessibility improvement suggestions	=	2
Your safety and security improvement suggestions	=	2



3.3.2 North Shore Station Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

PTV - Improve Train – Bus time coordination and connectivity	=	1
PTV - Improve frequencies	=	1
PTV - MYKI machine to upgrade	=	1
Safety and security - PSOs need to be on trains and at stations all day	=	1
Safety and security – CCTV Cameras within station car park	=	1
Safety and security – Improve lighting within the station and the car park	=	1
PTV - MYKI machine to upgrade	=	1
PTV – DDA accessible toilet	=	1
PTV – Rubbish Bin Needed	=	1

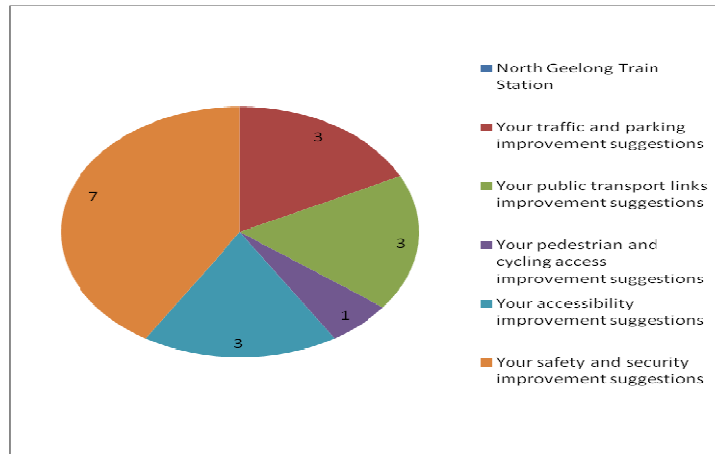
3.3.3 North Shore Station Key responsibilities

NORTH SHORE TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Coordination	Improve Train –Bus time coordination and connectivity	PTV	
Infrastructure	Add more shelters along the platform- shelters are too small – not enough weather protection.	PTV	
Toilet	Need a decent accessible UNISEX toilet with a non-slip angled rail - fixed to the wall - on one side,	PTV	
Safety and security	PSOs need to be on trains and at the station all day	PTV	
Safety and security	CCTV Cameras are required	PTV	
Other	Rubbish Bins needed	PTV	CoGG
Lighting	Improve station lighting	PTV	

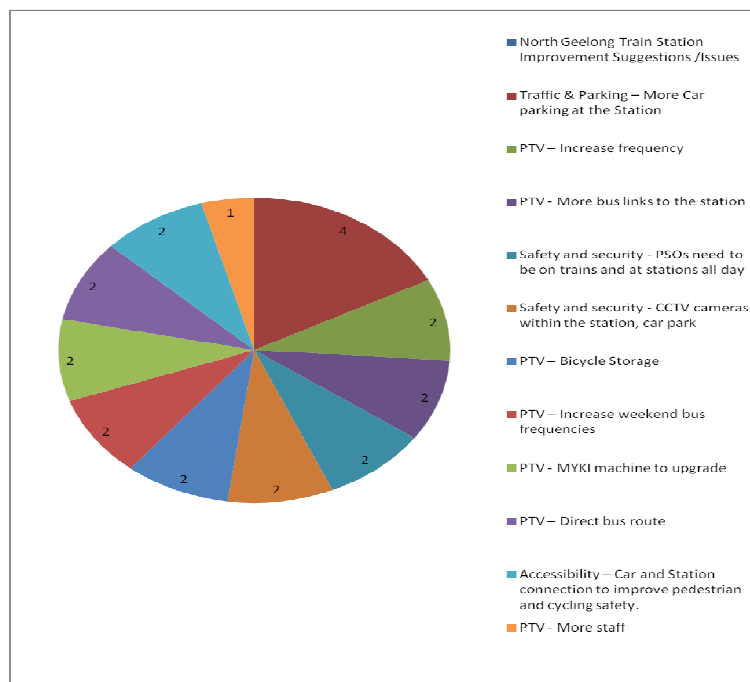
3.4 North Geelong Station

3.4.1 North Geelong Station Key Improvement Area

Your traffic and parking improvement suggestions	=	3
Your public transport links improvement suggestions	=	3
Your pedestrian and cycling access improvement suggestions	=	1
Your accessibility improvement suggestions	=	3
Your safety and security improvement suggestions	=	7



3.4.2 North Geelong Station Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

PTV - Improve Train – Bus time coordination and connectivity	=	7
Traffic & Parking – More Car parking at the Station	=	4
PTV – Add more shelters	=	4
PTV - Improve frequencies	=	3
PTV – Bicycle Storage	=	2
PTV – Provide two rail tracks south of South Geelong Station	=	2
PTV – More under cover seating	=	2
Safety and security - PSOs need to be on trains and at stations all day	=	2
Accessibility – Additional entrance to the car park from Drews Rd	=	1
PTV - MYKI machine to upgrade	=	1
PTV - MYKI machine to upgrade	=	1

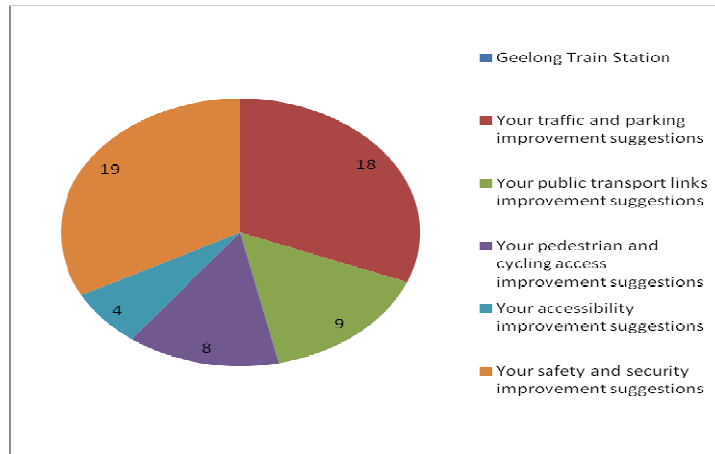
3.4.3 North Geelong Station Key responsibilities

NORTH GEELONG TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Access	Car and Station connection to improve pedestrian and cycling safety.	COGG	
Access	Improve station main entry points	PTV	
Services	20 min train and bus services are needed	PTV	
Services	More bus links to the station	PTV	
Services	Improve weekend bus frequencies	PTV	
Planning	New direct bus routes to suburbs	PTV	
DDA	As a "motorised pedestrian (wheelchair user) the underpass should be replaced with a level crossing with warning gates and alarms.	PTV	
Bicycle	Bicycle storages required	PTV	
Safety and security	PSOs need to be on trains and at stations all day	PTV	
Safety and security	CCTV cameras	PTV	
Staff	More staff needed	PTV	
Infrastructure	Add more shelters along the platform- shelters are too small – not enough weather protection.	PTV	
Infrastructure	More seating under cover	PTV	
Lighting	Improve station lighting	PTV	

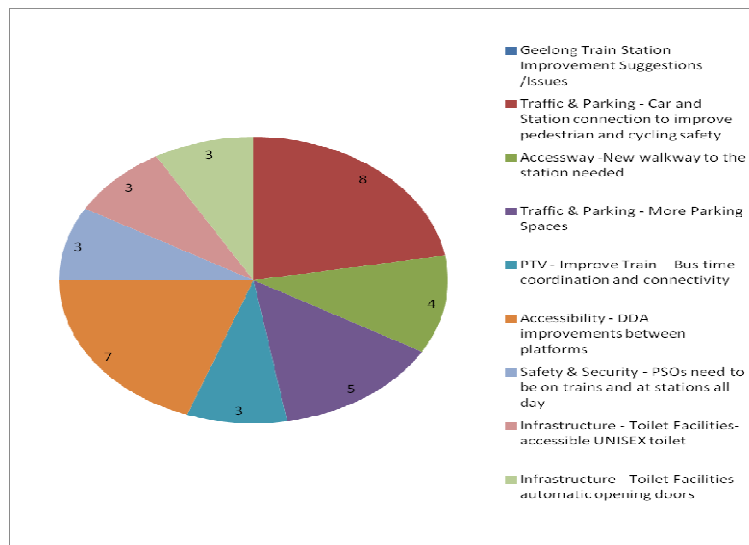
3.5 Geelong Train Station

3.5.1 Geelong Train Station Key Improvement Area

Your traffic and parking improvement suggestions	=	18
Your public transport links improvement suggestions	=	9
Your pedestrian and cycling access improvement suggestions	=	8
Your accessibility improvement suggestions	=	2
Your safety and security improvement suggestions	=	18



3.5.2 Geelong Train Station Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

Geelong Train Station		
Traffic & Parking - Car and Station connection to improve pedestrian and cycling safety	=	8
Accessibility -DDA – Accessibility between platforms	=	7
Traffic & Parking - More Parking Spaces	=	5
Accessibility -New walkway to the station needed	=	4
PTV - Improve Train – Bus time coordination and connectivity	=	3
Safety & Security - PSOs need to be on trains and at stations all day	=	3
Infrastructure - Toilet Facilities- accessible UNISEX toilet	=	3
Infrastructure - Toilet Facilities- automatic opening doors	=	3

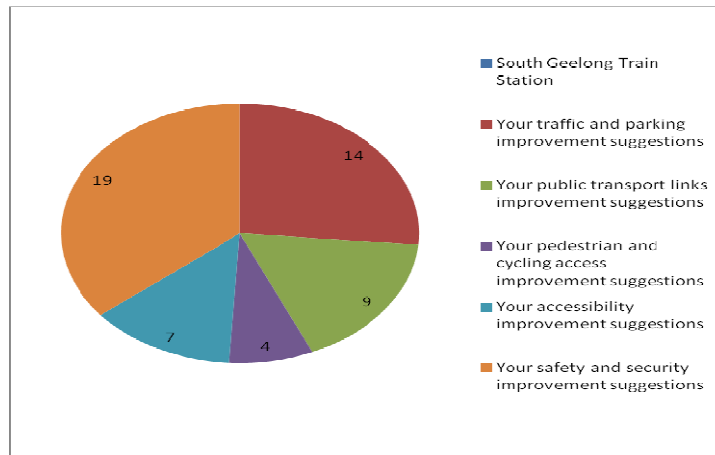
3.5.3 Geelong Train Station Key responsibilities

GEELONG TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Access	Car and Station connection to improve pedestrian and cycling safety.	COGG	
Access	A drop-off point for cars	PTV	
Access	Access to western car-park by foot from platform.	PTV	
Access	New walkway to the station needed.	PTV	
Bicycle	Improve Brougham Street Bicycle lane-too narrow and unsafe	COGG	
Bicycle	Need better bicycle storage boxes and provide clear bicycle access pathways and signage to the station	PTV	
Car Park Policing	Regular patrols should be done to avoid vehicles parking anywhere	PTV	
Car Parking	More Parking Spaces within Station Car park. Car Parking monitoring to avoid vehicles not parking in bays.	PTV	
Car Parking	Car Park entry needs improvement to avoid bottoming out of vehicles (Mercer Street)	COGG	
Coordination	Improve Train –Bus time coordination and connectivity	PTV	
Coordination	Improve bus route time tables and maps	PTV	
DDA	Update DDA compliance	PTV	
DDA	Access to the station and access between platforms should be improved to DDA requirements	PTV	
Information	Display bus and train time tables together	PTV	
Information	The information screens that provide estimated train times need to work and be legible.		
Infrastructure	Bus shelters are too small – not enough weather protection.	PTV	
Myki	MYKI machine to update	PTV	
Myki	More MYKI swipe off/on machines	PTV	
Planning	Taxi rank and bus station needs to be planned better	PTV	
Safety and security	PSOs need to be on trains and at stations all day	PTV	
Safety and security	The viaduct is very gloomy and considerably unsafe	COGG	
Services	Direct bus services from Eastern park & Waterfront.	PTV	
Services	Weekend bus services to run before 8.45am	PTV	
Services	Improve bus frequencies	PTV	
Signage	Way finding and directional Signage	PTV	
Signage	Provide clear bicycle and pedestrian access way and signage within the station	PTV	
Train Services	Increase frequency	PTV	
Train Services	Train station required in the Bellarine	PTV	
Toilet facilities	Toilets need main entrance doors which open automatically for users. Current doors are too heavy and cumbersome for them to open.	PTV	
Toilet facilities	Need a decent accessible UNISEX toilet with a non-slip angled rail - fixed to the wall - on one side,	PTV	
Other	Busking should be encouraged	PTV	
Other	Improve walkability in surrounding streets	COGG	
Other	Major overhaul needed- old and dirty	PTV	
Other	Train connection for the Bellarine	PTV	
Other	Traffic signal improvements at the station entry	COGG/VicRoads	
Other	Facility upgrades required	PTV	

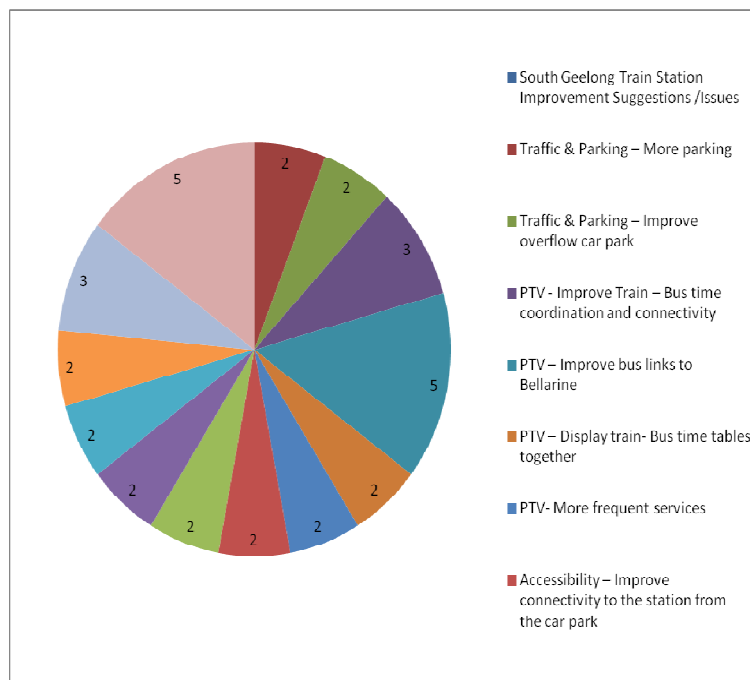
3.6 South Geelong Station

3.6.1 South Geelong Station Key Improvement Area

Your traffic and parking improvement suggestions	=	14
Your public transport links improvement suggestions	=	9
Your pedestrian and cycling access improvement suggestions	=	4
Your accessibility improvement suggestions	=	7
Your safety and security improvement suggestions	=	19



3.6.2 South Geelong Station Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

PTV – Improve bus links to Bellarine	=	5
Accessibility – Bridge for pedestrians from North side of Carr St direct to platform	=	5
PTV - Improve Train – Bus time coordination and connectivity	=	3
Accessibility – DDA compliant walkway to the station needed	=	3
Traffic & Parking – More parking	=	2
Traffic & Parking – Improve overflow car park	=	2
PTV – Display train- Bus time tables together	=	2
PTV- More frequent services	=	2
Accessibility – Improve connectivity to the station from the car park	=	2
Pedestrian & Cycling – More bicycle lanes to the station	=	2

Pedestrian & Cycling – Bicycle storage	=	2
Safety & Security - PSOs need to be on trains, at the station and car park all day	=	2
Safety & Security – CCTV Cameras at the station and the car park	=	2

3.6.3 South Geelong Station Key responsibilities

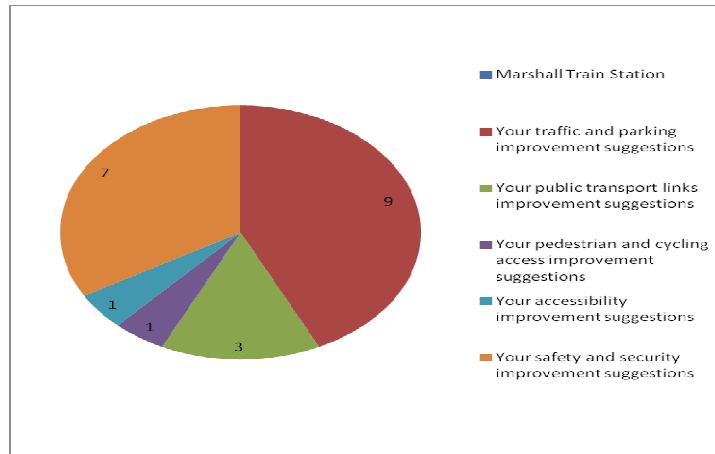
SOUTH GEELONG TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Traffic and parking	More Parking Spaces within Station Car park. More parking is needed. Suggestions buying land or building a 2 storey car park	PTV	
	Overflow car park needs improvement to make it safe for users.	PTV	
Services	Public transport from Chilwell to this station is non existent.	PTV	
Services	A bus link to this station from Drysdale, connectivity to the Bellarine and coast.	PTV	
Coordination	Improve Train –Bus time coordination and connectivity	PTV	
Information	Display bus and train time tables together	PTV	
Information	The information screens that provide estimated train times need to work and be legible.		
Access	Bus priority access into the station car park	PTV	
Access	a drop-off point for cars	PTV	
Services	More frequent services	PTV	
Signage	Better signage	PTV	
Myki	Need 2 or more MYKI swipe off/on machines	PTV	
Bicycle Lanes	Yarra street should have a proper bike lane from the river to the station at least.	COGG	
Bicycle Lanes	Safe bicycle lanes into the station	COGG	
Bicycle	Safe cycle storage / parking	PTV	
Bicycle	Bicycle lane connectivity to the station	COGG	
Bicycle	Bicycle storage boxes needed	PTV	
Safety and security	PSOs need to be on trains and at the station and the car park all day	PTV	
security	CCTV cameras needed	PTV	
Infrastructure	Add more shelters along the platform- more seating- shelters are too small – not enough weather protection.	PTV	
Lighting	Improve station, car park and street lighting	PTV	
Access	Pedestrian and cycle bridge to go over rail and road from Carr and Lonsdale streets.	COGG	
Infrastructure	Fence railway reserve off in Carr street between Moorabool Stand Yarra St	PTV	
Access	Dedicated and priority walking and cycling access paths to the station.	COGG	
Access	There needs to be a DDA compliant pedestrian crossing on Yarra St to improve accessibility.	COGG	
Access	Bridge for pedestrians from North side of Carr St direct to platform for safer quicker access with lift for wheelchair.	PTV	
Access	Car and Station connection to improve pedestrian and cycling safety.	PTV	CoGG
Car Parking	Cars are parking on the median strips which is both ugly and hazardous as cars constantly block each other in. Now that the car park has been extended, the median strips should be blocked off and planted out with low shrubs.	PTV	
Access	Need a safe accessible path to the new car park	PTV	
Residential Amenity	Access is made difficult in the area around station due to more train movements	PTV	
Infrastructure	Larger waiting area is required.	PTV	
Access	Need dual tracks past Geelong	PTV	

Infrastructure	Main building needs to be rebuilt. Outdated! A new bigger building with a bigger eating room, better ticketing & information, cafe & news, dinning facilities, better toilets, better seating for waiting commuters. More open & light filled area. Platform needs cantilevered shelter entire length of platform. Glass at rear providing shelter to doth from rain. Better LED lighting on platform, run by solar power from panels off platform roof. Landscaping needs to make station more inviting & soften the harsh surround which will make it more inviting to attract commuters & make them feel better.	PTV	
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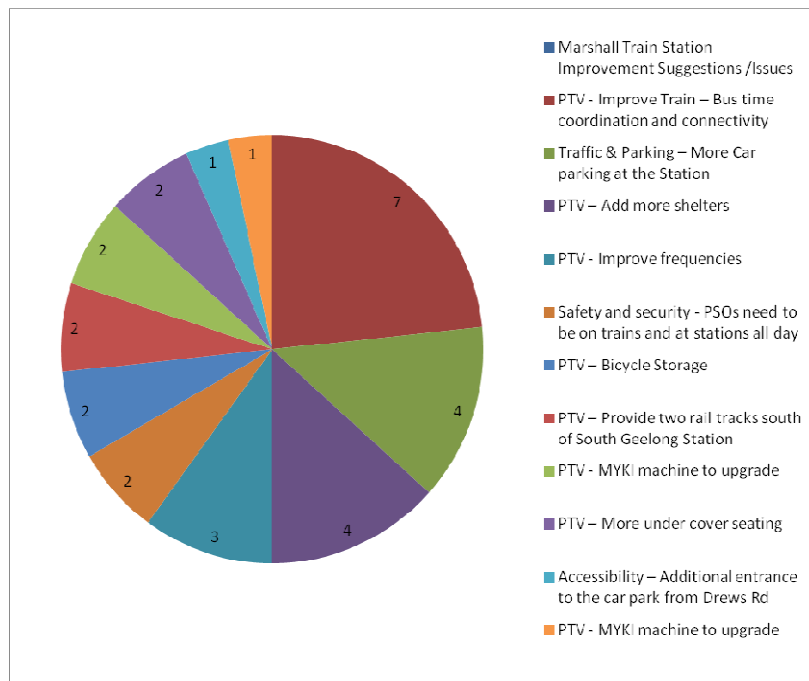
3.7 Marshall Train Station

3.7.1 Marshall Train Station Key Improvement Area

Your traffic and parking improvement suggestions	=	9
Your public transport links improvement suggestions	=	3
Your pedestrian and cycling access improvement suggestions	=	1
Your accessibility improvement suggestions	=	1
Your safety and security improvement suggestions	=	7



3.7.2 Marshall Train Station Key Improvement Suggestions



Summary of main improvement suggestions (Rank from highest to lowest)

PTV - Improve Train – Bus time coordination and connectivity	=	7
Traffic & Parking – More Car parking at the Station	=	4
PTV – Add more shelters	=	4
PTV - Improve frequencies	=	3
Safety and security - PSOs need to be on trains and at stations all day	=	2
PTV – Bicycle Storage	=	2
PTV – Provide two rail tracks south of South Geelong Station	=	2
PTV – More under cover seating	=	2
Accessibility – Additional entrance to the car park from Drews Rd	=	1

PTV - MYKI machine to upgrade	=	1
PTV - MYKI machine to upgrade	=	1

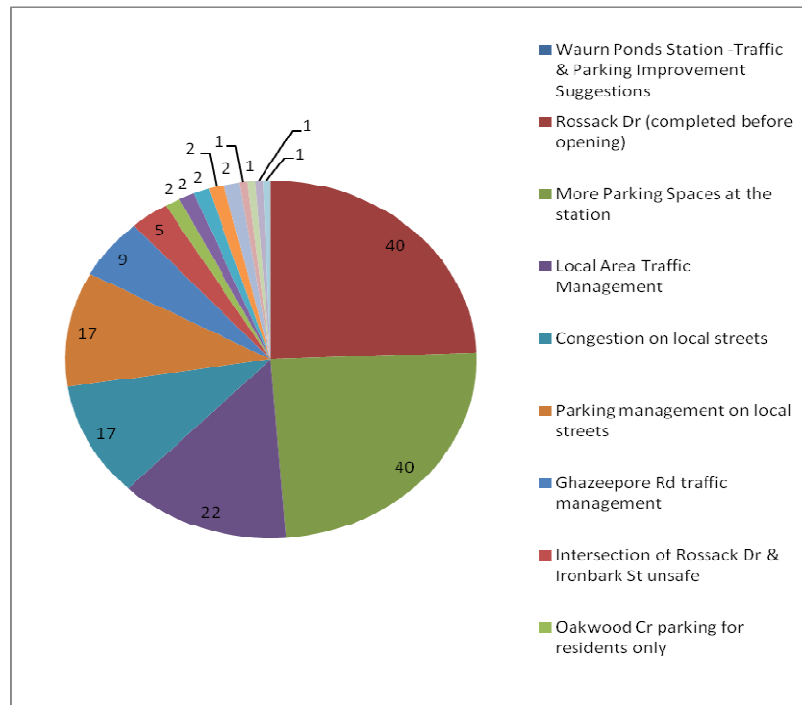
3.7.3 Marshall Train Station Key responsibilities

MARSHALL TRAIN STATION			
Item	Comments	Primary Responsibility	Secondary Responsibility
Traffic and parking	More Parking Spaces within Station Car park.	PTV	
	Additional entrance point off Drews Road including localised road sealing	PTV	
	Consider multi decking car park to reduce footprint and permit other development on the site.	PTV	
Coordination	Need a link to Deakin Wauru ponds	CoGG	
Coordination	Improve Train –Bus time coordination and connectivity	PTV	
Services	Improve service frequencies	PTV	
Coordination	Making the route 17 bus Grovedale connect with Marshall and all Grovedale, Bellarine and Surfcoast buses connect with Marshall.	PTV	
Taxi	Taxis need to be there at all times.	Taxi	
Information	Display bus and train time tables together	PTV	
Information	The information screens that provide estimated train times need to work and be legible.	PTV	
Access	Car and Station connection to improve pedestrian and cycling safety.	PTV	
Access	Lack of pedestrian access in the whole area	CoGG	
Access	Install a crossing point from the Council drainage basin on Barwarre Road to access the Train Station.	CoGG	
Infrastructure	Add more shelters along the platform- shelters are too small – not enough weather protection.	PTV	
Infrastructure	More seating under cover	PTV	
Services	Improve bus frequencies	PTV	
Bicycle	A bike lane along the BH-Geelong Road would make it safer to ride bikes to catch the train - especially in the busy commuter times (6:30am - 7:30am)	CoGG	
Bicycle	Bicycle storage	PTV	
Safety and security	PSOs need to be on trains and at stations all day	PTV	
Other	Improve walkability in surrounding streets	CoGG	
	Provide two tracks from Geelong station to South Geelong and onwards	PTV / VicTrack	
	A dedicated Surfcoast train line Marshall, Armstrong Creek, Torquay, Jan Juc and Anglesea.	PTV / VicTrack	

3.8 New station at Waurn Ponds

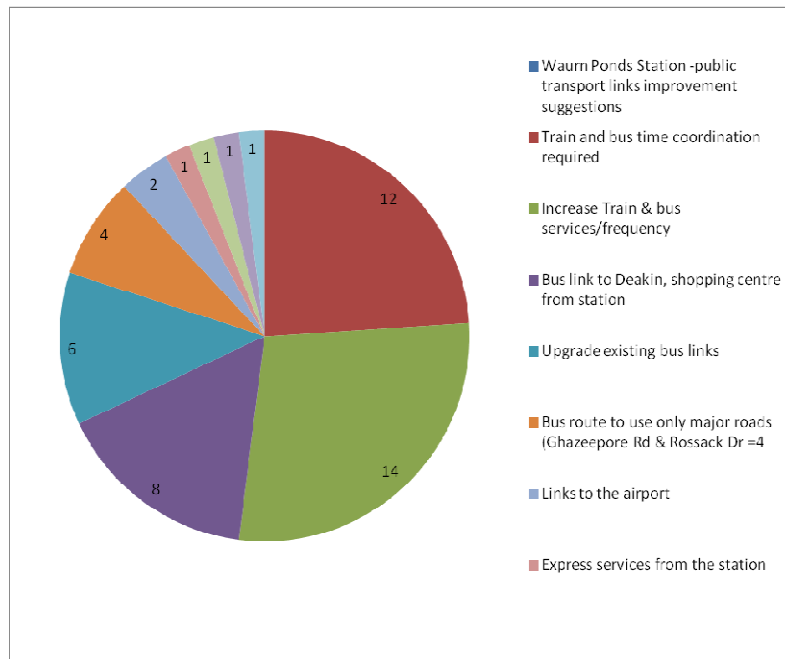
3.8.1 Key Improvement Area New Station (Hard copy & electronic input)

Q1. Your traffic and parking improvement suggestions



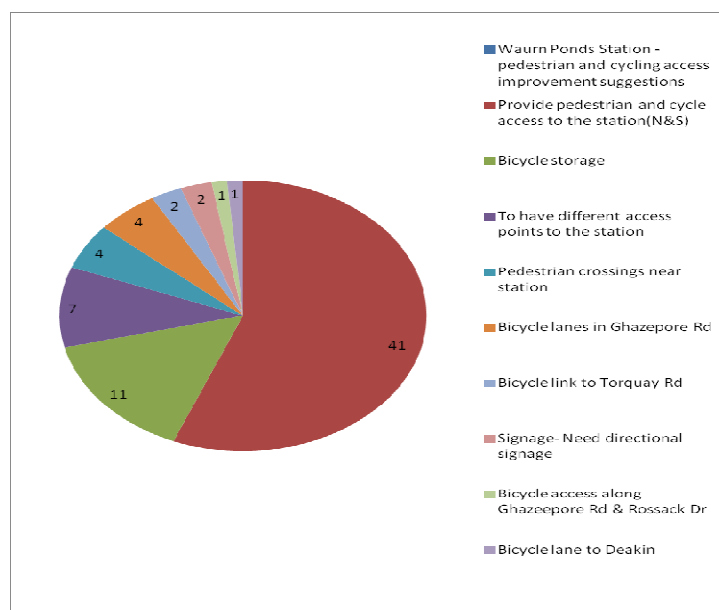
Comments	Total	Primary Responsibility	Secondary Responsibility
Rossack Dr (completed before opening)	40	CoGG	
More Parking Spaces at the station	40	PTV	
Local Area Traffic Management	22	CoGG	
Congestion on local streets	17	CoGG	
Parking management on local streets	17	CoGG	
Ghazeepore Rd traffic management	9	CoGG	
Intersection of Rossack Dr & Ironbark St unsafe	5	CoGG	
Oakwood Cr parking for residents only	2	CoGG	
Increased Traffic in Sugargum Dr	2	CoGG	
Rossack Dr reduce speed limits	2	CoGG	
Car parks on Boundary Rd side	2	PTV	
LATM within the car park	2	PTV	
Paid parking on street	1	CoGG	
Local Laws Officers	1	CoGG	
Heyers Rd-Flashing 40	1	CoGG	
Fenced off parking area	1	PTV	

Q2. Your public transport links improvement suggestions



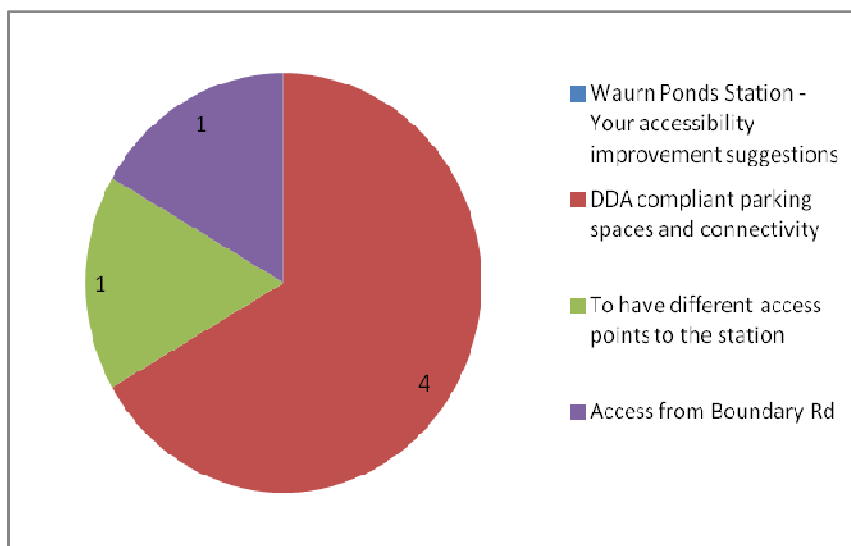
Comments	Total	Primary Responsibility	Secondary Responsibility
Train and bus time coordination required	12	PTV	
Increase Train & bus services/frequency	14	PTV	
Bus link to Deakin, shopping centre from station	8	PTV	
Upgrade existing bus links	6	PTV	
Bus route to use only major roads (Ghazeeopore Rd & Rossack Dr	4	CoGG	PTV
Links to the airport	2	PTV	
Express services from the station	1	PTV	
Bus route accessibility to the station	1	PTV	
Bus stop near station	1	PTV	
DDA & bus stop compliance	1	PTV	

Q3. Your pedestrian and cycling access improvement suggestions



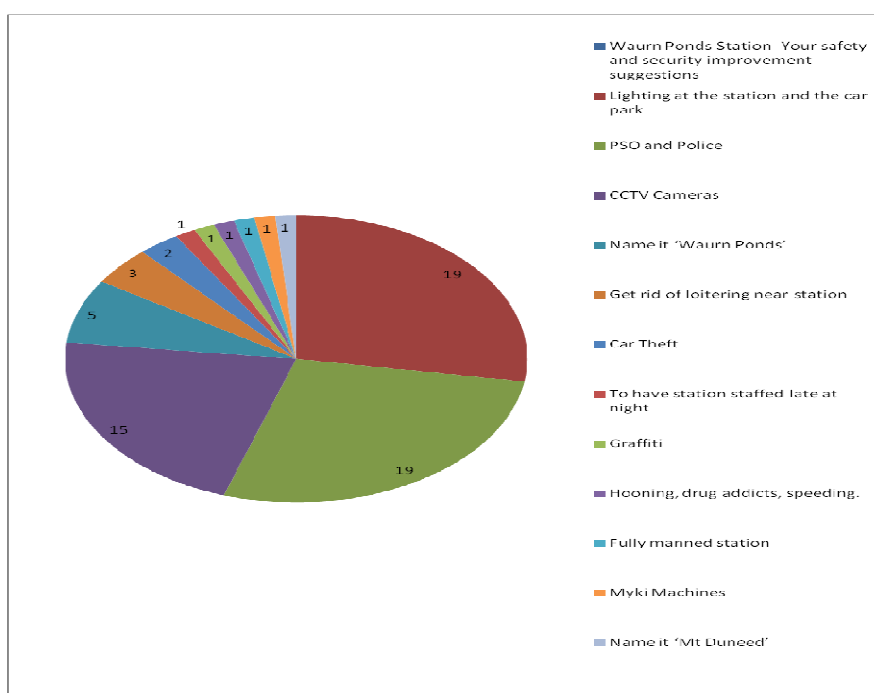
Comments	Total	Primary Responsibility	Secondary Responsibility
Provide pedestrian and cycle access to the station(N&S)	41	CoGG	
Bicycle storage	11	PTV	
To have different access points to the station	7	PTV	
Pedestrian crossings near station	4	CoGG	
Bicycle lanes in Ghazeepore Rd	4	CoGG	
Bicycle link to Torquay Rd	2	CoGG	
Signage- Need directional signage	2	CoGG	
Bicycle access along Ghazeepore Rd & Rossack Dr	1	CoGG	
Bicycle lane to Deakin	1	CoGG	

Q4. Your accessibility improvement suggestions



Comments	Total	Primary Responsibility	Secondary Responsibility
DDA compliant parking spaces and connectivity	4	PTV	
To have different access points to the station	1	PTV	
Access from Boundary Rd	1	PTV	

Q5. Your safety and security improvement suggestions



Comments	Total	Primary Responsibility	Secondary Responsibility
Lighting at the station and the car park	19	PTV	
PSO and Police (Train, station & car park) all day	19	PTV	
CCTV Cameras	15	PTV	
Name it 'Waurm Ponds'	5	PTV	
Get rid of loitering near station	3	PTV	
Car Theft	2	PTV	
To have station staffed late at night	1	PTV	
Graffiti	1	PTV	
Hooning, drug addicts, speeding.	1	PTV	
Fully manned station	1	PTV	
Myki Machines	1	PTV	

6. G21 REGIONAL ECONOMIC DEVELOPMENT STRATEGY

Portfolio:	Enterprise Geelong – Cr Harwood
Source	Enterprise Geelong
General Manager:	Dr Russell Walker
Index Reference	G21 Regional Economic Development Strategy

Purpose

The purpose of the G21 Regional Economic Development Strategy is to:

- Identify the competitive advantage of the G21 region;
- Prioritise new and existing economic development opportunities;
- Increase standard of living and employment opportunities;
- Provide evidence of how to build value into the G21 region economy.

Summary

- G21 received \$140,000 funding from Regional Development Victoria in July 2010 to develop a G21 Regional Economic Development Strategy.
- Consultants (AEC Group) were engaged to undertake a review of the economic structure of the region inclusive of detailed consultation with peak bodies across the region and commercial stakeholders across the region.
- The G21 Regional Economic Development Strategy is a collaborative project between the City of Greater Geelong (CoGG), Surfcoast Shire, Colac Otway Shire, Queenscliff and Golden Plain Shire.
- A Project Steering Group (PSG) consisting of the Chief Executive Officers of all G21 municipalities, Deakin University, The Gordon Institute, Chamber of Commerce, Committee for Geelong, G21 Regional Alliance and Regional Development Victoria was established with the CoGG CEO Chairing the Group.
- The AEC Group undertook extensive consultation across the region and produced a draft strategy for the purposes of more detailed consultation with the region as a whole. This draft strategy was presented at the Councillor Briefing on 20 March 2012.
- The strategy provides a toolbox for economic development professionals across the key areas of attracting investment, innovation, skills and securing funds.
- The key recommendations of the strategy relate to five game changers which are programs the consultants have identified will move the region further faster. These are completion of the Ring Road network; Geelong City Centre reactivation; coordinated delivery of critical infrastructure to support growth; globally significant innovation and research centre; and a G21 Region open for business approach.
- The strategy focuses on five key area's which include:
 - Strategic and Integrated Transport Infrastructure;
 - Vibrant and active Region;
 - Coordinated Delivery of Critical Growth Infrastructure;
 - Learning and Innovation;
 - Investment Ready.
- The final draft G21 Regional Economic Development Strategy was endorsed by Colac Otway Shire Council in September 2014. The strategy will be presented to the remaining G21 Council's in October 2014.

Cr Harwood moved, Cr Macdonald seconded -

That Council endorse the G21 Regional Economic Development Strategy (Appendix 1).

Carried.

Background

Through discussions at the G21 Regional Alliance Board and Economic Development Pillar it was identified that it would be desirable to take a Regional Economic Development Strategy to guide the efforts of the G21 Regional Alliance and member Municipalities in coordinating economic development activity across the region.

A Project Steering Group (PSG) was formed Chaired by Stephen Griffin Chief Executive Officer of the City of Greater Geelong and included the Chief Executive Officers from all member Municipalities, Barwon Water, Deakin University, G21 Regional Alliance, The Gordon Institute, and Regional Development Victoria to develop a brief, appoint consultants and ultimately oversee the development of an Economic Development Strategy for the region.

The PSG was supported by a Project Working Group (PWG) of economic development professionals from each Municipality and the State Government representatives.

Consultants (AEC Group) were engaged to undertake a review of the economic structure of the region inclusive of detailed consultation with peak bodies across the region and commercial stakeholders across the region.

Consultation was undertaken by AEC with key regional stakeholders from mid-2011 into 2012.

Key regional stakeholders included:

- The five G21 Councils
- Geelong Manufacturing Council
- Geelong Trades Hall
- Geelong Chamber of Commerce
- G21 – Geelong Region Alliance
- G21 Pillars and sub groups
- Committee for Geelong
- Avalon Airport
- Barwon Water
- Deakin University
- The Gordon
- Geelong Region LLEN
- State Government Departments and Agencies

A draft G21 Regional Economic Development Strategy was prepared in 2012 reflective of this consultation process in the lead up to the Council elections. This draft strategy was presented at the Councillor Briefing on 20 March 2012 for comment.

As the draft strategy would require approval by all G21 Councils, the PSG decided to defer the consideration of it until after the elections in November 2012. Consideration was further deferred whilst Council established Enterprise Geelong – the refocusing of their Economic Development unit.

Discussion

In April 2014, it was timely for Enterprise Geelong to coordinate a further update of the draft G21 Regional Economic Development Strategy and to brief all G21 Councils on the contents of the strategy. The five G21 Council CEOs have also had input into the draft strategy.

The purpose of the G21 Regional Economic Development Strategy is to:

- Identify the competitive advantage of the G21 region
- Prioritise new and existing economic development opportunities
- Increase standard of living and employment opportunities
- Provide evidence of how to build value into the G21 region economy

The strategic focus areas for the strategy are:

- Strategic and Integrated Transport Infrastructure
- Vibrant and Active Region
- Co-ordinated Delivery of Critical Growth Infrastructure
- Learning and Innovation
- Investment Ready

The key recommendations of the strategy are Game Changer Initiatives, which are recommended by the consultant team and have been accepted by the PSG as initiatives which will affectively advance the region further faster. These key five game changer recommendations are:-

- Completion of Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn, and Colac connections.
- Geelong City Centre reactivation
- Coordinated delivery of critical infrastructure to support growth
- Globally significant innovation and research centre
- G21 Region open for business

Environmental Implications

The recommendations of the G21 Regional Economic Development Strategy are considered to provide direction in respect to some of the environmental challenges facing the region from an economic development perspective.

Financial Implications

The project has been funded by G21 Councils and the State Government. There are no further funds required the City of Greater Geelong or from other member Municipalities.

Policy/Legal/Statutory Implications

The strategy is intended to provide direction in relation to the G21 Regional Councils in developing and implementing an economic development agenda for the region.

Alignment to City Plan

This report aligns to the Growing the Economy section of our City Plan.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

The development of an Economic Development Strategy for the entire region is considered a key step in the maturity of the G21 Regional Alliance to provide direction in relation to economic development initiatives undertaken by the G21 Regional Member Municipalities.

Human Rights Charter

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

Consultation and Communication

The preparation of the G21 Regional Economic Development Strategy has been managed by the PSG. The consultation with key regional stakeholders from mid-2011 into 2012 was undertaken by AEC.

Key regional stakeholders included:

- The five G21 Councils
- Geelong Manufacturing Council
- Geelong Trades Hall
- Geelong Chamber of Commerce
- G21 – Geelong Region Alliance
- G21 Pillars and sub groups
- Committee for Geelong
- Avalon Airport
- Barwon Water
- Deakin University
- The Gordon
- Geelong Region LLEN
- State Government Departments and Agencies

After the consultation period, a draft G21 Regional Economic Development Strategy was prepared, however approval by all five Council's was deferred until after the elections in November 2012 and the establishment of Enterprise Geelong in 2013.

A review of the draft strategy was conducted from April - July 2014 by the PSG, the G21 Economic Development Pillar, the CEO's of all five member municipalities, and the G21 Board. Recommended changes were provided to AEC with the final draft strategy completed in July 2014.

The final G21 Regional Economic Development Strategy was endorsed by Colac Otway Shire Council in September 2014. The strategy will be endorsed by the remaining G21 Councils in October 2014.

**G21 Regional Economic
Development Strategy**
G21- Geelong Regional Alliance

Final Report
October, 2014



Document Control

Job ID: 16853
Job Name: G21 Regional Economic Development Strategy
Client: G21- Geelong Regional Alliance
Client Contact: Russell Walker
Project Manager: Ashley Page
Email: ashley.page@aecgrouppltd.com
Document Name: G21 Regional Economic Development Strategy_FINAL REPORT.docx
Last Saved: 8/10/2014 9:30 AM

Version	Date	Reviewed	Approved
Draft Report	10 April, 2013	ARP	
Draft Report v2	9 May, 2014	ARP	ARP
Final Draft	17 May, 2014	ARP	ARP

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The Time for Action is Now!

Background

The G21 region¹ is geographically, economically and culturally diverse. The G21 region has undergone significant transformation from a major heavy manufacturing centre over the last 15 years, diversifying into higher technology manufacturing, healthcare, education and other sections as well as expanding its cultural offering.

The successful diversification, growth and stabilisation of the economy have been made possible through a committed and collaborative approach between key stakeholders. While there remain some pockets of disadvantage and underutilised labour, there are many development opportunities and the proximity and rapid expansion of Melbourne's western region presents unique opportunities for the growth and prosperity of the G21 region.

The time is right for the G21 region to embrace and encourage growth. Current trends in globalisation, shifts from low-tech to high-tech and value adding manufacturing, emergence of new technologies, growing and shifting global markets and numerous other factors demonstrate the new paradigm that exists. Resting on the success of the past will result in lacklustre future economic performance and being 'overlooked' by the global economy. This is not the fate that the G21 Region community desires or deserves and there are significant opportunities and potential in the region. Leveraging the existing collaborative spirit to focus on strategic development initiatives will significantly improve the G21 Region's socio-economic and cultural outcomes

The G21 Regional Vision

The Geelong Region Plan, released by the G21- Geelong Regional Alliance, contains the following vision statement:

"In 2020, the Geelong Region is Australia's most desirable destination for living, visiting and investing; it is renowned for its vibrant, cohesive community, exceptional physical environment and vigorous economy."

This statement highlights the outcomes required of the G21 Regional Economic Development Strategy and has been used, along with extensive stakeholder consultation, to identify the strategic focus areas of the strategy.

Strategic Focus Areas

The regional objectives identified in the Geelong Regional Plan and the desired future for the G21 Region were examined and discussed in detail with a range of regional stakeholders to identify and distil the key focus areas for the G21 Regional Economic Development Strategy. The strategic focus areas identified include:

- Strategic Focus Area 1: Strategic and Integrated Transport Infrastructure
- Strategic Focus Area 2: Vibrant and Active Region
- Strategic Focus Area 3: Coordinated Delivery of Critical Growth Infrastructure
- Strategic Focus Area 4: Learning and Innovation
- Strategic Focus Area 5: Investment Ready

Each strategic focus area has a strategic goal, targeted outcomes to be realised, and a range of progress measures to track and assess progress over time. For each of the strategic focus areas, a number of key initiatives were identified and tested with key stakeholders. From these initiatives, the most effective and constructive 'first step' toward achieving the G21 regional vision were termed 'Game Changers'.

¹ The G21 region includes The City of Greater Geelong, Surf Coast Shire, Colac-Otway Shire, Golden Plains Shire and the Borough of Queenscliff

Game Changers

What is a Game Changer?

"What we need are game changers. Things that dramatically change the boundaries in which we operate, things that really separate the G21 Region from the rest of the pack, from the rest of the country, something that makes the G21 Region unique in the world. What we are talking about are things that will catapult the G21 economy forward beyond the recognition of what it is today."

- Local stakeholder

The G21 region has numerous strengths and natural advantages that will ensure its growth and prosperity into the future. Many of these will be achieved without the need for external resources or collaboration between organisations.

It is critical the G21 Regional Economic Development Strategy target those initiatives that transform the G21 region to deliver higher levels of growth prosperity that could not be achieved without significant regional collaboration and funding.

Due to their nature, some game changes are likely to be strategic, attitudinal foundation and knowledge/ capability building tasks, whereas others will centre on the planning for, and development of, critical infrastructure. The Game Changers will change over time as the region progresses, but they must always meet the following:

- **Transformational:** Deliver distinct and lasting regional benefits
- **Require Collaboration:** Entail cross-government support and collaboration (rather than be readily implemented by single stakeholders)
- **Catalytic:** Lead to further significant related/ ancillary direct investment
- **Promote Awareness:** Address and respond to a key strategic focus area and regional issues and perceptions

With only limited resources to deliver the numerous development opportunities in the G21 region, extensive consultation with key regional stakeholders was undertaken to identify the most effective 'first step' toward each focus area of the G21 regional vision. These are termed the 'game changers' and are identified below. These form the primary and initial initiatives of the G21 Regional Economic Development Strategy.

- **SF 1:** Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac Connections
- **SF 2:** Geelong City Centre Reactivation
- **SF 3:** Coordinated Critical Infrastructure Plan
- **SF 4:** Globally Significant Innovation and Research Centre
- **SF 5:** Open for Business

Subsequently, a series of 'prioritised actions' have been identified to enable the activation of each game changer, with such directives summarised in the table overleaf.

In addition, there is an extensive array of beneficial development initiatives beyond the identified 'game changer' initiatives that should not be ignored and should be progressed when and as resources become available. Other key initiatives worthy of pursuit are also presented and summarized in the table overleaf.

Table ES: 1. Strategic Focus Areas

Strategic Focus Area	Integrated Transport	Vibrant & Active	Coordinated Critical Infrastructure Delivery	Learning & Innovation	Investment Ready
Strategic Goal	Strategic (inter- and intra-regional) transport infrastructure linking the G21 region, enabling efficient movement of freight and passengers and encouraging the interaction of all regions within G21 with other surrounding regions.	A vibrant and active region with identifiable and distinct activity nodes in surrounding areas	Accelerated delivery of critical infrastructure supporting growth, development, community and cultural interaction and investment attraction.	Recognition of G21 region as a leading learning and innovation region focussed on the generation, development and extension of knowledge.	Outcome driven and solution focussed business investment location. Promotion of the G21 region as a major business investment destination, to drive the facilitation of new investment and job generation into the region.
Outcomes	- Freight out of Geelong CBD - Increased tourism visitation/ expenditure - Increased local job accessibility - Improved travel efficiency/ time (to/ from and throughout the G21 region)	- Reactivation of and investment in Geelong CBD and ancillary investment in Corio and Norlane - Investment in towns across region including Birregurra, Forrest, Colac, Bannockburn, Winchelsea - Nationally and internationally recognised events, festivals and tourism activities - Activated areas day and night (in each key regional settlement) - Population growth (driven by high quality jobs and lifestyle amenity) - Culturally aware and diverse population - Tourism growth - Development of nationally and internationally acclaimed regional cultural facilities and programming	- Planned and prioritised infrastructure development for a population of 500,000 (road, rail, port, airport, utilities and ICT) - Identified trigger points to facilitate infrastructure development before constraints/ saturation points are hit - Enabled business investment and jobs - Efficiency gains (travel, business, transaction) - Integrated planning and integration with broader strategic planning initiatives - Realisation of infrastructure development ahead of time	- Local adoption of local innovation and R&D - Increased education attainment - High patent registration - Global recognition as a region that facilitates commercialisation of innovation - Established innovation funding processes (recognised as international best practice)	- Increased investment (private and public) - External - Local re-investment - Expansion of local businesses, employment and associated population - Establishment and attraction of new businesses - Attraction of key strategic businesses to the G21 region - Creation of jobs: - Existing industries - New industries - Increased domestic and international exposure
Progress Measures	- Freight and passenger travel time between key nodes (Melbourne, Bannockburn, Queenscliff, Anglesea, Geelong, Colac) - Avalon PAX and freight (tonnes) - Tourism visitation (particularly day trips) (Total and share of Victorian and Australian markets) - Employment (place of residence by place of work)	- Population density - Population growth - Diversity index (ethnicity, age, education, industry/ occupation) - Cultural event/ festival visitation - Number of events/ festivals held - Educational attainment - Tourism visitation (by purpose of visit) (Total and share of Victorian and Australian markets) - Proportion of new dwellings that are infill - Capital investment (private/ public) in key population, tourism and cultural centres - Cultural facility renewal and increased visitation	- Plan completed - Business case for each package of infrastructure, including demand projections, review points, triggers and critical thresholds and opportunity cost if not delivered in a timely fashion - Funding sources identified - External infrastructure funding (total realised and leveraged) - Number of targeted infrastructure projects realised	- Patent registrations/ capita - Business start-ups - Annual release of innovation funding - Education attainment: - High school completion - Higher education - Trade based skills - School containment rate - Average income - Gross value added per employee and per capita	- Jobs generated - Population growth - New Investments: - Local - External - Ratio of private/public sector capital investment - Office vacancy - Number of major trade shows/conferences hosted - Number of strategic businesses/activities moving to the G21 region

Strategic Focus Area	Integrated Transport	Vibrant & Active	Coordinated Critical Infrastructure Delivery	Learning & Innovation	Investment Ready
Initial Game Changer Initiative	Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac-Otway Connections	- Geelong City Centre Reactivation - Cultural Precinct Masterplan implementation including re-development of GPAC, Geelong Gallery and the public realm - Upgrade of National Wool Museum	Coordinated Critical Infrastructure Plan – G21 Regional Growth Plan Implementation Plan	- Globally significant innovation and research centre - A regionally accessible venture capital/ investment fund to facilitate entrepreneurial activity	Open for business
Other Key Initiatives	- Regional Rail Express - National freight and logistics hub - Transit link to Torquay - Development of additional freight connections - Development of Avalon (freight and international airport) - Development of Lethbridge Airport (general aviation, emergency services, aeronautical industry, support services, tourism)	- Geelong Convention & Exhibition Centre - Land assembly in key development corridors - Yarra St Pier Cruise Ship Facility - Geelong Centre for Emerging Infectious Diseases	Once completed, the Coordinated Critical Infrastructure Plan will prioritise the key initiatives to be pursued under this game changer, these may include: - National freight and logistics hub plan for northern Geelong; - NBN rollout and digital economy plan; - Reticulated infrastructure planning for the currently planned and long term growth of the region - Transit link to Torquay	- Consolidation of Deakin waterfront campus (including links to Geelong CBD) - Regional innovation committee (Gordon TAFE, Deakin University, Health and sports science, Local Business and Industry, local champions of core areas of interest) - Extension of learning pathways - Business mentoring program	- Business development initiatives - Marketing and public relations - Business expansion and retention programs - Major trade shows/conferences to promote investment
Priority Actions to Activate Game Changers	- Planning and delivery of high speed link to join with ring road as constructed. - Lobbying Government for the funding commitment for duplication of Princess Highway to Colac. - Planning for the east west arterial link through Armstrong Creek and further river crossing to service the Bellarine Peninsula.	- Support Deakin's commitment to growing the waterfront campus to 10,000 students as a priority and facilitate accommodation options for students accordingly. - Support the City of Greater Geelong in its efforts to lobby for State Government funding to rebuild the Yarra Street Pier and provide for cruise ship destination in Geelong. - Identify and prioritise land assembly needs for Geelong CBD. - Instigate infrastructure developments to remove significant volumes and heavy freight from the CBD of Geelong. - Investigate and implement investment incentives for Geelong CBD development - Undertake G21 Arts, Culture & Heritage Economic and Social Benefits Study	Implement G21 Regional Growth Implementation Plan	Pursue global engagement opportunities associated with Geelong Centre for Emerging Infectious diseases (GCEID) and Centre for Advanced Design and Engineering Training (CADET) and education providers	- Undertake training for all relevant staff across all municipalities and agencies in investment focused planning/ facilitation - Develop targeted investment attraction program (separate web, information and collateral) - Implement business and investment attraction program - Investigate opportunities for a regional market – The G21 Region is Open for Business campaign.

Source: AECgroup

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1. Introduction

1.1 Background

The G21 region² is geographically, economically and culturally diverse. Its major centre is Geelong, Victoria's second largest city, which is 75 kilometres south west of Melbourne. The G21 region has undergone significant change from a major heavy manufacturing centre over the last 15 years, diversifying into higher technology manufacturing, healthcare and education as well as expanding its cultural offering.

The successful diversification, growth and stabilisation of the economy have been made possible through a committed and collaborative approach between key stakeholders. While there remain some pockets of disadvantage and underutilised labour, there are many development opportunities and the proximity and rapid expansion of Melbourne's western fringe presents unique opportunities for the growth and prosperity of the G21 region.

The time is right for the G21 region to embrace and encourage growth. Leveraging the existing collaborative spirit to focus on strategic development initiatives will significantly improve the G21 regions socio-economic and cultural outcomes.

1.2 Project Objectives

The G21 Regional Economic Development Strategy provides clarity around the key initiatives that are most critical in driving beneficial socio-economic growth for the region. These initiatives must be supported by broader strategic objectives.

Specifically, the objective of G21 Regional Economic Development Strategy is to:

- Identify strategic objectives;
- Prioritise new and existing economic development opportunities;
- Identify opportunities that will lead to an increase in wealth, prosperity and regional standards of living;
- Identify the genuine competitive advantage of the G21 region;
- Produce a compelling and evidence-based map showing how to 'build value' into the G21 regional economy; and
- Provide advice on the most appropriate governance model to implement the strategy.

Beyond the project terms of reference there is a requirement to develop a series of strategies to support economic development beyond the life of this document. These are embodied as a "**Strategy Toolbox**". The strategy toolbox is designed to support the short term actions identified as being most critical in delivering economic growth and prosperity for the G21 region into the future as well as other actions into the future.

The economic development initiatives identified in the G21 Regional Economic Development Strategy **focus on outcomes not readily delivered by government or business/ industry working independently, but those which can be delivered with coordination of effort and intervention**. This approach is designed to leverage the collaborative and positive environment of the G21 region.

² The G21 region includes The City of Greater Geelong, Surf Coast Shire, Colac-Otway Shire, Golden Plains Shire and the Borough of Queenscliffe

1.3 Project Process

The following figure outlines the project approach adopted for the delivery of this project.

Figure 1.1. Project Approach & Process

Stage	Stage I Background Paper	Stage II Consultation	Stage III Economic Development Strategy
Processes	Data collation Research Consultation	Meetings & workshops with local government, business, industry, broader community, and key local organizations and institutions Stakeholder comment	Identification of opportunities Identification of Game Changers Implementation Plan Additional consultation
Outcomes	Detailed understanding of the baseline environment and competitive edge of the region	Extensive input and feedback from all sectors of the local community on the opportunities and draft strategy	Economic Development Strategy Priority focus areas Strategy 'Toolbox'

Source: AECgroup

2. Current Regional Context

This chapter provides an overview of the key socio-economic data for the G21 region as well as an overview of the key factors and competitive advantages/ limitations influencing the future development of the region. Additional detail is available from the *Regional Economic Profile – G21* and the *Regional Economic Profile – G21, Regional Economic Growth Project* publications by the Victorian Government as well as the Background Paper prepared by AECgroup.

2.1 Socio-Economic Overview

The people of the G21 region are, and will continue to be, a key contributor to the region's growth and development. The current and future socio-demographic and economic characteristics of the G21 region must be understood to realise the region's full development potential. Continuing growth in the G21 region means its **socio-demographic and economic makeup will continue to change** in coming years, **representing many opportunities and challenges**.

- Population:
 - Population of 288,937 (2012), equating to about **7% of the population of Greater Melbourne (GCCSA)** (4,248,344), with **strong population growth forecast to 2031** (1.6% p.a.), above Greater Melbourne (GCCSA) (1.4% p.a.).
 - An **older and more rapidly ageing population** (baby-boomer generation) than Melbourne SD will result in a **higher and faster growing dependency ratio³ in the future** (54.7% in 2011 to 66.5% in 2006, vs. 45.5% and 53.2% in Melbourne SD).
- Education and Qualifications:
 - G21 **generally has a lower level of formal education** than Melbourne SD (about half the postgraduate rate and almost 40% greater rate of leaving secondary school in Year 10 or below) **but stronger trade-skill base** (greater diploma/certificate rate), reflecting the region's **strong manufacturing heritage**.
 - Utilising and building on existing skills with further qualifications can help to develop **high value-add employment**.
- Employment:
 - Estimated **labour force of 146,178, equating to 6.4% of Greater Melbourne (GCCSA) SD**.
 - **Lower unemployment than Melbourne** (5.5% vs. 5.6 in June quarter 2013).
 - **Key economic and employment sectors** are represented by **health care & social assistance, retail, manufacturing, education & training, construction and professional services**.
 - The **shift towards a service oriented economy** is expected to continue across the region.
- Gross Regional Product (GRP)/ Household Incomes:
 - **GRP of \$12.95 billion in 2013, equating to 5.4% of Greater Melbourne (SA4)** (\$241.90 billion) implies lower GRP/ capita than Greater Melbourne (SA4).
 - **Proportionately larger manufacturing sector than Greater Melbourne Statistical Area**.
 - Similar value added per employee (\$120,000 vs. \$130,000).
 - **Average weekly incomes below Melbourne SD** (\$1,272 vs. \$1,497 for family households and \$628 vs. \$812 for non-family households).

³ Dependency ratio is the ratio of young children (0-14 years) and post-retirement age adults (65+ years) to working age residents.

- Other:
 - Affordable residential land and housing.
 - Strong base of cultural and recreational activity.
 - Desirability for families.
 - Strong sense of community

2.2 Infrastructure Overview

Infrastructure provides the pathways for goods, services, information and people to move into and through a region, it is critical to the appropriate development of the G21 region. More than simply roads and railways, critical local infrastructure and development enablers should be recognised as including cultural facilities and spaces for community interaction.

Table 2.1. Key Regional Infrastructure

Infrastructure Type	Name	Description
Transport	Avalon Airport	- Domestic and general aviation - Expansion opportunities including an international terminal - General regional under provision of light aircraft facilities, potential for growth - Close proximity to Shell refinery
	Lethbridge Airport	General Aviation, emergency services, aeronautical industry support services, tourism
	Geelong Port	- Relatively busy with future potential (e.g. container growth) - Modern facilities - Gaps in port and road infrastructure as identified in the Geelong Port – City 2050 Strategy - Shallow channel of Corio Bay needs to be addressed to enable growth
	Rail	- Broad gauge rail services through the west of the region and Geelong - Preliminary studies are currently undertaken to potentially restore regular passenger services from Ballarat to Geelong, as well as establishing a potential rail connection into Avalon Airport via the Melbourne to Geelong rail corridor - Future opportunities in Colac, Geelong and Golden Plains
	Road	- Princess Freeway and Princess Highway provide connection to Melbourne and beyond. - The Princess Freeway is one of the busiest traffic count points in Regional Victoria for both cars and commercial vehicles. - Major planning completed for key road additions (e.g. Ring Road network to service southern and Bellarine Peninsula, duplicated Princes Hwy to Colac, rural road network, east-west traffic through Geelong) - Currently takes haulage through the CBD
	Passenger	- Strong transport and infrastructure with appropriate capacity for short to medium term (e.g. Geelong's Ring Road) - Planned expansions should ease pressure on Geelong-Melbourne rail link - Strong growth in bus patronage - Difficult/ insufficient intra and cross regional links
Utilities	Water	- Region is well serviced in terms of water and sewerage - Recent investments in pipeline (Melbourne to Geelong), water treatment (Northern Water Plant) infrastructure - Continued growth of region will likely put pressure on services /infrastructure - Recent investment in potable water supply to secure supply for intensive animal husbandry and other industries in the rural hinterland.
	Gas and Electricity	- Region is well serviced - Challenges in future to provide for growth
	ICT	- Limited optic fibre connections and ICT in general - NBN will enhance the region substantially and provide beneficial infrastructure supporting economic development - Mobile connectivity on train from Melbourne insufficient - Many new developments planning to be fibre optic enabled

Infrastructure Type	Name	Description
Social, Health, Education, Tourism & Recreation Social, Health, Education, Tourism & Recreation (cont.)	Health	- Broad variety of health assets and infrastructure (i.e. hospital, community health services, specialist services, aged care). - Strong connections and linkages between health services and educational institutions (i.e. Deakin University)
	Education, Research and Development	- Presence of high profile education and research institutions - Key assets: Gordon TAFE, Deakin University, CSIRO Australian Animal Health Laboratory and CSIRO Materials Science and Engineering, AFFRIC including Carbon Nexus, Geelong Technology Precinct, Barwon Health, Geelong Grammar, Geelong College
	Public Realm and Cultural Facilities	- Growth of creative industries evidenced by progressive employment growth - Geelong Performing Arts Centre and Geelong Library and Heritage Centre, Geelong Gallery and National Wool Museum plus those in the wider region represent key regional infrastructure for the arts, lifelong learning and entertainment - Art in the Public Realm indicates civic pride and identity
	Sporting	- Major assets service the region well (e.g. Kardinia Park) - Gaps identified around boating, recreational fishing, non-traditional sports
	Tourism	- Tourism is well developed and an important contributor to the economy of some regions in particular (i.e. Surf Coast and Queenscliff). - Limited facilities to cater for some niche markets (e.g. higher end hotels, conventions) - Significant potential to grow the tourism sector and broaden its spectrum to new markets/tourism experiences

Source: AECgroup

2.3 External Influencing Factors

The G21 region operates and competes in a global marketplace – exposing it to a variety of influencing factors beyond the control of government or the private sector. Considering the external factors that may influence and impact on the potential development of the G21 region is critical to developing a realistic and effective economic development strategy. These factors are outlined in the following table.

Table 2.2. External Influencing Factors

Description	Description
Climate change and security of supply	- Coastal regions threatened by rising sea levels - Agriculture challenged by impacts to weather, water availability, temperature changes - Exposed to potential impacts of peak oil (being a regional area) - Power and water access/affordability to be an issue in the future
Shift to knowledge based advanced manufacturing	- Result of decline of Australian traditional manufacturing especially affecting G21 including closure of Alcoa, Ford (product development remaining), Qantas heavy maintenance fleet - Higher technology and niche products are sustaining this industry - Potentially significant industry to the region - Presents an opportunity for innovation and future jobs growth in high-tech and design specialisations
High exchange rate & global trade	- Negative on low value, high volume manufacturing, tourism and agriculture impacts - Positive impacts for businesses who import from other countries - Changing nature and rates of growth of traditional and newer trading partners - Strong growth and relative resilience of China and emerging Asian nations may support demand for local produce in the future - Shift in Australia to high manufacturing cost environment
Skills shortage	- National issue, especially for technicians and trades persons - Thus, particularly relevant to G21
Changing consumer preferences	- Increased demand for organic, waste neutral, healthy food - Awareness of food miles has increased demand for 'local' food - Higher demand for services (e.g. health, aged care, recreation and allied services) - Increased demand for personalised product and services

Description	Description
Global population growth and food security	- Global population growth can provide growing support for local products. - Increased global connectivity (through internet, increased global trade and increased opportunity for travel) may expand the potential markets for local businesses - of all sizes - Food security will become a greater focus as the global population continues to increase. - Food and beverage manufacturing is likely to be supported by increased demand for food, which can be easily exported - Rising influence of middle class across Asia
Internet Connectivity	- The NBN will facilitate a broad range of local economic activities in the region, including enabling teleworking (reducing congestion), and encouraging business attraction and retention outside of the major cities. - Population may also become more dispersed over the longer term as the perceived or real gap between connectivity in major cities and support centres is minimised.

Source: AECgroup

2.4 Competitive Edge

The following have been identified as representing the key sustainable competitive advantages for the G21 region at this point. These competitive advantages are also expected to be sustainable as the region moves forward.

Table 2.3. G21 Region's Competitive Edge

Competitive Advantage	Description
Proximity to metropolitan Melbourne	- Immediate access to markets of Geelong (e.g. households, business, service, cultural, student tourist) - Potential to leverage workforce
Connectedness and collaborative attitude	- G21 – Geelong Regional Alliance is one of most advanced regional development organisations in Australia - United and collaborative front for structural planning and delivery of strategic projects - Coordinated and collaborative across key initiatives
Manufacturing sector	- High representation and historical trade/ manufacturing/engineering skill base within the Greater Geelong workforce - Significant direct and flow-on benefits from this sector - Transitioning from low value, high volume to advanced/ knowledge based manufacturing - Nationally and internationally recognized brands headquartered in Geelong - Available land and facilities
Health sector	- Barwon Health is 11th largest health network in Australia - Deakin Medical School and Research Centre - Significant private health operations in Greater Geelong - Very strong practitioner presence in Greater Geelong - There are still gaps in health service across the broader region
Arts and culture	- Geelong Performing Arts Centre - Geelong Gallery - Geelong Library and Heritage Centre - National Wool Museum - Old Courthouse - Geelong Cultural Precinct - Significant cultural facilities across the region - Major national festivals - Existing skills base and networks - Strong local and visitor patronage
Infrastructure	- Region well serviced, with only some key gaps (i.e. intra-regional rail connectivity, ICT and NBN) - Existing and coordinated planning initiatives to maintain this competitiveness - Strong capacity to accommodate population, employment and tourism growth - Development potential and inter-modal freight opportunities with the confluence of Avalon airport, the Port and road and rail infrastructure

Competitive Advantage	Description
Education and research	- Significant education capacity (e.g. primary, secondary, trade and vocational and tertiary level) - Respected and high profile education facilities (Geelong Grammar, Geelong College, Gordon TAFE, Deakin University (two campuses)) - Existing CSIRO facilities: CSIRO Australian Animal Health Laboratory and CSIRO Materials Science and Engineering, Geelong Technology Precinct - The Geelong Centre for Emerging Infectious Diseases will provide a further competitive edge to the region in terms of advanced research and education facilities - Opportunity to extend existing innovation, research and development capacity to local private sector
Population size and concentration	- The City of Greater Geelong is the second largest city in Victoria and is forecast to continue growing along with the other G21 municipalities - A higher population concentration within an urban area enables the provision of a wider and higher level of services, infrastructure and employment opportunities that may not be possible otherwise (i.e. higher level health and allied services, legal, accounting and finance services)
Lifestyle/ tourism	- Regional tourism assets (e.g. Great Ocean Road, Otways and Bells and surrounding beaches, Geelong Cats, Bellarine Peninsula) - Region attracts numerous domestic and international tourists - Key existing tourism themes include beach/nature, eco-tourism, food and wine - Well served by local tourism organisations - Opportunity to expand the reach of tourism to other parts/markets within the region. - Strong potential to package and expand lifestyle and tourism offering - Experiential infrastructure links such as the Great Ocean Road and the Queenscliff – Sorrento ferry service - Cultural Tourism including galleries, music and other festivals, public art
Environmental and Built assets	- Unique and well known environmental assets: Bass Strait/ Great Ocean Road coastline, marine national parks, Otway forests, national parks and internationally significant wet lands - Potential to further capitalise on such assets by broadening eco-tourism opportunities raising the profile of environmental assets, while ensuring its preservation - Potential to further capitalise on built heritage assets through cultural tourism
Agricultural production	- Rural areas in the central and western parts of the region have highly fertile land, and enjoy good rainfall - With large tracts of available land, opportunity to expand production/diversify production, while enjoying relatively proximity and good connectivity to key metropolitan, Australian and global markets
Available land	- Underutilised (and thus, great potential) agricultural land in some areas. 4000 ha of land zoned and designated for the Golden Plains Food Production precinct to actively encourage intensive animal husbandry and complimentary uses including waste management, horticulture, aquaculture, renewable energy and food processing - Potential agricultural land would be well supported by existing production and businesses - Significant potential industrial land availability in north near existing infrastructure (e.g. Geelong and other G21 regional centres)

Source: AECgroup

2.5 Key Sub-Regional Characteristics

G21 region is a diverse and varied region. There are five municipalities with distinctly different characteristics and, as a result, opportunities capabilities for future development. The key characteristics of each municipality are outlined in the following table.

Table 2.4. Key Sub-Regional Characteristics

Local Government Area	Description
Colac-Otway Shire	A largely agricultural and ecotourism area – the Colac-Otway Shire region has large amounts of developable land, strong food and beverage and timber manufacturing sectors, as well as a significant portion of the Great Ocean Road. Colac-Otway has potential competitive strengths in developing eco-tourism and renewable energy research further, as well as leveraging its agricultural base with value-adding manufacturing/ processing activities.

Local Government Area	Description
Golden Plains Shire	The undeveloped land of Golden Plains is well situated to provide development land for the G21 region's growth and provide future settlement lands for residents. Another key strength of Golden Plains is its acceptance and hosting of intensive agricultural and other industries. Golden Plains has a wide variety of agriculture, from broad acre grain farming in the south of the district, to pig and poultry farming operations around Lethbridge and winegrowing in the Moorabool Valley.
City of Greater Geelong	The largest sub-region by both population and economic activity, the City of Greater Geelong is the business and industry heart of the G21 region and houses the majority of the workforce. The City of Greater Geelong also has significant strategic assets such as the CSIRO research facility, hospitals, Deakin University and the Gordon Institute of TAFE. Geelong's manufacturing history and transition into advanced manufacturing techniques demonstrates the city is capable of complex production methods, with highly skilled staff.
Borough of Queenscliffe	By far the smallest sub-region by both geography and population, the Borough of Queenscliffe contains some of the G21 region's most significant historic buildings. The Borough of Queenscliffe is an attractive destination for tourists given the Queenscliff to Sorrento Ferry, unique Defence Force facilities, pristine natural environment and remarkable water views. Queenscliff's strong community and rich heritage are among its key strengths. It has comparatively expensive real estate and high income residents.
Surf Coast Shire	Surf Coast Shire has strong competitive advantages in the tourism sector, with the globally recognised Great Ocean Road and Bells Beach/ Torquay surf culture precinct all offering world-class tourism assets. Surf Coast Shire requires connecting infrastructure to Geelong/Melbourne with the extension of the Geelong Ring Road to provide the catalyst for the next phase of tourism growth. Away from the coast, agricultural production in the Surf Coast Shire has developed niche markets in pork production (Otway Pork), as well as beef, wool, poultry and stock feed crops.

Source: AECgroup

3. The Desired Future

3.1 G21 Regional Vision

The G21 region is geographically, economically and culturally diverse. The Geelong Region Plan (2007), released by the G21- Geelong Regional Alliance, contains the following vision statement and direction regarding economic development.

"In 2020, the Geelong Region is Australia's most desirable destination for living, visiting and investing; it is renowned for its vibrant, cohesive community, exceptional physical environment and vigorous economy."

There are five core directions within the Geelong Regional Plan, Direction 4, 'Refocus our economy' states that by 2050,

"...the G21 Region will be a globally significant competitor in industry sectors of high comparative advantage, generating and attracting skilled workers and investment within a sustainable business environment"

3.2 Desired Regional Outcomes

Geelong Regional Plan – Direction 4: Refocus our Economy

The four key policies of strategic 'Direction 4: Refocus our economy'⁴ respond to the vision and a range of challenges identified in the G21 Regional Plan. These four policies should be considered and incorporated into any economic development strategy for the G21 Region and include:

4.1: Respond to global competition

4.2: Improve industry efficiency, innovation and commercialisation

4.3: Reduce skills gaps and shortages

4.4: Improve the operating environment for business

Behind these four policies are a range of regional objectives highlighting the need for collaboration, planning, information sharing, skills transfer, enabling infrastructure, investment, research and development, innovation, entrepreneurship, leadership, commercialisation, efficiency and productivity, value adding, education and skills development, culture and attitudinal change, and sustainable economic development in the G21 region.

To clearly identify what this vision and direction means for the G21 Regional Economic Development Strategy, a wide range of key regional stakeholders were asked to describe what the ideal G21 region of the future looked like to them. Three scenarios were presented to assist stakeholders in framing the potential future G21 region. These were 'More of the Same' (Scenario 1), 'Building on Our Regional Strengths' (Scenario 2) and a 'Game Changer' – projects that have the potential to transform the region – (Scenario 3) scenario.

The first two scenarios represent outcomes that are likely able to be delivered by local government under their current economic development and governance regimes. The 'Game Changer' scenario represents the outcomes possible if the region focuses its collaborative energies and development activity on key initiatives that have the potential to change the face of the regional economy and socio-demographic structure.

⁴ The other strategic directions of the G21 Regional Plan include direction 1: Protect and enhance our environment, Direction 2: Create sustainable settlements, Direction 3: Strengthen our communities and Direction 5: make it happen

Overwhelmingly the regional outcomes associated with 'The Game Changer'⁵ scenario were the most strongly desired.

Outcomes associated with the 'Game Changer' scenario are described in the table below

Table 3.1. Targeted Future Outcomes for the G21 Region

Attribute	Outcome Of Strategy Delivery
Future Population	500k+ people
Labour Force Capacity	New range of skills – individuals are skilled in new areas and industries, with new skills being attracted to the region to assist in broader capability development of the labour force
Economic Diversity	A diverse economy with a focus on industry with strong flow on effects
Cultural Activity	A highly sought after region of choice, attracting attendance from outside the region
Innovation	Global centre of innovation, commercialisation and education
Infrastructure	Key strategic infrastructure is planned for and delivered ahead of time
Governance	Leading with shared strategic vision
Regional Perception	Identified and recognised as a region of choice
Role and Function	Provide high-level service centre alternative to Melbourne Central Activity Centre for Victoria

Source: AECgroup

3.3 Strategic Focus Areas

The regional objectives identified in the Geelong Regional Plan (paraphrased above) and the desired regional outcomes identified in Section 3.2 were examined and discussed in detail with a range of regional stakeholders to identify and distil the key focus areas for the G21 Regional Economic Development Strategy. The strategic focus areas, and their rationale, identified include:

- Strategic Focus Area 1: Strategic and Integrated Transport Infrastructure
- Strategic Focus Area 2: Vibrant and Active Region
- Strategic Focus Area 3: Coordinated Delivery of Critical Growth Infrastructure
- Strategic Focus Area 4: Learning and Innovation
- Strategic Focus Area 5: Investment Ready

Each strategic focus area has a strategic goal, targeted outcomes to be realised, and a range of progress measures to track and assess progress over time. These are outlined in the sections below.

A range of development initiatives were also identified to support each strategic focus area. These form a selection of key development initiatives and opportunities currently identified. A broad range of new and different development initiatives are expected to be identified on a regular basis. New opportunities should be appropriately embraced and pursued within a coordinated and structured implementation framework. New opportunities should be assessed and incorporated at detailed strategy review and refocus periods to ensure intelligence and information is gathered and stored over time.

The success of the G21 Regional Economic Development Strategy will be measured by its progress toward, and realisation of, the strategic focus areas and their targeted outcomes

⁵ "Scenario 1 – More of the Same" and "Scenario 2 – Building on Our Strengths" both have valid economic development pursuits, however, the "Scenario 3 - Game Changer" approach captured the virtually unanimous desire across all stakeholders engaged in this study for the G21 region to do more than just stay the same, grow in line with broader trends or to leverage the many obvious strengths of the region.

3.3.1 SFA 1: Strategic and Integrated Transport Infrastructure

Rationale: Strong communities, sustainable settlements and prosperous business and industry all rely on the transport of goods and people within the local area and to and from surrounding areas. Without good transport infrastructure, inefficiencies and isolation will prevail, drawing people and activity from the region to places where it is easier to move.

Description	Detail
Strategic Goal	Strategic (inter- and intra-regional) transport infrastructure linking the G21 region, enabling swift and efficient movement of freight and passengers and encouraging the interaction of all regions within G21 with other surrounding regions
Targeted Outcomes	- Freight out of Geelong CBD - Increased tourism visitation/ expenditure - Increased local job accessibility - Improved travel efficiency/ time (to/ from and throughout the G21 region)
Progress Measures	- Freight and passenger travel time between key nodes (Melbourne, Bannockburn, Queenscliff, Anglesea, Geelong) - Avalon PAX and freight (tonnes) - Tourism visitation (particularly day trips) (Total and share of Victorian and Australian markets) - Employment (place of residence by place of work)
Key Development Initiatives	- Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac-Otway Connections - Regional Rail Express - National freight and logistics hub - Transit link to Torquay - Development of additional freight connections - Development of Avalon (freight and international airport) - Development of Lethbridge Airport (general aviation, emergency services, aeronautical industry support services, tourism).

Source: AECgroup

3.3.2 SFA 2: A Vibrant and Active Region

Rationale: Active regions attract educated, skilled and interesting people with innovation and diversity of opinion, attitude and experience. Cultural activity is an important barometer of a region's vibrancy, along with the diversity of its local population. New ways of thinking are critical to reform and restructure industry, behaviour and perception and responding to future challenges.

Description	Detail
Strategic Goal	A vibrant and active region with identifiable and distinct activity nodes in surrounding areas
Outcomes	- Reactivation of and investment in Geelong CBD and ancillary investment in Corio and Norlane and G21 region - Investment in towns across region including Birregurra, Forrest, Colac, Bannockburn, Winchelsea - Nationally and internationally recognised events, festivals and tourism activities - Activated areas day and night (in each key regional settlement) - Population growth (driven by high quality jobs and lifestyle amenity) - Culturally aware and diverse population - Tourism growth
Progress Measures	- Population density - Population growth - Diversity index (ethnicity, age, education, industry/ occupation) - Cultural event/ festival visitation - Number of events/ festivals held - Educational attainment

Description	Detail
	• Tourism visitation (by purpose of visit) (Total and share of Victorian and Australian markets) • Proportion of new dwellings that are infill • Capital investment (private/ public) in each of the key population, tourism and cultural centres
Key Development Initiatives	• Geelong City Centre Reactivation • Geelong Cultural Precinct Redevelopment • Geelong Convention & Exhibition Centre • Land assembly in key development corridors • Yarra St Pier Cruise Ship Facility • Geelong Centre for Emerging Infectious Diseases • Bannockburn Civic Heart Development

Source: AECgroup

3.3.3 SFA 3: Coordinated Delivery of Critical Growth Infrastructure

Rationale: The G21 region is large and growing (i.e. population, employment and economy). Without coordination of critical infrastructure to support growth, population expansion and business investment (external and local) will underperform and not realise the region's potential. Beyond the basic utilities, critical regional infrastructure includes ICT, health and education services and cultural and artistic assets/networks. In the absence of coordinated planning, ad hoc development, however well intended, will deliver a sub-optimal result and leave the G21 Region uncompetitive in the global market. The G21 Regional Growth Plan Implementation Plan delivers such a coordinated plan out to 2050.

Description	Detail
Strategic Goal	Accelerated delivery of critical infrastructure supporting growth, development, community and cultural interaction and investment attraction
Outcomes	• Planned and prioritised infrastructure for a population of 500,000 (road, rail, port, airport, utilities and ICT) • Identified trigger points to facilitate infrastructure development before constraints/ saturation points are hit • Enabled business investment and jobs • Efficiency gains (travel, business, transaction) • Integrated planning and integration with broader strategic planning initiatives • Realisation of infrastructure development ahead of time
Progress Measures	• G21 Regional Growth Plan completed
Key Development Initiatives	• This game changer requires the development of a 'Coordinated Critical Infrastructure Plan'. The G21 Regional Growth Plan Implementation Plan delivers this coordinated plan out to 2050. It prioritises the key initiatives to be pursued under this game changer.

Source: AECgroup

3.3.4 SFA 4: Learning and Innovation

Rationale: Education, learning and innovation is critical for the development of sustainable and prosperous societies, settlements and economies. Clear education pathways and a diversity of options for education and skills/ capacity development are key to unlocking the regions potential. Development and commercialisation of innovation will contribute to the local economy being competitive and attracting investment in a changing global market. Leading research into issues that affect the local region as well as broader Australian and world-wide needs has the potential to set the G21 Region apart.

Description	Detail
Strategic Goal	Recognition of G21 region as a leading learning and innovation region focussed the generation, development and extension of knowledge
Outcomes	• Local adoption of local innovation and R&D • Increased education attainment and professional development • High patent registration • Global recognition as a region that facilitates commercialisation of innovation • Established innovation funding processes (recognised as international best practice)
Progress Measures	• Patent registrations/ capita • Business start-ups • Annual release of innovation funding • Education attainment: ○ High school completion ○ Higher education ○ Trade based skills • Average income • Gross value added per employee and per capita
Key Development Initiatives	• Globally significant innovation and research centre • Consolidation of Deakin waterfront campus (including links to Geelong CBD) • Regional innovation committee (e.g. Smart Geelong Network). • Extension of learning pathways • Business mentoring program

Source: AECgroup

3.3.5 SFA 5: Investment Ready

Rationale: Areas of G21 need reinvigoration and investment. Business investment follows infrastructure investment, which in turn supports jobs and population growth. Growing regions have strong job opportunities, which can lead to greater education and training. Preparing the G21 Region for investment (public and private) is key to generate an accelerated development path and realise the regions potential sooner.

Description	Detail
Strategic Goal	Outcome driven and solution focussed business investment location. Promotion of the G21 region as a major business investment destination, to drive the facilitation of new investment and job generation into the region.
Outcomes	• Increased investment (private and public) ○ External ○ Local re-investment • Expansion of local businesses, employment and associated population. • Establishment and attraction of new businesses • Attraction of key strategic businesses to the G21 region • Creation of Jobs ○ Existing industries ○ New industries • Increased domestic and international exposure
Progress Measures	• Jobs generated • Population growth • Investments: ○ Local ○ External • Ratio of private/public sector capital investment • Office vacancy • Number of major trade shows/conferences hosted • Number of strategic businesses/activities moving to the G21 region
Key Development Initiatives	• Open for Business • Business development initiatives • Marketing and public relations • Business expansion and retention programs • Major trade shows/conferences to promote investment • Obtain lower government rates and charges from all levels of government

Source: AECgroup

4. Game Changers

Identify Game Changers

Identifying those initiatives that represent the most effective use of resources to deliver the desired economic development outcomes for the G21 region involves considering their attributes against a number of key points. Key attributes of game changing initiatives are outlined in the table below.

Identifying Game Changers

Attribute	Outcome Of Strategy Delivery
Transformational	Each game changer initiative must deliver distinct and lasting regional benefits with a catalytic effect on the broader region.
Require Collaboration	Game changers must be initiatives that cannot be readily implemented by a single local government or organisation, they must require cross-government collaboration and intervention.
Catalytic	It is important the initiatives selected to lead further direct investment are catalytic in their nature to deliver economic growth and activity.
Promote Awareness	Have the potential to address regional issues/change perceptions and articulate an accurate message regarding the development and growth potential in G21.

Source: AECgroup

The key development initiatives identified in the preceding section were examined against the attributes to be a game changer. Their ability to meet each of the game changer attributes were evaluated based on the following system:

- **No ticks:** the development initiative does not fulfil a particular game changer attribute;
- **✓:** the development initiative may somewhat fulfil, although to a limited extent, a particular game changer attribute;
- **✓✓:** the development initiative fulfils and satisfies a particular game changer attribute.

The Game Changer initiatives were identified by examining the scores of each development initiative against the game changer criteria outlined above.

4.1 SFA 1: Strategic and Integrated Transport Infrastructure

Initiatives examined as potential game changers for this strategic focus area included:

- Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac-Otway Connections
- Regional Rail Express
- National freight and logistics hub
- Transit link to Torquay
- Development of additional freight connections
- Development of Avalon (freight and international airport)

Table 4.1. Strategic Focus Area 1, Development Initiative Ability to Fulfil Game Changer Criteria

Attribute	Completion of the Ring Road	Regional Rail Express	National freight and logistics hub	Transit link to Torquay	Development of additional freight connections	Development of Avalon (freight and international airport)
Transformational	✓✓	✓	✓	✓✓	✓	✓
Require Collaboration	✓✓	✓✓	✓	✓	✓✓	✓✓
Catalytic	✓✓	✓	✓✓	✓	✓	✓✓
Promote Awareness	✓✓	✓	✓	✓	✓	✓
Total	8	5	5	5	5	6

Source: AECgroup

Based on the overall ability of each development initiative to fulfil the attributes required to be a game changer (table above), **Completion of the Ring Road with Surf Coast, Bellarine Peninsula, Bannockburn and Colac connections** is identified as the most suitable option. This game changer represents the extension of the Geelong Ring Road to Torquay, another river crossing to the Bellarine Peninsula and completion of the Ring Road network). A summary of the key benefits and implications generated by this game changer are provided in the table below, with a more detailed description in Appendix A.

Table 4.2: Implications of the Game Changer, Completion of the Ring Road

Implication / Benefit	Description
Improved and Integrated Connections	- Ease current transport limitations - Provide for the traffic generated by growth areas, such as Torquay and provide better connection to these - Facilitate the development of other infrastructure (i.e. freight hub)
Improved Visitor Experience and Enhanced Tourism Market	- Ability to cater for significant growth in tourism that is forecast for the region (i.e. current tourism road infrastructure is at capacity) - Further develop new and existing tourism sectors - Increase tourist numbers through faster and more efficient roads - Development of the Bellarine Peninsula tourism market
Improved Local Business Sustainability	- Reduce vehicle movements through central Geelong and provide an opportunity for its further pedestrianisation and revitalisation - Increased business activity through improved access to Melbourne - Increase year round business activity - Improved investment and business opportunities
Facilitate Development and Growth across the region	- Support population and employment growth across areas forecast to grow significantly (i.e. Bannockburn, Winchelsea and Colac) - Easier and faster access to Melbourne and beyond - Improved accessibility to the Greater Geelong and the Bellarine Peninsula Tourism region market, supporting employment and population growth.

Source: AECgroup

Initial actions proposed to activate Game Changer:

- Planning and delivery of high speed link to join with ring road as constructed;
- Planning for the east west arterial link through Armstrong Creek and further river crossing to service the Bellarine Peninsula.

4.2 SFA 2: A Vibrant and Active Region

Initiatives examined as potential game changers for this strategic focus area included:

- Geelong City Centre Reactivation
- Geelong Cultural Precinct Redevelopment
- Geelong Convention & Exhibition Centre
- Land assembly in key development corridors
- Yarra St Pier Cruise Ship Facility

Table 4.3: Strategic Focus Area 2, Development Initiative Ability to Fulfil Game Changer Criteria

Attribute	Geelong City Centre Reactivation	Geelong Cultural Precinct Redevelopment	Geelong Convention & Exhibition Centre	Land assembly in key corridors	Yarra St Pier Cruise Ship Facility
Transformational	✓✓	✓✓	✓✓	✓	✓✓
Require Collaboration	✓✓	✓✓	✓	✓	✓✓
Catalytic	✓✓	✓	✓	✓	✓
Promote Awareness	✓✓	✓	✓✓		✓✓
Total	8	6	6	3	7

Source: AECgroup

Based on the overall ability of each development initiative to fulfil the attributes required to be a game changer (table above), **Geelong City Centre Reactivation** is identified as the most suitable option. This game changer denotes the development of high-density residential space in Geelong CBD to assist in the reactivation of the city centre, grow further advanced service activities (including opportunities for state and national business headquarters), provide culturally diverse lifestyle options for the G21 region, and lead reinvestment in retail and commercial space in the CBD. This initiative has the potential to create a distinct and recognised city centre for the G21 Region. A summary of the key benefits and implications generated by this game changer are provided in the table below, with a more detailed description in Appendix A.

Table 4.4: Implications and Benefits of Game Changer, Geelong City Centre Reactivation

Implication	Description
Improved Perception of the Region	• Geelong to be a well renowned global example of best practice CBD regeneration • Provision of a full range of cultural, recreational and lifestyle and activity options to residents across the CBD improves Geelong's regional perception
Improved Commercial and Development Feasibility	• Flexible and proactive planning initiatives and zonings • Encouragement of urban regeneration and streetscape improvements, higher density housing options • Population and activity (e.g. employees, students, visitors, etc) concentrated in one area improving commerciality of development
Enhance Vitality and Patronage	• Support high volumes of foot traffic, a range and diversity of housing options, high quality shopfronts with a broad retail offering, a commercial heart, effective management of car traffic • Increased population through higher densities increase patronage creating a critical mass of activity prompting and supporting spin off nodes of arts and culture activity across the region generally • Strengthened business case for additional cultural facilities • Development of activity along transport (footpath) corridors between activity, employment education centres and recreation
Provision of Regional Benefits	• Improved public transport infrastructure and service provisions to benefit the broad region • Many spill over benefits to residents across the region

Source: AECgroup

Initial actions proposed to activate Game Changer:

- Support Deakin's commitment to growing the waterfront campus to 10,000 students as a priority and facilitate accommodation options for students accordingly.
- Support funding initiatives to expand the Geelong Cultural Precinct and other nodes of arts and cultural activity throughout the region.
- Support the City of Greater Geelong in its efforts to lobby for State Government funding to rebuild the Yarra Street Pier and provide for cruise ship destination in Geelong.
- Identify and prioritise land assembly needs for Geelong CBD.
- Instigate infrastructure developments to remove significant volumes and heavy freight from the CBD of Geelong.
- Investigate and implement investment incentives for Geelong CBD development

4.3 SFA 3: Coordinated delivery of Critical Growth Infrastructure – the G21 RGP Implementation Plan

A Coordinated Critical Infrastructure Plan is identified as a standalone and key requirement to deliver against the strategic focus area of coordinating the delivery of critical growth infrastructure ahead of time. It fulfils and satisfies all of the key attributes that define a game changer, being transformational, requiring collaboration, being catalytic and promoting awareness of the region and it will sent the foundation for the efficient and effective delivery of infrastructure for the next 50 years in the G21 region. It entails development of an integrated infrastructure plan to accelerate the delivery of critical infrastructure in a coordinated manner for the long term growth and economic prosperity for the region. The integrated infrastructure plan, inclusive of transport and communications, will provide direction for the ongoing provision of infrastructure and provide a lobbying strategy to deliver the essential infrastructure to stimulate economic growth across the region in a prioritised fashion, ensuring infrastructure availability or capacity is not an impediment to growth.

The G21 Regional Growth Plan implementation Plan delivers this game changer for the G21 region.

Table 4.5: Strategic Focus Area 3, Development Initiative Ability to Fulfil Game Changer Criteria

Attribute	Coordinated Critical Infrastructure Plan
Transformational	✓✓
Require Collaboration	✓✓
Catalytic	✓✓
Promote Awareness	✓✓
Total	8

Source: AECgroup

A summary of the key benefits and implications generated by this game changer are provided in the table below, with a more detailed description in Appendix A. This game changer has been effectively delivered already with the development and implementation of the G21 RGP Implementation Plan.

Table 4.6: Implications of Game Changer, Coordinated Critical Infrastructure Plan

Implication	Description
Cost and Time Effective Delivery of Regional Infrastructure	- Accurate, effective, coordinated and collaborative planning leading to cost effective and timely roll out of infrastructure. - Ensures that cost duplications, blowouts and time delays are minimised.
Disciplined Approach and Coordinated Key Stakeholder Activity	- Disciplined and methodical approach to planning and delivering infrastructure required to support economic and population growth and goals across the region - Co-ordination between municipalities and key stakeholders to be enhanced through a strategic plan
Support Economic and Employment Growth	- Essential infrastructure delivered in a manner to stimulate and support business investment, prompting economic, employment and population growth and associated cultural and recreational activity - Supports economic prosperity across the region
Promote the Region's Image for Investment	- Sends clear message to businesses, industry and other investors that the region is investment ready and supports growth - Highlight to investors prospective development nodes and regions through communicating infrastructure plans and priorities

Source: AECgroup

Action proposed to activate Game Changer:

- Implement the recommendations of the G21 Regional Growth Plan Implementation Plan

4.4 SFA 4: Learning and Innovation

Initiatives examined as potential game changers for this strategic focus area included:

- Globally significant innovation and research centre
- Attraction of a key/strategic business/institution
- Extension of learning pathways
- Business Mentoring

Table 4.7. Strategic Focus Area 4, Development Initiative Ability to Fulfil Game Changer Criteria

Attribute	Globally significant Innovation and research centre	Attraction of a key/strategic business/institution	Extension of learning pathways	Business Mentoring
Transformational	✓✓	✓	✓	
Require Collaboration	✓✓	✓✓		✓
Catalytic	✓✓	✓✓	✓	
Promote Awareness	✓✓	✓	✓✓	✓
Total	8	6	4	2

Source: AECgroup

Based on the overall ability of each development initiative to fulfil the attributes required to be a game changer (table above), **Globally Significant Innovation and Research Centre** is identified as the most suitable option. This game changer focusses on the initial steps toward the end goal of being recognized as a centre of innovation and learning globally. For this to happen, significant and recognizable research facilities are required, coupled with funding. Once these key ingredients are centred in the region the other existing research areas in the region can be leveraged and extended, highlighting the regions broader capacity on the world stage. However, funding for the attraction and generation of innovation is critical to achieving the end goal, as is a well-educated and

diverse local population base. A summary of the key benefits and implications generated by this game changer are provided in the table below, with a more detailed description in Appendix A

Table 4.8: Implications and Benefits of Game Changer, Globally Significant Innovation and Research Centre

Implication	Description
Focus on Local Strengths and Needs	• Leverages the region's unique capabilities to generate considerable knowledge and innovation • Create a distinct environment in the G21 region • Best-practice research focussed on practical local/ geographic or industry need that generates innovation warrants investment
Regional Benefits	• Establish a focal point for innovation (funding and topic/ investigation areas) • Attract innovation, ideas and knowledge to the region • Supports growth of a highly skilled workforce and expands knowledge base of the region • Diversifies the employment and socio-demographic base (benefiting a range of sectors and pursuits including recreational and cultural activities) • Generates interest from other similar businesses/institutions
Ongoing Development and Delivery of Information	• Develops a culture of innovation and knowledge, which is to provide stimulus for further growth across the region • Secure research funds and ensure delivery of relevant research to meet industry needs through the placement of experienced key staff
Opportunity for Anchoring by a Global Research Company	• Ensures that research is commercially relevant to industry needs • Provides impetus for additional investment and business attraction to the region

Source: AECgroup

Initial actions proposed to activate Game Changer:

- Pursue global engagement opportunities associated with:
 - Geelong Centre for Emerging Infectious diseases (GCEID)
 - Centre for Advanced Design and Engineering Training (CADET)
- A regionally accessible venture capital/ investment fund to facilitate entrepreneurial activity

4.5 SFA 5: Investment Ready

Initiatives examined as potential game changers for this strategic focus area included:

- Open for Business
- Business development initiatives
- Marketing and public relation
- Business expansion and retention programs
- Major trade shows/conferences to promote investment

Table 4.9: Strategic Focus Area 5, Development Initiative Ability to Fulfil Game Changer Criteria

Attribute	Open for Business	Business development initiatives	Marketing and public relation	Business expansion and retention programs	Major trade shows/conferences to promote investment
Transformational	✓✓	✓	✓		✓
Require Collaboration	✓✓	✓✓	✓✓	✓	✓
Catalytic	✓	✓	✓	✓	✓
Promote Awareness	✓✓	✓	✓	✓	✓
Total	7	5	5	3	4

Source: AECgroup

Based on the overall ability of each development initiative to fulfil the attributes required to be a game changer (table above), **Open for Business** is identified as the most suitable option. This game changer provides for proactive leadership and a culture of investment focused strategic and regulatory processes, which will, in itself, significantly assist in growing existing and attracting new business and investment to the region. In short, the G21 Region will be recognized as an easy place to do business and invest. A summary of the key benefits and implications generated by this game changer are provided in the table below, with a more detailed description in Appendix A

Table 4.10: Implications and Benefits of Game Changer, Open for Business

Implication/Benefit	Description
Create an Investment Conducive Environment	- Timely development, implementation and release of key infrastructure and appropriately zoned lands. - Facilitate future growth through identification of infrastructure and land requirements across the region. - Key regional economic development and investment attraction organisations unite and advocate for the G21 region. - Maintain an 'investment ready and investment embracing' culture amongst municipalities and partners to attract business.
Investment Attraction through Lobbying	- Lobbying attracts and promotes further investment and businesses to the region. - Assist funding for key leading infrastructure, and for legislative and policy amendments to overcome planning restrictions. - Promote G21 region as 'investment ready' and 'conducive for investment' where infrastructure funding leads business investment and vice versa.
Coordinated and Solution Oriented Point of Contact for Investment Enquiries	- Specific allocation of responsibility at a regional level to provide solutions for and encourage an investment-ready environment. - Ensure that an individual/ team provides an investment focused and solution led response to prospective investors.

Source: AECgroup

Initial actions proposed to activate Game Changer:

- Undertake training for all relevant staff across all municipalities and agencies in investment focused planning/ facilitation
- Develop targeted investment attraction program (separate web, information and collateral)
- Implement business and investment attraction program.
- Identify and communicate planned employment precincts and investment notes (commercial, industrial, retail, institutional as well as special use/ interest such as arts and culture or surf industry)
- Investigate opportunities for a regional market - The G21 Region is Open for Business campaign.

Appendix A: Benefits and Implications of Game Changers

Game Changer 1: Completion of the Ring Road

Improved and Integrated Connections

- The benefits that would flow from easing the current transport limitations.
- The Victorian Government review of Stage 4C alignment of the Ring Road extension highlighted the infrastructure's paramount importance for the G21 region.
- The Ring Road connection to the Surf Coast Highway will provide for the traffic generated by the planned growth of Torquay.
- The infrastructure is a key component and enabler to many of the other initiatives (e.g. freight and logistics hub, transit link to Torquay, Development of Avalon Airport)
- It has a strategic role in facilitating access to future employment nodes and provide agribusiness with more efficient access to markets.
- The new infrastructure will deliver seamless access to the existing substantive urban areas of the Surf Coast, and the Bellarine Peninsula.

Improved Visitor Experience and Enhanced Tourism Market

- Reap the benefits of the significant anticipated growth in tourism visitation to the Great Ocean Road (expected to grow from 7 million to 10 million visitors per annum) to develop new and existing sectors. Without such game changer initiative, the ability of the G21 region to cater for significant growth in tourism may be compromised.
- Attract substantial increases in weekend traffic and tourism trips to the G21 region through promoting faster and more efficient radial road networks from Melbourne.
- Broaden the economic revenue from the tourism, cultural and development sectors through increased visitation and patronage.
- Improving access to the Bellarine Peninsula will stimulate the further development of the region as a tourism destination in its own right, unlocking latent demand for the culinary and lifestyle tourism the region can service.
- Potential activation of regional green/ eco-tourism sector and lifestyle industry.
- Develop a clearer perception of regional tourism identity and character, which will aid future growth in tourism and the development of new sectors in the G21 region.

Improved Local Business Sustainability

- Provide an alternative to the current east west movement through central Geelong, facilitating in reducing the necessity for through traffic, including major truck movements. This will provide an opportunity for further pedestrianisation of the Central Activities Area, which is critical in the revitalisation of the city centre.
- Improved access to Melbourne for existing and potential residents and business will increase activity. The development of this infrastructure will see the G21 region recognised as being only 40-60 minutes from Melbourne.
- Improved access from Melbourne and opportunities for investment through attractive zoning laws will stimulate investor interest and generate new and untapped tourism markets for the region over the entire year rather than the current seasonality.

Facilitate Development and Growth Across the Region

- Benefits are expected to flow to the entire region and are fundamental to facilitate employment growth, in line with population expansion anticipated in the southern portion of City of Greater Geelong, Surf Coast, Bannockburn, Winchelsea and Colac.

- The delivery of a high speed link will be a major benefit to the existing and future residents and businesses, which can have easier and faster access to Melbourne and markets beyond.
- Bannockburn, Colac and Winchelsea are expected to accommodate significant additional infill and growth given the infrastructure and support mechanisms in place across these settlements. To ensure that the townships realise their full potential, they will need to be supported with the completion of duplicated road access.
- The Bellarine Peninsula will be significantly more accessible with a further river crossing facilitated by the completion of the ring road network.

Game Changer 2: Geelong City Centre Reactivation

Improve Perception of the Region

- Innovation in design and transport solutions will set Geelong apart as an example of Best Practice CBD regeneration globally, providing the opportunity to use the CBD reactivation and implementation of the Cultural Precinct Masterplan as an international case study.
- A range of urban living offerings in Geelong CBD presents the opportunity for the G21 region to provide a genuinely full suite of lifestyle options to existing and potential residents. This has flow on benefits for university students and staff, business and industry recruitment efforts and the broader regional perception. A diverse population base will see a diversity of cultural and other activities in the CBD.

Improve Commercial and Development Feasibility

- Flexible and proactive planning initiatives and zonings (i.e. plot yields and floor surface ratios and parking requirements) will increase the feasibility of development in the CBD.
- Revising planning overlays for the CBD height, plot, floorspace and parking ratios will allow development of higher density apartments, while podium-level retail and commercial zonings in new developments will encourage urban regeneration and streetscape improvements.
- Generation of higher density residential, retail and commercial activity will provide an additional financial incentive, on top of those delivered through flexible and proactive planning, for reinvestment of landlords as well as the aggregation of ownership.

Enhance Vitality and Patronage

- A vital CBD is typified by high volumes of foot traffic, range and diversity of housing options, high quality shopfronts with a broad retail offering, a commercial heart, effective management of car traffic (removing car/ pedestrian interface issues) and the presence of places where diverse groups of people can interact comfortably.
- Increased population, through higher densities within the CBD, and an augmented retail offering will ensure enhanced vitality in the CBD and increased patronage.
- Major projects which are able to generate significant patronage and pedestrian activity will also help to activate the city centre.
- Adding to the new Geelong Library and Heritage Centre as an iconic building for the region, re-development of the city centre's public realm and major cultural facilities including the Geelong Gallery, Geelong Performing Arts Centre and National Wool Museum will improve perceptions of the region as a culturally sophisticated and innovative location, providing a destination point for visitors and residents alike. Raising the cultural profile of the region is expected to be an important ingredient for attracting further residential densification.

Provision of Regional Benefits

- Further investment in public transport infrastructure and service provision will also have significant benefits for other residents in the G21 region and will help to address areas of disadvantage outside of Geelong CBD.
- Reactivating Geelong CBD, the G21 region's major business and cultural hub will provide benefits for the entire region as well as opportunities to leverage, including a myriad of spill over benefits, such as strong demand for more cultural facilities and improved public transport services.

Game Changer 3: Coordinated Critical Infrastructure Plan

Cost and Time Effective Delivery of Regional Infrastructure

- Significant infrastructure expansion is expensive, time intensive to install, and has to be provided ahead of time ensure economic and population growth is not impeded. Accurate, effective, coordinated and collaborative planning ensures the most cost effective and timely roll out of infrastructure.
- It ensures that unnecessary cost duplications, blowouts and time delays are minimised through cohesive, coordinated and efficient delivery of critical growth infrastructure.

Disciplined Approach and Key Stakeholders Regional Coordination

- As the G21 region's economy grows in an unprecedented manner the necessity for a disciplined and methodical approach to planning and lobbying for infrastructure is essential.
- A plan to deliver coordinated critical infrastructure to support economic and population growth is essential for an area the size of the G21 region. The co-ordination between municipalities, relevant agencies, along with all tiers of Government will be substantially enhanced through a strategic plan to guide key stakeholders efforts.

Support Economic and Employment Growth

- Coordinated delivery ensures that essential infrastructure is deployed in a manner which stimulates and supports economic and employment growth across the region, ensuring the long term growth and economic prosperity of the region.
- In this regard, lagging infrastructure delivery impedes business, residential and employment growth and detracts from a region's investment attraction potential.

Promote the Region's Image for Investment

- Planning for, and delivering in or ahead of time, infrastructure sends a clear message to business, industry and government investors that the G21 region is business and investment ready.
- The clear communication of infrastructure development plans and priorities will also highlight suitable development nodes for all investment types.

Game Changer 4: Globally Significant Innovation and Research Centre

Focus on Local Strengths and Needs

- Coordinated, commercial and worthwhile research, that leverages the unique capabilities and builds on existing platforms, will generate considerable knowledge and create a distinct environment in the G21 region that will attract investment and employment.
- Through the generation of knowledge and innovation, considerable value is created that warrants investment from domestic and international companies. These outcomes are only generated through world's-best-practice research focussed on some level of practical local/ geographic or industry need, along with regular contact and interaction with local business and industry.

- The region will significantly benefit if the focus of research and innovation development is on local and regional industry strengths and needs. Sharing innovative ideas, solutions and expertise through active collaboration amongst key existing institutional, industry stakeholders in the region should therefore be encouraged, to enable the region to take advantage of its key existing Regional Benefits

Regional Benefits

- It enables the region to develop a focal point for innovative activities and provide the incentive to attract innovative ideas and organisations to the region.
- It facilitates the growth of a highly skilled workforce and expands the knowledge based/innovative component of the region, which assists the region in its progressive shift to a more advanced/innovative economy.
- The establishment of a global innovation/research centre in the region is likely to attract and generate interest from other similar businesses/institutions, leading to flow on impacts, such as additional investment, advanced industries, and highly skilled employees, to the benefit of the region.

Ongoing Development and Delivery of Innovation

- The creation of a culture of innovation, combined with the capabilities and environment that the centre would create, will provide the initial nucleus from which considerable organic growth across the G21 region will occur.
- The placement of key staff with a track record in both securing research funds and delivering commercially relevant research through to industry adoption will ensure new ideas have an experienced guide through the development process.
- A structured innovation development processes will be developed, focussing on innovation at three key levels, the individual, the firm and the industry level. The innovation at the industry level typically results in the development of new industries or industry value chains.

Opportunity for Anchoring by a Global Research Company

- Anchoring the facility with a global corporation will help to ensure that research is commercially relevant and focussed on the current and future business and industry needs.
- Name recognition may assist in promoting the centre and all of its services.

Game Changer 5: Open for Business

Create an Investment Conducive Environment

- Timely development, implementation and release of key infrastructure and appropriately zoned lands ahead of time is critical in the creation of a business and investment ready environment.
- Identifying the infrastructure (transport, utilities and ICT as well as community based infrastructure) and land requirements (employment, residential and open space) across the region will facilitate to achieve the desired level of future growth in the G21 region.
- The G21 - Geelong Regional Alliance's ability as a body to unite and advocate for the G21 region will assist the investment prospects and future development of the G21 region.
- Embracing an 'investment ready and facilitative region' culture amongst all member municipalities and partners, centred around open planning processing, changes in engagement in commercial relationships and a regional marketing campaign, will facilitate growing existing and attracting new business and investment to the region.

Investment Attraction through Lobbying

- Lobbying is regarded as an important tool for the G21 region to proactively attract and promote investment. Lobbying can be useful to assist funding for key leading

infrastructure, and for legislative and policy amendments to overcome the prevailing planning restrictions that are currently impeding growth in the region.

- Lobbying will attract further investment and business attraction to the region, and promote the region as 'investment ready' and 'conducive for investment' strengths and industry base.

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Economics, Planning & Development
Business Strategy & Finance
Community Research & Strategy
Design, Marketing & Advertising
Information & Knowledge Management

7. ANNUAL REPORT 2013-2014

Portfolio:	Governance - Cr Lyons (Mayor)
Source	Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
A/General Manager:	Corporate Services - Corporate Strategy
Index Reference	Michael Kelly
	Subject: Annual Report

Purpose

The Annual Report 2013-2014 was submitted to the Minister for Local Government as per the requirement of the Local Government Act 1989, Section 131.

As per the Local Government Act 1989, the purpose of this report is for the Council to receive the Annual Report 2013-2014 (*previously circulated with briefing papers*).

Summary

- Section 133(1) of the Local Government Act 1989 requires that the Council submit its Annual Report to the Minister for Local Government within three months of the end of the financial year.
- The Annual Report for 2013-2014 has been prepared and a copy was provided to the Minister on 26 September 2014.
- The Annual Report has been prepared to comply with Section 131 of the Local Government Act 1989 that requires it to contain the following, in respect of the financial year reported on:
 - a) a report of operations of the Council;
 - b) an audited performance statement;
 - c) audited Financial Statements;
 - d) a copy of the auditor's report on the performance statement, prepared under section 132;
 - e) a copy of the auditor's report on the financial statements under Part 3 of the Audit Act 1994; and
 - f) any other matter required by the regulations.
- In accordance with the requirements of Section 132 of the Local Government Act 1989 the nominated Principal Accounting Officer of Council, two Councillors and the Chief Executive Officer have signed the Performance Statement, Financial and Standard statements.
- The Performance Statement, Financial and Standard Statements have been finalised and the Auditor General's Report on the Performance Statement, Financial and Standard Statements has been received.
- After the Annual Report has been submitted to the Minister, Council is required [(under Section 133(2))] to give public notice that the Annual Report has been prepared and can be inspected at Council Offices.
- Section 134 of the Local Government Act 1989 also requires the Council to consider the Annual Report at a meeting of Council and that 14 days public notice must be given of this meeting.

- On 27 September 2014 a public notice was published in local newspapers advising of the availability of the Annual Report for viewing and the intention to discuss the Annual Report at the Council meeting on 14 October 2014.

Cr S Kontelj moved, Cr E Kontelj seconded -

That Council receives the 2013-2014 Annual Report in accordance with Section 134 of the Local Government Act 1989.

Carried.

Background

Council approved "in principle" the Financial Statement of Accounts, Standard Statements and Performance Statement and authorised the signing of the Accounts subject to Auditor General requirements on 26 August 2014.

The Auditor-General has signed the accounts and issued his report stating that the accounts fairly present the financial position of the Council and comply with accounting requirements.

A copy of the Annual Report together with the Audited Performance Statement, Financial Statements and Standard Statements was provided to the Minister for Local Government on 26th September 2014.

Under Section 134 of the Local Government Act 1989, the Council must consider the annual report at a meeting of Council as soon as practicable after the Annual Report has been sent to the Minister.

Discussion

The Annual Report is a comprehensive review of highlights and achievements for 2013-2014 financial year.

Under the Local Government Act the Council is required to give public notice when the Annual Report is available for public inspection and is also required to provide 14 days notice of when it will be considered at a Council Meeting.

On Saturday, 27 September 2014 Council gave public notice that:

- a) Council had prepared the Annual Report for the financial year to 30 June 2014 and that copies containing the following information contained within the Annual Report were available from the Council's website and Customer Service Centres:
 - A report on Council's operations during the year;
 - Audited Financial Statements for the financial year;
 - Audited Standard Statements for the financial year; and
 - Audited Performance Statement for the year.
- b) The Annual Report, including the Performance, Financial and Standard Statements, is to be received at the Council meeting to be held on Tuesday, 14 October 2014 commencing at 7.00 p.m.

It is important to note that recent changes to the Local Government Act 1989 (18 April 2014) in regard to the Performance Reporting Indicators and Standard Statements do not take affect until the 2014-2015 financial year.

Environmental Implications

The Annual Report addresses the City's achievements in the Sustainable Built and Natural Environment strategic direction and reports on actions undertaken in 2013-2014 and progress indicators.

Financial Implications

The Annual Report includes a copy of the City's Audited "Financial Statements" and "Standard Statements" that has been the subject of a previous report to Council.

No impact to budget.

Policy/Legal/Statutory Implications

The recommendation and procedures outlined in this report conform to the requirements of the Local Government Act and Regulations.

Council has given public notice that the Annual Report 2013-2014 is available for public inspection and provided 14 days notice of a meeting to consider the report.

Alignment to City Plan

City Plan 2013-2017 is the guiding document for the 2013-2014 Annual Report. The Annual Report provides an update on the achievements under the Community Wellbeing, Growing Our Economy, Sustainable Built and Natural Environment and How We Do Business strategic directions.

Officer Direct or Indirect Interest

There are no direct or indirect interests.

Risk Assessment

There are no identified risks arising from this report.

Social Considerations

The Annual Report provides a report to the community on the Actions and Initiatives undertaken during the reporting period.

In addition to the Statutory Financial Reporting, the Annual Report provides information to the community on how the resources of the City have been allocated between the Social, Environment and Economic needs of the community.

This information is presented in the City's adopted Planning Framework of the four strategic directions being:

1. Community Wellbeing
2. Growing Our Economy
3. Sustainable Built and Natural Environment
4. How We Do Business

Human Rights Charter

The 2013-2014 Annual Report will be made available to the community in a number of formats satisfying accessibility requirements:

- Hard copies will be available for viewing at all Customer Service Centres
- Electronic versions in MS Word, MS Excel, PDF and eText (for the visually impaired) will be available on Council's website (www.geelongaustralia.com.au)
- Hard copies can be requested and mailed out on request

All images in the final design version that feature staff or members of the community have had photo releases signed.

Consultation and Communication

The Council's Annual Report 2013-2014 is a primary communication document that has been made available for public inspection in draft form.

A printed publication is currently being prepared and will be distributed to leaders within the community.

A copy of the report will also be accessible via the City's internet site and at Council's Customer Service Centres.

8. FLINDERS PEAK SECONDARY COLLEGE EDUCATION AND COMMUNITY ACTIVITY CENTRE RETENTION

Portfolio:	Sport and Recreation - Cr John Irvine
Source	Projects Recreation and Central Geelong - Sport and Recreation
General Manager:	Dean Frost
Index Reference	Subject: Land acquisition and building purchase Property key: 282219, 95 Hendy Street Corio

Purpose

The purpose of this report is to provide Council with a status on negotiations surrounding the former Flinders Peak Secondary College in Corio.

Summary

- The former Flinders Peak Secondary College site at 95 Hendy Street, Corio, is to be sold. The land is owned by the Department of Education and Early Childhood Development (DEECD).
- The City of Greater Geelong (CoGG) has a Licence Agreement over a sports ground and clubrooms (known as F-Block) at the site. The Licence Agreement expires in 2022. The Geelong Rugby Union Club is based at these facilities in winter and the Corio Cricket Club uses the sports ground in the summer season.
- At its 8 July 2014 Ordinary Meeting, the Greater Geelong City Council resolved to:
 - Inform the Department of Treasury and Finance (DTF) that it wishes to retain the former Education and Community Activity Centre (ECA Centre).
 - Develop a new multi-use turf field on the Council-owned reserve immediately adjacent to the site.
 - Negotiate with the DTF to enter into a lease for the current Geelong Rugby Club site until 2017 to enable a transition between the two sites.
- Officers have sought to achieve the acquisition of the ECA Centre site via a land swap with a developable portion of the adjacent Council-owned reserve. A land swap has not been supported by the State Government.
- A cost analysis of the options available to Council has revealed that should Council be required to purchase the ECA Centre land the outcome of sustaining sport on the site would come at a premium. The option to create a new pavilion on land adjacent to the former Flinders Peak site would deliver a similar outcome at a lesser cost to Council.

Cr Ansett moved, Cr Fisher seconded -

That Council:

- 1) call upon the State Government to reconsider Council's offer to swap land of an equal value adjacent to the former Flinders Peak site to ensure that the ECA remains in community hands;**
- 2) also calls upon the State Government to recognise Council's financial contributions to this site on behalf of the community, and appropriately compensate Council so it may rebuild like facilities to ensure that the sporting community is not disadvantaged as a consequence of the proposed site sale.**

Carried.

Background

Flinders Peak Secondary College (formerly Corio North High School) commenced operations in 1978. The Shire of Corio contributed to the construction cost of sporting facilities at the school site in order to facilitate community use. The Shire of Corio contributed \$18,000 in 1979 toward the cost of playing fields, tennis courts, playground, furniture and landscaping, and \$80,000 in 1983 toward the cost of the ECA Centre (Education and Community Activity Centre, i.e. the stadium). Various formal and informal arrangements between the school Council and the Shire of Corio and later the City of Greater Geelong dictated the administrative and maintenance obligations of the parties with regard to these facilities.

Council placed the Geelong Rugby Union Club on the facilities at Flinders Peak in 2005 and subsequently invested approximately \$347,000 into floodlight installation and change facilities upgrades between 2005/2006 and 2007/2008. The sports oval is irrigated (installed by CoGG c. 1997 at a cost of approximately \$48,000), and ongoing sports ground maintenance since 2005/2006 has totalled approximately \$264,000.

A Licence Agreement dated 2007 between the CoGG and the Minister for Education is currently in place for use of the sports oval and F-Block, both of which are used as the field and sporting clubrooms of the Geelong Rugby Union Club. The sports oval is also used by Corio Cricket Club as its seconds ground during the cricket season. This agreement expires in 2022.

The Licence Agreement includes provision for the Minister to terminate the agreement if it is determined that the land is required for reasons including 'disposal of the Land or part of it' or 'any other reason' (clause 9). In addition, there is a clause allowing the Minister to terminate the agreement if the facility is 'damaged or destroyed so as to render it unfit for use and it is impractical or undesirable to reinstate'.

If the decision is taken to terminate the Licence Agreement, the Minister is required to present one of the following three options to CoGG (clause 10). The choice of options presented is at the discretion of the Minister and cannot be the subject of a dispute:

1. Subdivision of the whole or part of the land and an offer of sale to the Licensee;
2. Entering into a lease for the whole or part of the facility with the terms and conditions consistent with the existing Licence Agreement; or
3. Compensation payable to the Licensee to the amount determined by the Minister at the Minister's discretion and taking several factors into consideration including the construction contribution made by the Licensee, reduced to reflect the portion of the Licence Term which has expired.

CoGG was notified in a letter from the DTF, dated 21 October 2013, that it has been directed by DEECD to dispose of the Flinders Peak school site. DTF sought to establish whether CoGG had any interest in purchasing the property. A valuation was subsequently sought by Council on the portion of the land which accommodates the sports oval and F-Block, in order that an assessment could be made on the relative benefits of attempting to purchase that particular parcel in which Council had invested over the years, as opposed to investing in new recreation infrastructure to serve the tenant sporting club and the broader community at the adjacent Council reserve on the corner of Plantation Road and Hendy Street.

CoGG was advised in email correspondence dated 9 April 2014 that a decision had been taken to demolish the school buildings except F-Block and associated services. Ongoing use of F-Block and services has been subsequently assured, and planning by DEECD's Demolition Project Manager is being undertaken to ensure there is no disruption to services during the current sporting season while the rugby club is tenant.

The Council considered options for the future provision of sporting infrastructure at the Flinders Peak site at its Ordinary Meeting of 8 July 2014, resolving that it:

1. Informs the Department of Treasury and Finance that it wishes to retain the former ECA Centre (Education and Community Activity Centre) site to the Hendy Street Road frontage and will not seek to purchase the parcel of land that the Geelong Rugby Club resides on;
2. Pursues Option 2 and establishes a new multi-use turf field and consider the refurbishment of the ECA Centre to fulfil club player amenities;
3. Negotiates with the Department of Treasury and Finance and enters into a lease until 2017 at the existing F Block site, to provide ongoing security of tenancy for the Rugby Club during the transitional period of developing and establishing alternate facilities at the adjacent Council reserve.

In seeking a cost-neutral option for the acquisition of the ECA Centre and immediate surrounds, officers proposed a land swap whereby Council would receive the ECA Centre site in exchange for a developable portion of the adjacent Council owned reserve. Advice from the Hon Damian Drum MLC, Minister for Sport and Recreation, dated 10 September is that the State Government preference is for Council to purchase the land; a land swap is not supported.

As part of Council's due diligence on the site, GHD was commissioned to undertake a condition report on the ECA Centre and produce an estimate of the cost of its refurbishment and upgrade to current standards. The preliminary report estimates a cost of \$1,100,000 inclusive of services reconnections but excluding land purchase, legal and subdivision costs.

Discussion

In line with the 8 July 2014 Council resolution, officers are progressing the planning of a new multi-use turf field on the Council owned reserve to the immediate south of the ECA Centre. The multi-use field would accommodate two rectangular fields (suitable for rugby union, rugby league and gridiron), a central cricket wicket and sports lights. The planning has not included provision of clubrooms, given the resolution to pursue acquisition and refurbishment of the ECA Centre to fulfil that role.

Land purchase costs had not been included in the preliminary feasibility assessment of the retaining the ECA Centre, with the intention being to achieve ownership of the site via a land swap with DEECD. Correspondence from the Minister for Sport and Recreation has advised that the government is not supportive of this proposal and so now land purchase costs must be factored into the overall cost of the project.

An estimate of value was prepared by the Valuer-General for part of the school site, estimating an approximate rate of \$540,000 per hectare. The ECA Centre and its surrounds (including frontage to Hendy Street) is approximately 1 ha.

The combined cost of purchasing the land and refurbishing the ECA Centre exceeds the cost normally attributed to the construction of a purpose-built sporting pavilion and is almost equivalent to the estimated cost of purchasing F-Block and the existing oval to retain the rugby facility at its current site. When considered as part of the project to construct the new multi-use field, the cost of that project almost doubles.

The following table outlines the estimated cost scenarios for the development inclusive of potential land purchases:

Option	Total Capital Cost	Comment
Option 1 – Purchase the existing Ruby facilities and oval.	Total \$2,000,000	This option purchases the existing facility and allows the Rugby Club to continue its use of the site. The sale of the surrounding site and its impact on the functionality of the site are unknown.
Option 2 – Create 2 new pitches and prefabricated change facilities	Grounds – \$800,000 Pavilion - \$1,000,000 Total - \$1,800,000	This option creates new facilities on Council owned land. It delivers a base level of facilities.
Option 3 – purchase the land associated with the ECA centre and refurbish the building	Grounds - \$800,000 Pavilion - \$1,100,000 Land – \$ 500,000 – \$600,000 Total \$2,500,000	This option would redevelop the ECA site, retain the land and build new pitches on Council land. The pavilion cost has been based on refurbishment of the facility to its former state, it does not reflect building requirements to meet sporting needs

Cost Assumptions

- The land value for Option 3 has been developed from a hectare rate
- The pavilion estimates for Option 1 and 3 have been developed to restore the building, addressing specific sporting code requirements will require additional analysis
- The Pavilion cost for Option 2 represents a base level of amenity.

Environmental Implications

There are no environmental implications associated with the recommendations in this report.

Financial Implications

The proposal to redevelop the ECA Centre becomes financially unviable when a land purchase is considered in the cost model. Should the site be secured from DEECD there will be a cost associated with securing the site from further vandalism until a capital allocation can be achieved.

Policy/Legal/Statutory Implications

There are no statutory notification requirements for the purchase of land. The *Local Government Act* ("the Act") and the Best Practice Guidelines for the Sale, Exchange and Transfer of Land are silent on the requirements and procedures for purchasing land.

The 'Reserve Funds' Council Policy and the 'Public Open Space Reserve Fund' Management Procedure guide the use of funds for acquisition or open space developments from the Public Open Space Reserve Fund; there is no conflict with either.

Alignment to City Plan

The options presented in this report support the 'Community Wellbeing' strategic direction of City Plan by planning for an environment which supports healthy lifestyles and a connected, creative and strong community.

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

The acquisition of the ECA Centre and redevelopment has a high level of uncertainty as relating to project costs due to the nature of the building and the lack of information available on its state of repair and connection of internal services.

The site is also subject to high levels of vandalism as demonstrated by the recent arson attack on the former school buildings; prolonged negotiations increase the likelihood of damage to the ECA Centre.

Social Considerations

The area is currently subject to high levels of vandalism and anti-social behaviour; an expedient resolution to the ECA Centre ownership will enable the site to be adequately secured to enable redevelopment or demolition.

Human Rights Charter

This report has no impact on human rights or the Human Rights Charter.

Consultation and Communication

Following direction from Council, consultation will be undertaken with the Geelong Rugby Union Club and the Corio Cricket Club to determine the requirements for any temporary facilities, relocation and/or to work through a design for new facilities.



FLINDERS PEAK SECONDARY COLLEGE

Land ownership and options

Sep 25, 2014

Although all due care has been taken to ensure that this document is correct, no warranty is expressed or implied by the City of Greater Geelong, Barwon Water or the State of Victoria in its use.

Prepared by the City of Greater Geelong - PLACES



MGA Zone 55



Scale 1 : 3000

9. BARWON HEALTH NORTH - PREFERRED LAND DISCUSSIONS ON THE NORTHERN ARC SITE

Portfolio:	Sport and Recreation – Cr Irvine
Source	Leisure Services
General Manager:	Dean Frost
Index Reference	Project: Northern ARC (Gateway) Project

Purpose

To advise Councillors of discussions with the Department of Health about their preferred site for the new Barwon Health North Medical Centre. The Department of Health have indicated that the Northern ARC precinct is their preferred site and plan to start construction in 2016. A Council decision is required to either support or decline the Department of Health's proposal to construct a medical centre on the Northern ARC site to enable completion of the master plan.

Summary

- The Northern ARC Master Plan is currently being developed by TRACT consulting. The project will review the future development of Waterworld Leisure Centre, Centenary Hall and Corio Library. The project will also consider the inclusion of health, arts and culture infrastructure on the site. The final design is expected to be a visionary plan and guide renewal of the precinct facilities over the next 10 - 15 years to create a vibrant community hub that promotes strong connectivity, integration and is an iconic destination for leisure, recreation, cultural and community wellbeing activities.
- Research findings and community consultation have supported the redevelopment of the site and identified size and location of facilities. Industry information from other similar developments has been used to assist in design and a number of design principles have been developed.
- The State Government recently announced a medical facility would be built in the northern suburbs of Geelong. This \$28 million health facility will be funded as a State Government project with construction planned for early 2016.
- The Department of Health have indicated there is strong interest for the medical facility to be located within the Northern ARC site. Council will need to approve a decision if the Barwon Health North medical facility will be located on this site. Any decision will need to consider the following issues:
 - Availability of land on the site for a medical facility.
 - If the operations of a medical facility can co-exist and integrate with current facilities and services on the site
 - How will other facilities on the site be redeveloped in a staged approach over the next 10 – 15 years if a medical centre is constructed in 2016.
 - The benefits, implications and opportunities of having a medical facility on this site.
- The Department of Health are committed to developing the Barwon Health North medical centre in the northern suburbs of Geelong. Although the Northern ARC site is their preferred location, there are other potential sites being considered.

Cr Fisher moved, Cr E Kontelj seconded -

That:

- 1) Council agree in principle, subject to satisfactory resolution of funding and staging issues, for the co-location of Barwon Health North on the Northern ARC site;**
- 2) Officers are directed to work with other levels of Government to develop a proposed staging and funding model for the implementation of the Master Plan. This model must optimise outcomes for Council and the community, and this will be used to inform Council's final decision.**

Cr Farrell left the meeting room at 8.56pm

Cr Farrell re-entered the meeting room at 8.58pm

Carried.

Background

The Northern ARC Precinct Master Plan is a jointly funded State Government and Council initiative. The Northern ARC site is located on the corner of Melbourne and Cox roads and is a highly visible location in Norlane. It was identified as a key development opportunity in the Corio Norlane Structure Plan (2012). The site currently provides the services of Waterworld Leisure Centre, Centenary Hall and Corio Library within this precinct. The master plan project will review the development of these current services and will consider the inclusion of health, arts and culture infrastructure. The final design is expected to be a visionary plan to guide renewal of the precinct facilities over the next 10 – 15 years to create a vibrant community hub that promotes strong connectivity, integration and is an iconic destination for leisure, recreation, cultural and community wellbeing activities.

A consultancy team led by TRACT Consultants are coordinating the Northern ARC Master Plan and to date have progressed to a draft preferred plan scenario for the site (see attachment 1.)

Findings to date have supported the site redevelopment and identified size and location of facilities. Current and future community needs have been considered to ensure the development considers a long term view. Industry information from other similar developments has been used to assist in design and a number of design principles have been developed by the project consultants. A medical centre has been included in the draft master plan scenario to assess the possible co-location on the site, level of integration with other facilities, size of the building and car parking demand when overlaid with other precinct facilities and services. The development of a medical facility on the Northern ARC site requires Council approval before the master plan can be finalised.

The project design principles include:

1. A hub of activity for locals and visitors that will engage with, and reach out to the surrounding local community and wider region. It will reinforce the site as a local landmark destination and a 'beacon' for civic pride and use.
2. Co-located activities and uses within the site across the areas of arts, recreation, community and health, with opportunities for interaction between all of the uses.
3. Provide flexible and adaptive internal and external public spaces that are multi-purpose and provide for events or activities of varying scales. These should be supported by programming of multiple events and activities through the day and night.

4. A precinct that is a natural meeting and gathering place. It encourages formal and casual public engagement and association and provides a well-used and well-loved destination for all ages. Equitable and universal access for all ages and backgrounds.
5. Easy, safe and enjoyable ways to get around the precinct on foot, which draws people into and through the precinct. This creates a permeable, safe, inviting and easily accessible hub for all people at all hours.
6. Engaging community buildings, public realm open space and landscape that exhibits best-practice, high quality design, which is flexible, adaptive and represents a sense of place for the community.
7. A sustainable plan for the future, in environmental, cultural, economic and social terms. A hub of activity that can be staged, funded and delivered in a manageable, sustainable and considered way over time.
8. Access to and from the site, and through the site is safe, efficient and inviting. Public transport links, walking and cycling links and car parking that is easily accessed, and provides direct and universal access to all facilities and services. Car parking provision that meets the increased demands and supports business viability and growth.

The project has now progressed to a draft preferred master plan scenario but needs a decision from Council on whether a medical centre will be on the site or not before any further design planning can be finalised. Once this decision has been made the Northern ARC Master Plan report is expected to be presented to Council early 2015.

Discussion

The Department of Health have had several discussions with Council officers regarding the Northern ARC site being their preferred location for the development of a medical facility. They understand that there are a number of logistical issues that need to be finalised before this location can be considered and would like to start discussions with Council around these issues.

Logistical issues include:

- Availability of land on the site for a medical facility.
- If the operations of a medical facility can co-exist and integrate with current facilities and services on the site
- How will other facilities on the site be redeveloped in a staged approach over the next 10 – 15 years if a medical centre is constructed in 2016.
- Land lease or purchase options for the Department of Health to acquire land for the medical facility need to be determined.
- Design principles of the Northern ARC precinct must be maintained.
- Timing of construction and how the existing services on the site continue to operate without disruption.

From initial discussions the proposed medical facility will provide services highlighted in the Health Services Planning Report in 2012. Barwon Health will operate the service and the facility will be called Barwon Health North. The current Barwon Health facility at Corio Village will remain in operation and no rehabilitation services or activity programs will be offered at Barwon Health North in stage 1. The Department of Health has indicated there may be a second stage that will expand Barwon Health North to a second storey, to include the services currently offered at the Corio Village site.

There is also a desire to integrate the health facility with the leisure centre once it has been redeveloped, providing a connected and holistic health and wellbeing hub for residents of the north.

The Northern ARC Master Plan process to date has determined that Barwon Health North can co-locate on the site in terms of building footprint and available car parking. A more detailed analysis on the benefit, implications and opportunities of having Barwon Health North on the site needs to be debated. The Department of Health have acknowledged there are other potential sites being considered, should the Northern ARC site not be achievable.

The full Northern ARC project is not funded in Councils long term financial plan. There is an allocation of \$2.75 million committed with an aspiration to attract matching State funding of \$2.5 million. This would provide \$5 million to re-develop the dry facilities including gymnasium and program rooms.

Initial estimates from the consulting architect for the total Northern ARC project delivery are as follows:

Facility	Cost estimate	Funding position
New Waterworld	\$40 million	\$2.75 million committed
New Library	\$6 million	\$0
New Community Hall	\$5 million	\$0
Detailed design and civil works	\$5 million	\$0
Total	\$56 million	\$2.75 million
<i>Barwon Health North medical centre</i>	<i>\$28 million</i>	<i>Fully funded by State</i>

Benefits of the Barwon Health North Proposal

- Activation of the site from 2016 with the high profile medical facility development. Starts momentum for renewal of the other facilities.
- Greater opportunity to leverage Government funding for the redevelopment of other facilities on the site to achieve strong integration and connectivity between other services.
- Co-location will attract more residents to the precinct and have flow on effects for participation/usage of other services.
- Meets the Northern ARC brief with creating a vibrant community hub for the northern suburbs residents.
- Once the precinct is fully developed there are exciting opportunities for integrated health and wellbeing programs, GP and rehabilitation referrals to the leisure centre, greater activation of the library and community facilities, and greater opportunities for better facility design and integration compared to current facilities on the site.

Implications with the Barwon Health North Proposal

- The new Barwon Health North facility construction will impact on the operation of the current services on the site and could force early closure and/or relocation of Create, Waterworld's slides and outdoor areas.
- Staging of the master plan delivery is very challenging – there will be disruption to existing services at specific periods. Potential for the site to be construction mode for 5 – 10 years which could affect all services and users satisfaction.
- The 2016 construction of the new Barwon Health North will dominate the site until other facilities are funded and developed which could span 5 – 10 years.
- While allowing the Barwon Health North construction to proceed there is no further funding committed by State Government for other facility redevelopments. Initial cost

estimates to replace the three existing Council facilities are \$50 – 70 million, so Federal or State funding partnerships are critical to achieve this visionary master plan.

- Design of Barwon Health North could impact on the design and development of other facilities. Without a clearly defined governance model for the precinct design response, Council facilities could be compromised in the future.
- Council will need to commit to the precinct renewal funding in the long term financial plan.

Opportunities with the Barwon Health Proposal

- Greater funding leverage on State Government to make the decision to allow Barwon Health North on the site, dependent on funding provided for other precinct facilities.
- Leverage on the Department of Health to provide full site planning to high level schematic design and/or detailed design.

Negotiations of land purchase or lease will follow if it is determined that a medical centre can co-exist on the Northern ARC site and Council deems the proposal favourable. Any land sales or lease arrangements would be subjected to Council's land purchasing process and include the Property Department in these discussions. The draft master plan scenario is promoting integration of the facilities so land sale may be problematic.

Environmental Implications

The Northern ARC Master Plan will design areas to be environmentally friendly as a community hub for meeting, activities and programs. The medical centre would need to follow these design principles if co-located on the site.

Financial Implications

The Northern ARC project is currently unfunded within councils 10 year capital expenditure and affordability plan. There is an allocation of \$2.75 million over the next 3 years for the upgrade of the gymnasium and dry area program rooms at Waterworld.

The State Government has budgeted \$28 million for the Barwon Health North Medical Centre to be built in the north of Geelong. This funding allocation includes \$21 million for construction and the remainder for land purchase and equipment fit outs.

Funds could be leveraged through the State Government land purchase allocation if Barwon Health North was constructed on the Northern ARC site. This funding could be negotiated in lieu of land purchase to fund the full site schematic design stage and services. This allocation is estimated at \$2 million.

Possible government funding for other facilities on the site is unclear at this point, as is Council's long term financial commitment to full redevelopment of existing facilities on the site.

An estimated full costing of Northern ARC facilities (Council assets) by the project architect are as follows:

New Waterworld \$40

New Library \$6M

New Community Hall \$5M

Detailed design and landscape including car parking \$5M

Total Project Cost \$56M

Land sales or lease options could provide additional funding or financial support to the construction stage of the project.

Possible government funding for other facilities on the site is unclear at this point, as is Council's long term financial commitment to the full redevelopment of existing facilities on the site.

Potential loss of activities on the Waterworld site, due to medical centre construction in 2016 including loss of the waterslides revenue which generates \$20,000 per annum.

Policy/Legal/Statutory Implications

Legal processes for transfer of land or leasing of land will need to be considered.

The land will need to be re-zoned for health facility use from the current recreational use.

Alignment to City Plan

The Master Plan development is in line with the City Plan strategies of Healthy Environments, and Connected, Creative and Strong Communities. The medical centre in the Northern Suburbs has support from G21 and the Barwon Health strategy for health services in the northern suburbs

Officer Direct or Indirect Interest

There is no conflict of interest with this project.

Risk Assessment

Risk of information received by media before decisions are finalised.

Impact on existing services during construction phase will be significant without strong governance principles established for the precinct.

Social Considerations

A medical centre in the northern suburbs of Geelong has significant social and health benefits as detailed in the Barwon Health Service Plan.

The Barwon health North Centre would also impact on the Waterworld outdoor area until the Waterworld Centre is redeveloped.

Human Rights Charter

The development of Barwon Health North in the northern suburbs of Geelong recognises the Human Rights Charter with the inherent value of each person regardless of where they live, background or what they think or believe. The location of Barwon Health North supports the charter no matter where it is constructed in the northern suburbs.

Consultation and Communication

The Northern ARC Master Plan has included considerable community engagement to date. This includes development of the Northern ARC website, Waterworld user survey, Community survey, Corio Village Listening Post, Stakeholder scenario workshops and individual stakeholder meetings. The medical centre in the northern suburbs has been widely communicated to the community via local media, Barwon Health and State Government.

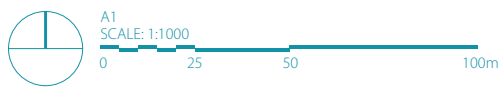
GROUND LEVEL

- New Library + Community*
- Community*
- Medical Facility/ Allied Health
- Leisure Centre - Aquatics/ Amenities
- Leisure Centre - Administration
- Leisure Centre - Services

* 'Community' refers to complimentary multi- purpose spaces for arts and culture, recreational and health activities e.g. small performance, training and rehearsals, health seminars and wellbeing programs



LEVEL 2-3



preferred scenario
For Council Briefing (Sept 2014)

10. STATE GOVERNMENT CLIMATE CHANGE ADAPTATION MEMORANDUM OF UNDERSTANDING - EXHIBITION DRAFT

Portfolio:	All Wards
Source	City Services- Environment and Waste
General Manager:	Gary Van Driel
Index Reference	Climate Change Adaptation

Purpose

To inform and seek approval from Council to submit a response to the State Governments request for comment on the draft Climate Change Adaptation Memorandum of Understanding (MOU).

Summary

- The Minister for Environment and Climate Change has requested feedback on a Draft Climate Change Adaptation Memorandum of Understanding.
- The Draft MOU has been reviewed by Councils Environment and Waste Department.
- Insufficient time was provided to allow a formal response by the feedback deadline. As such a letter (Appendix 1) has been sent to the Victorian Minister for Climate Change outlining officer comments and also advising that a resolution of Council will be sought to provide a formal response in relation to the draft MOU.
- The following key comments have been included as part of a proposed response (Appendix 2):

Council welcomes the Draft MOU to formalise a partnership between state and local government to increase clarity of responsibilities in climate change adaptation and provide a framework for action by setting out:

- agreed principles to guide state and local government work in climate change adaptation;
- a list of the priority areas of adaptation where responsibilities require clarity; and
- a shared commitment to engage and work on these priority areas to increase clarity.

The MOU needs to commit to clarifying and developing a clear understanding of the responsibilities of state and local government in terms of legal and financial liabilities.

The MOU currently requires parties to recognise adaptation roles and responsibilities set out in Victorian Adaptation Plan and the Council of Australian Governments' Select Council on Climate Change's Statement of Common Understanding. Council seeks clarity in regard to the roles and responsibilities set out in these documents.

Clarity is sought on how the Ministerial Advisory Committee as the selected MOU party to represent local government, intends to effectively convey the City of Greater Geelong's views in the implementation of the above mentioned MOU framework for action.

Cr Ellis moved, Cr Richards seconded -

That Council approve and forward the proposed submission regarding the Draft Climate Change Adaptation MOU to the Minister for Environment and Climate Change.

Carried.

Background

The Minister for Environment and Climate Change has requested feedback on a Draft Climate Change Adaptation Memorandum of Understanding. The City of Greater Geelong is a lead Council in 3 Victorian Adaptation and Sustainability Partnership Program Grants. These include:

- Heatwaves and Social Vulnerability
- Embedding Adaptation
- Geelong Queenscliffe Coastal Risk Assessment

The MOU is particularly relevant to the Geelong Queenscliffe Coastal Risk Assessment and the responsibilities in relation to coastal climate change risks.

There are a range of stakeholders involved in the project including Department of Environment and Primary Industries, City of Greater Geelong, Borough of Queenscliffe, Corangamite Catchment Management Authority, Barwon Coast Foreshore Committee of Management and Bellarine Bayside Foreshore Committee of Management.

Improved clarity in relation to roles and responsibilities including legal and financial liabilities that may arise in the future as a result of coastal land use planning, adaptation planning, hazard assessments, engineering responses and options and coastal asset management, will benefit all stakeholders.

Discussion

The proposed submission to the state government is as follows;

Council welcomes the Draft MOU to formalise a partnership between state government and local government to increase clarity of responsibilities in climate change adaptation and provide a framework for action by setting out:

- agreed principles to guide state and local government work in climate change adaptation.
- a list of the priority areas of adaptation where responsibilities require clarity; and
- a shared commitment to engage and work on these priority areas to increase clarity.
- The MOU currently requires parties to recognise adaptation roles and responsibilities set out in Victorian Adaptation Plan and the Council of Australian Governments' Select Council on Climate Change's Statement of Common Understanding. Council seeks clarity in regards to the roles and responsibilities set out in these documents.
- Clarity is sought on how the Ministerial Advisory Committee as the selected MOU party to represent Local Government, intends to effectively communicate with and convey the City of Greater Geelong's views in the implementation of the above mentioned MOU framework for action. The MOU should also list representation on the Ministerial Advisory Committee.

- In relation to Section 4; Limitations of this MOU: 'The parties acknowledge that this MOU is not intended to create any legally binding rights or obligations' - the MOU needs to commit to clarifying and developing a clear understanding of the responsibilities of state and local government in terms of legal and financial liabilities.
- There should also be a commitment to wherever possible, treat Crown Land coastal reserves and Council (LGA) owned foreshore reserves in the same manner.
- MOU Section 6, Integrated decision-making '*acknowledge that the risks are often best managed by those closest to the risk to allow local values and knowledge to be incorporated into decision making.*' Currently there is no existing clear and systematic approach to dealing with the issues faced by coastal communities and land managers to deal with the impacts of the coastal hazards that will be faced over the next century. The MOU needs to also acknowledge that a state wide strategic and consistent approach is also required.
- MOU Section 7a. Sea level rise – '*This priority area could include focus on: coastal land-use planning decisions; identifying the potential areas where local coastal hazard assessment and associated adaptation plans could be undertaken*'; (add: assessment of engineering responses;)...

Environmental Implications

The MOU may influence how the Victorian government and Council manage risks to Geelong's coastline, including various adaptation responses to sea level rise and erosion. Council has significant environmental assets located on our coast which include internationally listed wetlands. Responsibilities for ongoing management and protection of these assets will need to be considered within the context of the MOU.

Financial Implications

The Draft MOU currently requires parties to recognise adaptation roles and responsibilities set out in Victorian Adaptation Plan and the Council of Australian Governments' Select Council on Climate Change's Statement of Common Understanding. Council will need to seek clarity in regard to the roles and responsibilities set out in these documents to clarify if there are any financial implications relevant to Council. The MOU will help to inform state and local policy development. An assessment of any recommendations that are developed from the MOU and any financial implications for Council will need to be considered.

No impact to budget.

Policy/Legal/Statutory Implications

The results of the MOU discussions may inform state and local government Policy development. The MOU explicitly states: "*that this MOU is not intended to create any legally binding rights or obligations and will not be enforceable in a court of law in Australia.*"

Alignment to City Plan

Sustainable Built and Natural Environment

One of our key partners listed in City Plan under the Sustainable Built and Natural Environment chapter is Federal and State Government Departments.

Challenges include:

- *Climate Change Impacts on services and infrastructure projects*
- *Extreme weather conditions and the impact on council facilities and the community*

A key strategy to implement actions within the Sustainable Built and Natural Environment chapter includes the Climate Change Adaptation Strategy. A priority work area within this Strategy is Coastal Planning and includes the following actions:

- *Action 2: Work with State Government... to seek improved information relating to the potential extent of inundation, approaches to asset management and strategic planning and to advocate for financial support..*
- *Action 3: Form new links with other Council's and regional bodies to liaise with state government for guidance and change I relation to coastal planning.*
- *Action 4: Continue to examine long- term viable options for addressing sea level rise risks from defensive structures to relocation.*

Officer Direct or Indirect Interest

No Council officer involved in the preparation of this report has a direct or indirect conflict of interest.

Risk Assessment

The Draft MOU currently requires parties to recognise adaptation roles and responsibilities set out in Victorian Adaptation Plan and the Council of Australian Governments' Select Council on Climate Change's Statement of Common Understanding. Council seeks clarity in regards to the roles and responsibilities set out in these documents to clarify if there are any risk implications relevant to Council. The MOU will help to inform state and local policy development. An assessment of any recommendations that are developed from the MOU and any legal implications for Council will need to be considered.

Social Considerations

There are no social considerations resulting in the recommendation in this report.

Human Rights Charter

There are no human rights charter issues resulting from the recommendation in this report.

Consultation and Communication

The Draft MOU will need to include details of consultation processes between the local government representative body, the Ministerial Advisory Committee and local government. This requirement has been included in the above submission.

Appendix 1

The Hon Ryan Smith MP
Minister for Environment and Climate Change
PO Box 500
East Melbourne Victoria 8002

4 September 2014

Doc No: 6379375

Dear Minister Smith

Re: Draft Climate Change Adaptation Memorandum of Understanding

Thankyou for the opportunity to comment on the Draft Climate Change Adaptation Memorandum of Understanding (MOU). Officer comments in relation to this MOU are provided below. A resolution of Council will be sought in the coming weeks following which a formal response will be provided in relation to the draft MOU.

Officer comments relating to the draft MOU:

It is pleasing to see a Draft MOU seeking to formalise a partnership between state government and local government to increase clarity of responsibilities in climate change adaptation and provide a framework for action by setting out:

- agreed principles to guide state and local government work in climate change adaptation.
- a list of the priority areas of adaptation where responsibilities require clarity; and
- a shared commitment to engage and work on these priority areas to increase clarity.
- The MOU currently requires parties to recognise adaptation roles and responsibilities set out in Victorian Adaptation Plan and the Council of Australian Governments' Select Council on Climate Change's Statement of Common Understanding. Council seeks clarity in regards to the roles and responsibilities set out in these documents.
- Clarity is sought on how the Ministerial Advisory Committee as the selected MOU party to represent Local Government, intends to effectively communicate with and convey the City of Greater Geelong's views in the implementation of the above mentioned MOU framework for action. The MOU should also list representation on the Ministerial Advisory Committee.
- In relation to Section 4; Limitations of this MOU: 'The parties acknowledge that this MOU is not intended to create any legally binding rights or obligations' - the MOU needs to commit to clarifying and developing a clear understanding of the responsibilities of state and local government in terms of legal and financial liabilities.
- There should also be a commitment to wherever possible, treat Crown Land coastal reserves and Council (LGA) owned foreshore reserves in the same manner
- The Draft Victorian Coastal Strategy 2013 states: (Policy for decision-making sect 8, p.47) '*The Crown does not have an obligation to reduce the impacts of coastal hazards, sea level rise and other natural processes on private property*'. Will the MOU facilitate the review of the above mentioned statement?

- The Draft Victorian Coastal Strategy 2013 states: (Policy for decision-making sect. 10,p.47) *'Regional and local adaptation plans will enable the strategic management of coastal hazards to private property'*. Improved clarity in relation to the above mentioned statement is recommended to be included in the MOU engagement process.
- MOU Sect.6, Integrated decision-making *'acknowledge that the risks are often best managed by those closest to the risk to allow local values and knowledge to be incorporated into decision making.'* Currently there is no existing clear and systematic approach to dealing with the issues faced by coastal communities and land managers to deal with the impacts of the coastal hazards that will be faced over the next century. The MOU needs to also acknowledge that a state wide strategic and consistent approach is also required.
- MOU Sect.7a. Sea level rise – *'This priority area could include focus on: coastal land-use planning decisions; identifying the potential areas where local coastal hazard assessment and associated adaptation plans could be undertaken'*; (add: assessment of engineering responses;)...

Yours sincerely



RODNEY THOMAS
MANAGER
ENVIRONMENT & WASTE SERVICES

Appendix 2

The Hon Ryan Smith MP
Minister for Environment and Climate Change
PO Box 500
East Melbourne Victoria 8002

15 October 2014

Doc No: 6379375

Dear Minister Smith

Re: Draft Climate Change Adaptation Memorandum of Understanding

Thankyou for the opportunity to comment on the Draft Climate Change Adaptation Memorandum of Understanding (MOU). Officer comments have previously been provided in relation to the draft MOU, however the letter also stated that a formal Council position would be subsequently provided. Please find Councils formal response below.

Council response in relation to the draft MOU;

It is pleasing to see a Draft MOU seeking to formalise a partnership between state government and local government to increase clarity of responsibilities in climate change adaptation and provide a framework for action by setting out:

- agreed principles to guide state and local government work in climate change adaptation.
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- In relation to Section 4; Limitations of this MOU: 'The parties acknowledge that this MOU is not intended to create any legally binding rights or obligations' - the MOU needs to commit to clarifying and developing a clear understanding of the responsibilities of state and local government in terms of legal and financial liabilities.
- There should also be a commitment to wherever possible, treat Crown Land coastal reserves and Council (LGA) owned foreshore reserves in the same manner
- MOU Sect.6, Integrated decision-making '*acknowledge that the risks are often best managed by those closest to the risk to allow local values and knowledge*

to be incorporated into decision making. Currently there is no existing clear and systematic approach to dealing with the issues faced by coastal communities and land managers to deal with the impacts of the coastal hazards that will be faced over the next century. The MOU needs to also acknowledge that a state wide strategic and consistent approach is also required.

- MOU Sect.7a. Sea level rise – *‘This priority area could include focus on: coastal land-use planning decisions; identifying the potential areas where local coastal hazard assessment and associated adaptation plans could be undertaken’;* (add: assessment of engineering responses;)...

Yours sincerely

CR DARRYN LYONS
MAYOR

11. GEELONG MAJOR EVENTS ANNUAL REPORT TO COUNCIL 2013/2014

Portfolio:	Major Events & Tourism - Cr Nelson
Source	Projects, Recreation & Central Geelong / Events, Central Geelong and Waterfront
General Manager:	Dean Frost
Index Reference	Subject: Events / Geelong Major Events

Purpose

The Geelong Major Events terms of reference requires an annual report to be presented to Council at the conclusion of the financial year. This report provides a summary of the activities supported by Geelong Major Events (GME) for the period 1 July 2013 to 30 June 2014.

Summary

- Council established the Geelong Major Events committee in August 1998 pursuant to Section 86 of the Local Government Act.
- GME strives to stimulate and encourage major events that offer the best opportunity to provide measurable economic benefits, potential to market Geelong outside the municipality and enhance local community life through participation of residents.
- Major Events have a diverse and varied environmental legacy. Events staged within this period implemented a range of programs to minimise impacts where possible and to maximise the positive outcomes for our community.
- This report provides an overview of GME's activities for the period 1 July 2013 to 30 June 2014 including:
 - 27 major events successfully hosted in the Geelong region including the Geelong Revival, Melges 24 Sailing World Championships, Australia vs Malaysia International Bowls Challenge, Asian Cup Soccer Qualifier, Australian Open Water Junior Swimming Championships, Victorian Open Golf Championships, Festival of Sails, Great Australian Beer Festival, Motor City Music Festival and the M~M2014.
 - These events stimulated economic activity and provided social benefits to our community. Approximately \$56.9million of event expenditure was generated in our region from local and non local sources, the equivalent of 455 full time jobs in the region.
 - The events provided additional social benefits for the local community through participation and spectator opportunities with 19 of the 27 major events offering some level of free public access and entertainment. An estimated 420,000 participants and spectators attended the 27 events staged throughout Geelong during the 12month period.

Cr Nelson moved, Cr Harwood seconded -

That Council note the report detailing the activities of Geelong Major Events for the 2013/2014 period.

Carried.

Background

In August 1998 Council established a Section 86 Committee under the provisions of the Local Government Act, known as Geelong Major Events, as a means of stimulating and encouraging events within the municipality.

In line with the GME Terms of Reference, an annual report will be presented to Council at the conclusion of the financial year and quarterly or half yearly reports will be provided throughout the year. This report provides a summary of the activities supported by GME for the period 1 July 2013 to 30 June 2014.

GME support the development and improvement of hallmark, major and developing events whilst focusing its activities on a clearly defined strategic program.

GME has established and maintains strong links with the private sector, government and our communities to achieve high levels of stakeholder investment and activity required to realise the events potential of Geelong.

Discussion

Meetings

GME convened eleven ordinary meetings in the period between 1 July 2013 and 30 June 2014.

Meetings are currently scheduled for the third Monday of each month commencing at 4.00pm and are generally held at City Hall. The meetings are open to the public and meeting dates are advertised in the Geelong Advertiser.

Strategic Outcomes

Key outcomes achieved for the year include:

- Incumbent external committee members Caroline Moore and Emma Merrigan resigned from the GME committee during the year. In addition, Ian Spangler completed his four year term in June 2014. Following public advertising, three new committee members were appointed during the period - Dean Anglin, Leigh McClusky and Russell Morris.
- Geelong hosted the 2013 Regional Cities Major Sporting Events conference in October which was attended by over 20 national and state sporting associations.
- Geelong hosted the 14th Australian Masters Games at various venues throughout the region between 5 - 12 October 2013. Over 8,000 participants, officials and accompanying persons registered and attended the event.
- Geelong was announced as the host of the International 14s Sailing World Championships in the lead-up to Festival of Sails in January 2015.
- Geelong secured the Head of the Schoolgirls Rowing Regatta to be staged on the Barwon River until 2017.

Details of GME funding decisions for the period

During the period, GME provided a commitment of funding support to the following events:

Event Title	Event Date	Funding Committed (Year One)
2014 - 2015 Bay Cycling Classic	January	\$35,000
2016 - 2019 Southern University Games	July	\$35,000
2013 - 2014 Day on the Green season	Sep to Mar	\$30,000
2014 Motor City Music Festival	March	\$45,000
2014 – 2016 Geelong Highland Gathering	March	\$15,000
2014 Herald Sun Tour	February	\$10,000
2014 Rugby Fever @ Simonds Stadium	February	\$15,000
2014 & 2015 Victorian Lifesaving Championships	March	\$10,000
2014 Wooden Boat Festival	March	\$8,000
2014 M ~ M 2014 - Extreme Arts Festival	May	\$50,000
2014 – 2016 National Celtic Festival	June	\$40,000
2013 Australia vs Malaysia International Bowls	December	\$15,000
2014 Australian Open Water Swimming Championships	February	\$15,000
2014 Australian Open Squash Championships	April	\$7,000
2014 The Importance of Being Ernest @ GPAC	August	\$15,000
2014 Asian Cup Qualifier @ Simonds Stadium	February	\$30,000
2014 – 2015 Word 4 Word Writers Festival	July	\$50,000
2014 – 2016 Geelong Revival (Motorsport)	November	\$130,000
2014 Extravaganza Food & Wine Festival	July	\$5,000
2015 – 2017 Ironman 70.3 Festival	February	\$150,000
2014 New Years Eve Fireworks Festival	December	\$50,000
2015 International 14 Sailing World Championships	January	\$30,000
2014 - 2019 A-League Soccer @ Simonds Stadium	TBA	\$25,000

Event Title	Event Date	Funding Committed (Year One)
2015 Great Australian Beer Festival	February	\$20,000
2015 School Sports Australia Football Championships	July	\$10,000

Details of major events staged during the period:

During the period, the following GME supported major events were held in our region:

Event Title	Event Date	Funding provided	Estimated Economic Benefit
2013 Extravaganza Food & Wine Festival	July	\$15,000	\$162,702
Geelong Dance Classic	September	\$5,000	\$111,748
Australian Masters Games	October	\$300,000	\$11,027,595
Toast to the Coast	November	\$30,000	\$1,671,632
Geelong Revival (Motorsport)	November	\$120,000	\$3,199,205
Aust v Malaysia International Bowls Challenge	December	\$15,000	\$166,494
New Year's Eve Pier Festival	December	\$75,000	\$934,748
Mitchelton Bay Cycling Classic 2014	January	\$35,000	\$2,352,570
Festival of Sails	January	\$174,891	\$14,566,462
Melges 24 Sailing World Championships	January	\$30,000	\$849,512
Great Australian Beer Festival	February	\$10,000	\$661,247
Jayco Herald Sun Tour	February	\$10,000	\$323,782
Super Rugby - Melbourne Rebels @ Simonds Stadium	February	\$15,000	\$507,628
Geelong Multi-Sport Festival (inc.Ironman 70.3)	February	\$150,000	\$2,368,000
**Asian Cup Soccer Qualifier @ Simonds Stadium	February	\$nil	\$858,867
Australian Open Water Junior Swimming Championships	February	\$15,000	\$858,884
Victorian Open Golf Championships	February	\$70,000	\$1,952,624
Pako Festa	February	\$60,000	\$5,429,487

Event Title	Event Date	Funding provided	Estimated Economic Benefit
Geelong Highland Gathering	March	\$15,000	\$319,309
* Wooden Boat Festival	March	\$8,000	\$1,200,000
Motor City Music Festival	March	\$45,000	\$652,714
Victorian Lifesaving Championships	March	\$10,000	\$446,118
Head of the Schoolgirls Regatta	March	\$20,000	\$2,544,792
* Sanitarium Weet-Bix Kids TRYathlon	March	\$5,000	\$340,000
Australian Open Junior Squash Championships	April	\$7,000	\$463,654
* Mouth to Mountain (M~M2014)	May	\$50,000	\$737,118
* National Celtic Festival	June	\$40,000	\$2,200,000
			\$56,906,892.00

**The Final post event evaluation has not been completed for this event, therefore the pre-event estimated economic benefit has been used for this report.*

*** Underwriting of \$30,000 was committed for this event. The event was profitable and therefore did not claim the underwriting.*

Environmental Implications

GME has adopted a methodology for assessing event funding applications and event evaluations. This methodology measures the triple bottom line effect; Economic Impact, Social Impact and Environmental Impact.

GME provides funding (\$8k for 2013/2014 year) for a series of surveys to be undertaken at a variety of its supported events. Surveys are used to obtain benchmark data to measure a range of impacts and benefits of major events staged in this region.

Each GME funding application is assessed according to the methodology and a value is attributed to the perceived environmental benefit relative to the environmental negative impacts associated with the event.

Considerations of positive and negative impact include energy usage, use of renewable sources, water usage, waste and or recycling generated, traffic congestion, use of non-powered transport options, pollution, destruction or damage to natural environments, event legacies of new or reinvigorated nature and resources.

The environmental impact for each event is assessed and where appropriate, actions are identified to protect the environment.

Given the nature and variety of events staged within the Geelong region via GME support, some are environmentally friendly while others manage the environmental impacts as well as possible.

Council plays a leading role in working with external agencies and event organisers to ensure that environmental implications are appropriately managed. Where practicable,

event organisers are encouraged to implement a variety of environmentally positive programs such as waste-wise and carbon offsets.

The events staged in this period implemented a range of programs to minimise their environmental impacts and to proactively provide positive legacies from their events. They included shuttle bus services to minimise traffic to and from the event, the use of recycled water for filling of traffic barriers and a carbon neutral tree planting program.

Financial Implications

GME paid \$1,014,891 of sponsorship, underwriting and seed funding to 27 major events during the financial period, which was within the allocated budget.

The event expenditure estimated to be generated by the 27 events staged during the period July 1 2013 to June 30 2014 is estimated to be \$56.9million. This event expenditure is estimated to support the equivalent of 455* full-time jobs in Greater Geelong and represents a return on investment for our community of 56.1

**EFT calculation is based on GOT accepted methodology and sourced from the Tourism Research & Impact Assessment for the Geelong Otway Region, Feb 2007.*

Policy/Legal/Statutory Implications

Council established the GME committee in August 1998 pursuant to Section 86 of the Local Government Act. The Committee operates within a defined Terms of Reference and Instrument of Delegation adopted by Council.

Via its 'Councillor Portfolios' & 'Committee Representation for 2013/14', Council endorsed Cr Ron Nelson (Chair), Cr Darryn Lyons, Cr Bruce Harwood and Cr Kylie Fisher as the Councillor representatives on the GME Committee for the period 2013/2014. Cr John Irvine was confirmed as the substitute Councillor member.

In supporting major events, contractual relationships are entered into, generally based on a standard contract prepared by Council's solicitors.

Alignment to City Plan

In the City Plan 2013-2017, Council has identified Growing Our Economy as one of its four key strategic objectives. A key priority of City Plan is to see Greater Geelong as a leading city for tourism, arts, culture and events. The GME Strategy is identified in City Plan as being a key strategy that will assist Council in delivering Growing Our Economy priorities.

In addition, City Plan identifies its key partnerships in this area as including events related groups such as Victorian Major Events Company, Victorian Events Industry Council, along with event owners and operators. These key relationships are maintained and enhanced through the actions of the GME committee.

Officer Direct or Indirect Interest

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

Risk Assessment

The management of risks associated with events is an important aspect to protect the community and Council's assets. Particular attention is undertaken to identify potential risks with each event and ensure that the appropriate risk management treatments are in place.

Council via its Event Services Unit provides coordination and ongoing support of an Events Multi Agency Working Group (EMAWG) representing key approval bodies and agencies for events in the Geelong region. EMAWG meetings are held on the second Tuesday of each month.

All high risk major events are required to present event plans to the EMAWG. Feedback and advice is given to event organisers from the represented agencies and stakeholders on the working group.

The expertise within Council's Risk Management unit is also drawn upon to support events as and when required.

Social Considerations

GME make a significant contribution to the social, environmental and economic well being of the community. The major events often provide a legacy for future events and community use such as redeveloped or newly constructed infrastructure.

The events staged within this period provided social benefits for the local community through participation and spectator opportunities with 19 of these major events (70%) offering free public access and entertainment for all ages.

The 27 major events were attended by a total estimated 420,000 participants and spectators attended during the year.

Human Rights Charter

Some major events include road closures to allow for the safe delivery of an activity on roads or restrict community access to public areas for limited periods of time.

An individual's right to freely and securely participate in an event without the risk of injury to themselves or spectators is given the highest priority.

Public events provide significant benefits to the community and major events also provide significant economic benefit.

Strategies are in place to reduce the negative impact while enhancing the positive benefits to our community.

It is considered that any short-term negative impacts encountered by the hosting of these major events are justified and that all reasonable strategies have been put in place to mitigate or minimise the negative impacts wherever possible.

Consultation and Communication

All major events include various levels of consultation with a range of relevant parties, as deemed appropriate in each specific circumstance. Consultation may include key stakeholders, emergency services, businesses and residents in the vicinity of the event site, community groups, trader associations, tourism bodies and a variety of other groups or individuals which may be relevant to the event activity, location or impact.

12. SALE OF LAND DRAPER STREET OCEAN GROVE - NEW NOTICE OF INTENTION TO SELL LAND

Portfolio:	Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
Source	Corporate Service – Property Management
A/General Manager:	Michael Kelly
Index Reference	Land Sales

Purpose

The purpose of this report is to recommend that the Council republish a notice of intention to sell the land at 77-79 Draper Street, Ocean Grove.

Summary

- In September 2013 the Council gave public notice of its intention to sell four lots at 77 and 79 Draper Street and 128 and 130 Asbury Street, Ocean Grove (“the land”). That notice specified that “The sale price will not be less than a certified valuation to be obtained.”
- At its meeting on 22 July 2014 the Council resolved to sell the Asbury Street land on the market at not less than the certified valuation. The same resolution proposed to call for expressions of interest for the Draper Street land from not for profit providers of supported accommodation for people with disabilities. The land is intended to be transferred without consideration.
- Legal advice obtained from Maddocks Lawyers advises that a fresh notice pursuant to s189 of the Local Government Act (“the Act”) should be published.
- It is recommended that the Council republish notice under the Act.
- The same resolution of 22 July 2014 sought Council approval for the terms of reference for the expressions of interest process. The Council can consider this requirement following the republishing of the notice and consideration of any submissions.

Cr S Kontelj moved, Cr E Kontelj seconded -

That Council in relation to the land at 77-79 Draper Street, Ocean Grove (“the land”), resolves:

- 1) To republish notice of intention to sell the land under s189 of the Local Government Act (“the Act”) and that public notice of and the right of a person under s223 of the Act to make a submission in relation to the proposed sale be given in the Geelong Independent and the Geelong Advertiser;**
- 2) That the notice provide that it is intended to:**
 - **sell the land by expression of interest process to a not for profit provider of supported accommodation for people with disabilities;**
- 3) To appoint the Submissions Review Panel to hear any submissions in relation to the proposed sale;**
- 4) That a report to Council be prepared on any submissions (if required), and on the expressions of interest process including the price of the land, the definition of the process, terms of reference and selection criteria and other relevant matters relating to the proposed sale.**

- 5) That in accordance with the requirements of the Best Practice Guideline for the Sale of Land, the reason for offering the land to a provider of supported accommodation for people with disabilities is to support the service in the local and wider community.

Lost.

Division Requested:

For: Crs S Kontelj, E Kontelj, Lyons, Harwood

Against: Crs Ansett, Nelson, Ellis, Fisher, Macdonald, Richards, Heagney, Farrell, Irvine

Cr Farrell moved, Cr Irvine seconded -

That Council in relation to the land at 77-79 Draper Street, Ocean Grove ("the land"), resolves:

- 1) To republish notice of intention to sell the land under s189 of the Local Government Act ("the Act") and that public notice of and the right of a person under s223 of the Act to make a submission in relation to the proposed sale be given in the Geelong Independent and the Geelong Advertiser;
- 2) That the notice provide that it is intended to:
 - sell the land by expression of interest process to a not for profit provider of supported accommodation for people with disabilities, and
 - that the land be transferred without consideration.
- 3) To appoint the Submissions Review Panel to hear any submissions in relation to the proposed sale;
- 4) That a report to Council be prepared on any submissions (if required), and on the expressions of interest process including the definition of the process, terms of reference and selection criteria and other relevant matters relating to the proposed sale;
- 5) That in accordance with the requirements of the Best Practice Guideline for the Sale of Land, the reason for offering the land at nil consideration is to support and encourage the need for supported accommodation for people with disabilities in the local and wider community.

Carried.

Division Requested:

For: Crs Ansett, Nelson, Ellis, Fisher, Harwood, Macdonald, Richards, Heagney, Farrell, Irvine

Against: Crs S Kontelj, E Kontelj, Lyons

Background

The Council is the owner of land at 77 and 79 Draper Street and 128 and 130 Asbury Street, Ocean Grove. The land consists of 4 residential lots zoned Public Park and Recreation Zone which have been used for 2 netball courts and a club room previously occupied under licence from the Council to the Ocean Grove Sporting Club Incorporated (refer to Appendix 1).

At its meeting on 27 August 2013, Council resolved to give notice of its intention to sell the land at a price being not less than the certified valuation to be obtained, and this requirement was specified in the notice published under s189 of the Act.

Following the hearing of submissions by the Submissions Review Panel on 22 July 2014, Council resolved to sell the Asbury Street lots on the market and transfer without consideration the Draper Street lots for supported accommodation for people with disabilities.

The land is currently the subject of amendment C299 to the Greater Geelong Planning Scheme to rezone the land from PPRZ to General Residential Zone. The amendment has been adopted by the Council and is awaiting approval at which time the Asbury Street lots will be sold by auction.

Discussion

Advice dated 16 September 2014 received from Maddocks Lawyers indicates the change of intention by the Council to sell all the land at market value, as described in the existing notice, to selling two of the lots without consideration requires a fresh notice to be published. Reliance on the existing notice would deprive members of the public of the right to lodge a submission in respect of the intention to transfer two of the lots for nil consideration for the intended purpose.

It is therefore recommended that Council republish the notice.

Maddocks also advised that Council is free to transfer land without consideration.

A further report is also recommended on any submissions received following hearing by the Submissions Review Panel. The report is also to address the requirements of part A3 of the Council's resolution of 22 July 2014 seeking advice on the expression of interest process for the sale of the Draper Street lots.

Environmental Implications

The environmental implications of properties to be sold are assessed as required.

Financial Implications

The transfer of the Draper Street lots without consideration will create a funding gap in Council 2014-15 budget.

Policy/Legal/Statutory Implications

Under the Local Government Best Practice Guideline for the Sale and Exchange of Land, the Council is required to -

- ensure that "prior to being offered for sale, property should be appropriately zoned. This will ensure that the ultimate use of the land is determined by that zone and the highest possible sale price is achieved." Council has adopted Amendment C299 to rezone the land to General Residential and the amendment is awaiting gazettal.

- explain the circumstances, reasons and factors relating to the decision if land is to be sold at less than market value. As provided in the recommendation the reason for offering the land at nil consideration is to support and encourage the need for supported accommodation for people with disabilities in the local and wider community.
- Sell land by public process wherever possible. Sale of the land by publicly inviting expressions of interest will address this requirement.

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

Alignment to City Plan

The recommendation supports the priority for Community Wellbeing in support of disability services in the community.

Officer Direct or Indirect Interest

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

Risk Assessment

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

Social Considerations

The provision of supported accommodation in Ocean Grove for people with disabilities will ensure access to specialised housing and support services.

Human Rights Charter

The subject of this report enhances the rights of people with disabilities in that it assists the provision of disability specific housing.

Consultation and Communication

The community will have the opportunity to provide input into the Council's decision through the submissions process.

Appendix 1

Aerial View of the Land Proposed to be Sold



13. MAYORS GEELONG FUND

Portfolio:	Governance - Cr Lyons (Mayor)
Source	Corporate Service - Customer Service & Councillor Support
A/General Manager:	Michael Kelly
Index Reference	EMT Issues/Council Reports

Purpose

For the Mayor Cr Darryn Lyons to establish the Mayors' Geelong Fund.

Summary

- The Mayor Cr Darryn Lyons has requested that a Mayoral Geelong Fund be established as a means of inspiring and raising funds which contribute to the Greater Geelong community.
- The fund is for the purposes of the Mayor allocating monies to specific use and conditions which are beneficial to the community.
- The Mayors Geelong Fund will be established by Council with delegated responsibilities under section 86 of the Local Government Act (1989) to directly manage the Fund on behalf of the Mayor.
- The Mayors Geelong fund will be a financial account set up within the City of Greater Geelong accounting system for current and future Mayors of the City of Greater Geelong which is not endorsed as a Tax Deductible Gift Recipient.

Cr Ansett moved, Cr S Kontelj seconded -

That Council:

- 1) approve the establishment of the Mayors Geelong Fund as a means of inspiring and raising funds which contribute to the Greater Geelong community;**
- 2) adopt the Terms of Reference and Instrument of Delegation authority for the Mayors Geelong Fund as outlined in Appendix 1 of this report;**
- 3) publicly advertise seeking expressions of interest for Mayors Geelong Fund Community representatives.**

Cr Nelson left the meeting room at 10.09pm

Cr Harwood left the meeting room at 10.10pm

Cr Harwood re-entered the meeting room at 10.12pm

Cr Nelson re-entered the meeting room at 10.13pm

Division Requested:

For: Crs Ansett, S Kontelj, Nelson, E Kontelj, Lyons, Harwood

Against: Crs Ellis, Fisher, Macdonald, Richards, Heagney, Farrell, Irvine

Cr Harwood moved, Cr Nelson seconded –

That the report be deferred.

Lost.

Background

Following his election in 2013 the Mayor, Cr Darryn Lyons requested that a Mayoral Geelong Fund be established.

In years past, Mayors have chosen to stage Geelong Mayoral Gala events with the primary objective of raising funds to support the welfare of children in the region. Since 2011 two gala events were hosted by the City of Greater Geelong raising funds in support of local charities.

These events were planned and delivered by a dedicated team from the City of Greater Geelong. Given the scale and in-house resourcing requirements of the event, it was decided in 2013 that the Mayor would support an existing event (rather than a stand alone event) by partnering with the Victoria Police Blue Ribbon Foundation.

This was held on November 23, 2013 with Council contributing via way of ticket sales, free venue hire at the Geelong Arena as well as marketing and promotional support.

These events provided high impact and positive recognition for the city however competed with a significant number of other regional gala events and required extensive in-house financial planning, promotion and administration to occur.

Discussion

Why a Fund?

Whilst it is not compulsory it is now usual practice for City of Greater Geelong Mayors to adopt or launch charity appeals during their term of office. In the past an annual Mayor's Ball has been held in aid of the Mayor's chosen charity or other nominated charities. The success of these events is very much dependant on the help provided by volunteers or officers enlisted by the organisation during the course of their normal duties. Very careful judgment is required in who becomes the chosen charity and a significant amount of organisation is required on behalf of the city for these events to occur. At the end of each Mayoral event, all proceeds have been paid to the chosen charity/charities.

Whilst the motivations around these events has been admirable, they have occurred outside any formal charitable or fund framework therefore a more suitable longer term view of how Mayors of the City of Greater Geelong can approach charitable community fundraising efforts is required.

Charitable Fund Options

There are many current examples of Foundations which have provided ideas and inspiration for the Mayor in relation to community Foundations. Specific to the role and function of the Mayor is the very successful Melbourne Lord Mayors Charitable Foundation.

This Foundation which is in its 90th year aims at increasing life opportunities and promotes social inclusion through fundraising, partnerships and the distribution of grants. In 2012, this foundation provided grants of \$9.2 million to over 500 charities. Charitable Foundations such as this may be appealing but they require legal structures be set up to hold funds and distribute those funds in line with the rules of the trust or foundation. *Source: 2014 Lord Mayor Charitable Foundation.*

A number of Melbourne metropolitan councils have established sub fund accounts auspiced by the Lord Mayors Charitable Foundation as a means of obtaining Tax concession charity capability and appropriate governance status.

A fund such as the Lord Mayors Charitable Foundation would require endorsement by the Australian Taxation Office and discussions with Philanthropy Australia suggests that establishing a similar model for the City of Greater Geelong would duplicate existing local social infrastructure and would not prove feasible.

According to Philanthropy Australia an alternative to setting up an exclusive Mayors Charitable Foundation is to find an existing Foundation, that we could contribute to in support of the Mayors cause and objectives via a named fund and without the costs and administrative requirements of setting up our own.

The Geelong Community Foundation, Give Where You Live and the Cotton On Foundation provide local examples:

The Geelong Community Foundation

Using investment earnings from the accumulation of substantial funds over time, grants are made by the Geelong Community Foundation to local charitable and community organisations. Members of the community form part of the decision making body of this Foundation and has the say in how funds are distributed.

This Foundation has assets of approximately \$16 million and in 2013 provided grants to 45 agencies worth \$656,000 with causes involving welfare, environment, sport and arts. *Source: 2012/2013 Geelong Community Foundation Annual Report.*

Give Where You Live

Give Where You Live raises funds and allocates them on an annual basis via three major grant programs, each addressing symptoms and causes of disadvantage. In 2013, the contributions received via workplace giving, corporate donations, campaigns and appeals provided \$1.371 million distributed via grant allocations. *Source: Give Where You Live.*

The Cotton On Foundation

The Cotton On Foundation began in 2007 with one staff member and has since grown to 25 staff in 2014 working on local, National and international philanthropic projects.

The Cotton On Foundation has generated significant returns for social impact investment projects from Unite Geelong water sales and Run Geelong events such as the redevelopment of the Geelong Hospital Children's Ward as a significant local example. *Source: Cotton On Foundation.*

Charitable trusts such as the examples provided above are legal structures set up to hold funds and distribute those funds according to the rules of the trust or foundation. In order to be endorsed, the entity must have a charitable purpose.

Under Australian Tax law the structure of these charities which is complex provides tax deductibility or Deductible Gift Recipient (DGR) status. It is important to understand that the restrictions in relation to establishing the above foundations, the purpose or objectives of each of these foundations are stated in their relevant constitution or trust deed and obtaining DGR status are restrictive.

Auspicing or the creation of sub fund accounts can be established for Mayors' using local Foundations but cannot be used to achieve something which is not otherwise permitted. This has proven problematic as Mayors have identified other purposes for which fundraising can be used for purposes beneficial to the community than those offered through existing foundations or models.

Mayors Geelong Fund - An alternative

As a result of the restrictive nature of the above methods it is proposed that the Mayor's Geelong Fund be established by the City of Greater Geelong with Mayor Darryn Lyons being acknowledged as the founder.

The purpose of the Mayors Geelong Fund is to build capital and community partnerships in support of the current and future Mayors' identified projects. The fund may be used for:

- Causes that support public realm beautification and revitalisation of the City of Greater Geelong;
- Causes that contribute to the regions history and heritage through public art installations and memorials where they are not covered by other provisions.

Legal Framework

The Mayors Geelong Fund is separate to the existing community grants scheme run by the City of Greater Geelong.

The Mayors Geelong Fund Special Committee will be established by Council with delegated responsibilities under section 86 of the Local Government Act (1989) to directly manage the Mayor's Geelong Fund on behalf of Council.

The Instrument of Delegation clearly defines the power and responsibility of a section 86 Committee of Management, and Council, including:

- The objectives of the Committee;
- Powers/functions and duties;
- Meeting procedures;
- Financial Management;
- Caretaker period restrictions;
- Reporting to Council; and
- How Committee members are appointed.

Community representatives shall be appointed by publically calling for interested representatives.

Overall the establishment of the Mayor's Geelong Fund using this method encourages the principles for ensuring good governance and provides an important framework for community involvement. It is important to note that:

- Lawful actions of the section 86 Committee are in effect actions of the Council;
- Section 86 Committees do not need to be incorporated;
- Section 86 Committees are protected by insurance applicable to Council whilst undertaking their duties on behalf of Council;
- Section 86 Committee members must be appointed by Council;
- The Act requires Committee members to comply with conflict of interest rules.

The Committee is recommended to:

- Have a life, linked to the Directly Elected Mayors term.
- Include a maximum seven (7) person membership including Mayor, one additional Councillor, City of Greater Geelong CEO, and four external independent experts with skills in the one or more of the following areas –

Community Banking and investment, Fund Raising, Marketing and Promotions and Event Management, to be sourced via a expression of interest process.

- Canvass opportunities which contribute to the fund.
- Manage, assess and authorise spending of available funds raised specifically for the Mayor's Geelong Fund on application from the Mayor.

Establishment of a Mayors Geelong Fund Special Committee would require direct support of an internal project team. Comprising City of Greater Geelong officers the project team would report to the Special Committee and provide administrative support to the Committee.

The project Team would assist with promotion of the fund, fundraising efforts and with organising feature events like the Geelong Mayoral Ball should one be requested, approved and staged by the City of Greater Geelong.

Income into the Mayor's Geelong fund is to be paid into the nominated City of Greater Geelong account and generally to be received via non tax deductible bequests, donors and individuals.

To support the Mayor's Geelong Fund it is also proposed the City of Greater Geelong in partnership with private sector organizations consider undertaking commercial arrangements which generate funds for the Mayoral Charitable Fund through profit share arrangements. Income opportunities for the Mayors Geelong Fund will subject to separate Council reports.

It is proposed that the Mayor identifies and makes appropriate application request to the Special Committee for the release of funds for appropriate use. The Committee must assess the request and determine whether it meets the specific use and conditions set out by a donor or the provisions set out within the fund.

Councillors should be aware that all allocations paid out of the Mayor's Geelong Fund are ultimately a decision made by the section 86 Committee (under Instrument of Delegation) and whereby there are sufficient funds for allocation.

The next steps are to:

- Launch and promote the Mayor's Geelong Fund- when approved by Council.
- Undertake the process of the Mayoral Geelong Fund Sub Committee appointments.
- Develop report/s to council as the section 86 Committee which provide funding sources for the Mayors' Geelong Fund.

Environmental Implications

There are no environmental implications relevant to this report.

Financial Implications

Income and payments from the Mayors Charitable fund will be managed by the section 86 Special Committee under a governance structure similar to that undertaken by Geelong Major Events.

Income and payments will be managed within the City of Greater Geelong financial accounting system within separate cost centres created for the purposes of identifying income and payments by various means.

Whilst the City of Greater Geelong is classified as a not for profit organisation, the establishment of the Mayors Geelong Fund precludes donors from receiving tax deductible gift status.

The City may not contribute to the Mayors Geelong Fund from its annual budget.

Policy/Legal/Statutory Implications

Section 86 of the Local Government Act requires Council to appoint members of the Special Committee and to approve the delegation. A further report will be submitted to Council to appoint the members and approve the delegation once nominations are received for the Special Committee.

Alignment to City Plan

How We Do Business and Community Well Being.

Officer Direct or Indirect Interest

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

Risk Assessment

The principle risk considered and associated with this project can be addressed through the diligence required for such a Fund and the appointment of a section 86 Committee and Instrument of Delegation which ensures good governance.

Social Considerations

Council has a responsibility to ensure that services provided to the community are equitable, accessible and that resources are used efficiently to meet the needs of the community.

Human Rights Charter

This report takes in consideration the key principles of freedom, equality, respect and dignity. The program is designed to have a positive impact on community participation.

Consultation and Communication

The development and implementation of a communications strategy will need to be developed and promoted to key stakeholders.

COMMITTEE TERMS OF REFERENCE



Mayors Geelong Fund Special Committee	Document No:	
	Approval Date:	
	Approved By:	Council
	Review Date:	
Responsible Officer: General Manager, Corporate Services		
	Version No:	01
Authorising Officer:		Chief Executive Officer

1. OBJECTIVES

A Mayors Geelong Fund has been established by the City of Greater Geelong managed by a Special Committee. The Mayors Geelong Fund Special Committee is for the purpose of allocating funds in respect to applications made by or at the Mayors initiative. The purpose of the Mayors Geelong Fund is to build capital and community partnerships in support of the current and future Mayors' identified projects.

The Committee, subject to available annual funds and specific application will have discretion to approve and initiate funding requests.

The fund may be used for:

- Causes that support public realm beautification and revitalisation of the City of Greater Geelong;
- Causes that contribute to the regions history and heritage through public art installations and memorials where they are not covered by other provisions.

In particular, the Mayors Geelong Fund Special Committee will:

1. Provide guidance over the administration of the Mayors Geelong Fund;
2. To consider and raise issues, proposals and ideas regarding the Mayors Geelong Fund;
3. Oversee applications for funding made by the Mayor for projects consistent with the what the funds can be used for;
4. Assess the request and determine if it meets/matches the requirements set out above and considers relevant community benefits;
5. If there are sufficient funds, and the request is approved withdraw the amount from the fund;
6. Identify and actively canvass opportunities which deliver donations and income to the fund;
7. Oversee promotion of the Mayors Geelong Fund.

2. TERMS OF REFERENCE

2.1. Expected / Definite life of the Committee

- Committee members will be appointed to coincide with the term of office of the Mayor (November 2016) or other period as determined by the Council.
- Committee members will commence in December 2014.

2.2. Constituency of the Committee

- The Special Committee shall consist of up to but no more than (7) persons. The Committee will comprise:
 - Mayor;
 - 1 Ward Councillor;
 - CEO;
 - Up to five (4) external independent skill based experts in one or more of the following fields: Business and Community Banking and investment, Fundraising, Marketing and Promotions, and Event Management.
 - The Chairperson of the Committee shall be the Mayor or in the Mayor's absence the ward Councillor elected to the Committee.
 - Administrative support for the Committee will be provided by the Mayor's office comprising:
 - monitoring expenditure to ensure total expenditure does not exceed total available funds;
 - facilitate the payment of funds to individuals, organisations or those responsible for the funded initiatives;
 - take minutes of Committee Meetings;
 - assist with preparation of Council reports;

2.3. Appointment to the Committee

- Community members will be sought and appointed by Council, following completion of a formal expression of interest. Selection will be based on the following attributes and skill sets:
 - Understanding and experience in philanthropy and fundraising;
 - Knowledge and skill relevant to governance and finance management;
 - Knowledge and experience in delivering broad community services and events;
 - Strong community linkages and the ability to represent and broad range of community views.

- Each member of the committee will be selected for their individual capabilities and not as a representative of any group or organisation.
- A vacancy for a member (not being a Councillor) may occur upon their resignation, death, failure to attend without cause three consecutive meetings, or by removal by resolution of the Council.
- The nominees will be appointed to the Committee by resolution of the Council.

2.4. Authority of the Committee

- The Council endorses the establishment and function of the Committee as a Section 86 Special Committee of Council as describe in these Terms of Reference via the sealed Instrument of Delegation.
- The Committee will consider and determine funding requests as received.
- The Committee when determining the funding request shall take into account overall community benefit and alternate funding options or programs available.
- The Committee can only allocate funds that are being held in the Mayors Geelong Fund financial account.
- The Committee may establish working groups to obtain external advice and support as required. Committee members may nominate to join such working groups.

2.5. Obligations of Special Committee Members

- Special Committee Members, in performing their duties, shall:
- Act in accordance with Council's Values.
- Actively engage in the work of the Special Committee.
- Positively promote the work of the Committee and its members.
- Perform their duties in a manner that public trust in the integrity, objectivity, and impartiality of the Special Committee is conserved and enhanced.
- Exercise the care, diligence and skill that would be expected of a reasonable person in comparable circumstances.
- Comply with the Terms of Reference of the Special Committee.
- Comply with Council's Code of Conduct.
- Appoint a committee chairperson from either the Mayor or Ward Councillor.

2.6. Conflicts of Interest

- In the event of a conflict of interest arising for any member of the Special Committee, the conflict must be immediately declared and the member must leave the room and abstain from any discussion or decision making regarding the matter.
- The funds shall not be used in connection with any Council election or any direct electioning purposes.
- The Committee will not consider funding requests or release funds during Council caretaker periods.

2.7. Meetings and Minutes

- The Special Committee will establish its own schedule of meeting which it will provide to the Council. It is anticipated that the Committee will meet determine its own meeting pattern, although it is expected to meet no less than six (6) times per year. Special Committee members must be either physically present at the meeting or participate in the meeting through pre-arranged technologies.
- Meetings of the Special Committee shall be called by the Chairperson with notice of the meeting being forwarded to members with an agenda with at least seven (7) day's notice.
- In the absence of the Chairperson at a meeting, the Special Committee will elect a Chairperson from the members present to chair that meeting.
- The quorum for meetings shall be a majority as shown in the following table.

Number of Members appointed	Quorum
7	4
6	4

- If the Committee decides to record a vote, the Chairperson will have a casting vote, as well as an original vote.
- Special Committee meeting minutes are to be approved for distribution by the Chairperson and confirmed at the next Meeting of the Special Committee. The Minutes will be distributed to Special Committee members, Councillors, Council's Executive Management Team and available on Council's website for general access. As per normal Council procedures, any items of a commercial in-confidence nature will be excluded from the publicly available minutes.

2.8. Reports

- Advice and recommendations of the Mayors Geelong Fund Special Committee relating to specific projects will be reported to Council as part of the project reporting.
- The Special Committee shall submit a report of its activities to the Council at least biannually.

2.9. Media Communication

- Media communication will be managed through the Council's Media Unit, unless the CEO authorises another person to be spokesperson on an issue.

2.10. Evaluation and Review

- A review of the Mayors Geelong Fund Special Committee will be undertaken every two years to ensure that the purpose, membership and operation of the Committee is current and to make appropriate changes if required.

2.11. Remuneration and Expenses

- Participation on the Committee is on an honorary basis.
- The attendance expenses at fundraising events of the external independent experts will be paid with prior approval of Council's nominated officer. These expenses must relate directly to task of generating income for the Mayors Geelong Fund.
- No member of the Special Committee will incur any expenses in relationship to his or her activities as a member of the Special Committee, without prior approval.

3. QUALITY RECORDS

Quality Records shall be retained for at least the period shown below.

Record	Retention/Disposal Responsibility	Retention Period	Location

4. ATTACHMENTS

- Nil

Instrument of Delegation

Greater Geelong City Council Instrument of Delegation to a Mayors Geelong Fund Special Committee

Greater Geelong City Council (**Council**) delegates to the special committee established by resolution of Council and known as the “Mayors Geelong Fund Special Committee” (**The Committee**), the powers and functions set out in the Schedule, and declares that:

1. this Instrument of Delegation is authorised by a resolution of Council passed on 14 October 2014.
2. the delegation:
 - 2.1 comes into force immediately the common seal of Council is affixed to this Instrument of Delegation; and
 - 2.2 is to be exercised in accordance with the set out in the Mayors Geelong Fund Terms of Reference and any further guidelines or policies which Council from time to time adopts; and
3. all appointed members of the Committee will have voting rights.

THE COMMON SEAL of GREATER)
GEELONG CITY COUNCIL was)
 Affixed hereto in the presence of:)

.....
 Mayor

.....
 Chief Executive Officer
Powers and functions

SCHEDULE

To exercise Council's functions and powers to perform Council's duties in relation to the management of the Mayors Geelong Fund, and for those purposes:

1. to enter into contracts, and to receive income and incur expenditure;
2. to do all things necessary or convenient to be done for or in connection with the performance those functions, duties and powers.

Exceptions, conditions and limitations

The Committee is not authorised by this Instrument to:

1. enter into contracts, or incur expenditure, for an amount which exceeds the funds held in the Mayors Geelong Fund;
2. enter into contracts, or incur expenditure, for an amount during the Council caretaker period;
3. exercise the powers which, by force section 86 of the Act, cannot be delegated.

14. VARIATION TO COUNCIL MEETING TIMETABLE

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

Purpose

The purpose of this report is to address a varied Council Meeting timetable over the Christmas & New Year period.

Summary

- Council has previously determined that its meetings are to be held on the second and fourth Tuesday of each month.
- This report addresses variances due to public holidays over the Christmas holiday period.

Cr Harwood moved, Cr Richards seconded -

That:

- 1) for the months of December 2014 and January 2015 the Council Meeting timetable be varied as follows:**
 - a) The final Ordinary Council Meeting in 2014 be held on Tuesday 9 December;**
 - b) Ordinary Council Meetings scheduled for Tuesday 23 December 2014 and 13 January 2015 not proceed;**
 - c) The first Councillor Briefing in 2015 be held on 20 January followed by an Ordinary Council Meeting on Tuesday 27 January;**
- 2) if deemed necessary, the Chief Executive Officer, in consultation with the Mayor, be authorised to call a Special Meeting of Council during this period.**

Cr Fisher left the meeting room at 10.43pm

Carried.

Background

Under the current meeting cycle, Council Meetings are scheduled to be held on 9 and 23 December 2014, and on 13 and 27 January 2015, with Councillor Briefings scheduled on the alternate Tuesdays.

Discussion

During and prior to the current term of Council, the Meeting schedule has been varied during December and January to recognise the Christmas/New Year holiday period.

Due to the demands placed on Council business at this time of year, it is proposed that the final Council Meeting be held on 9 December 2014 to enable the Minutes and relevant decisions to be implemented prior to Christmas.

In accordance with the current Meeting schedule, the first Meetings in 2015 fall on 13 and 27 January. Past experience indicates that January is the quietest month in terms of general Council activities. It is therefore proposed that the first Meeting in the New Year be held on Tuesday 27 January 2015.

Over the past nine years, a similar schedule has been approved and the need to call a Special Meeting has not arisen.

Environmental Implications

There are no environmental implications associated with this report.

Financial Implications

There are no financial implications associated with this report.

Policy/Legal/Statutory Implications

The Local Government Act 1989 allows Council to determine Council Meeting dates, as appropriate. Council has authorised the Chief Executive Officer (in consultation with the Mayor) to vary meetings around public holidays.

Alignment to City Plan

In accordance with our strategic objective 'How We Do Business', we have provided a transparent process for the review and variation of Council's Meeting schedule during the Christmas and New Year period.

Officer Direct or Indirect Interest

No officer involved in the preparation of this report has an interest in relation to the information provided.

Risk Assessment

Variations to suit needs can be implemented by the Chief Executive Officer in consultation with the Mayor of the day.

Social Considerations

There are no social considerations likely to arise from this report.

Human Rights Charter

We have taken into consideration all Human Rights as part of the drafting process of this report, none of which apply.

Consultation and Communication

The variation in the Meeting schedule will be advertised through *City News* and on Council's website. The media will also be informed of the variation.

15. ROAD NAMING - UNNAMED LANEWAY, HIGHTON TO GARRARD LANE, HIGHTON

Portfolio:	Governance - Cr Lyons (Mayor)
Source	Corporate Services - Financial Services
A/General Manager:	Michael Kelly
Index Reference	Subject/Financial Management - Reporting Subject/Roads, Footpaths & Streets

Purpose

To seek approval to name an unnamed laneway in Highton to Garrard Lane, Highton.

Summary

- A request has been received to name an unnamed laneway at the rear of properties known as 94-114 Barwon Boulevard, Highton.
- It is proposed to name this laneway as Garrard Lane, Highton.
- The name is in honour of the late Richard "Dick" Garrard, former Geelong Olympian.
- Family approval has been provided.
- The proposed naming was advertised in the Independent newspaper on 8 August 2014 and the Geelong Advertiser newspaper on 9 August 2014.
- Council received one submission in response to this advertisement. The submission received was in favour of this naming.

Cr Nelson moved, Cr Harwood seconded -

That Council approves the naming of the "unnamed laneway, Highton" to "Garrard Lane, Highton".

Cr Fisher re-entered the meeting room at 10.45pm

Carried.

Background

Council is the responsible authority for naming and renaming roadways under the Local Government Act 1989.

A letter was received from the owner of a property located on Barwon Boulevard requesting Council name the unnamed laneway to the rear of the properties known as 94-114 Barwon Boulevard, Highton.

Letters have been sent to all affected property owners and residents advising them of Council's proposal to name the unnamed laneway to Garrard Lane, Highton.

Discussion

The properties abutting this laneway have a steep incline from Barwon Boulevard to their property access point. This hampers large deliveries and emergency services. Access to the laneway is via Highrise Court, Highton. The unnamed laneway is currently utilised by residents as the main vehicular access point with some residents also utilising this laneway for their waste collection.

It is proposed to name the unnamed laneway to Garrard Lane, Highton. The name "Garrard" was suggested to Council by a property owner, in honour of the late Richard "Dick" Garrard who was a successful Geelong Olympian. Mr Garrard lived in one of the properties abutting the unnamed laneway for many years.

Mr Garrard was a successful sport wrestler and represented Australia in four consecutive Commonwealth Games and three Olympic Games. In his thirty year career which spanned from 1926–1956, he lost nine of his 525 bouts, making him Australia's most successful sport wrestler. Mr Garrard was also an accomplished volunteer surf lifesaver. He has also been recognised at the Legends Plaza at Kardinia Park.

Mr Garrard's family have approved naming this laneway after him. The suggested naming complies with the requirements of the Guidelines for Geographic Names 2010.

The proposed naming was advertised in the Independent newspaper on 8 August 2014 and the Geelong Advertiser newspaper on 9 August 2014. One submission was received from an affected property owner in favour of this proposal.

Environmental Implications

There are no environmental issues arising from this report.

Financial Implications

The approximate cost to Council is \$900. This includes advertising, notification to authorities and street signage.

Policy/Legal/Statutory Implications

The Local Government Act 1989. The Geographic Place Names Act 1998 including Guidelines for Geographic Names 2010 have been followed and met.

Alignment to City Plan

The proposal aligns to City Plan with the encouragement of Community Wellbeing.

Officer Direct or Indirect Interest

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

Risk Assessment

If an emergency situation occurred, Council's proposal to name this unnamed laneway could minimise the risk of failure in being able to access a property in a timely manner.

Social Considerations

The naming of this laneway will allow for easy access and identification for the public and emergency services.

Human Rights Charter

It is the right of every resident and property for their property to have a unique address in order to receive services and reduce confusion or delay of emergency services.

Consultation and Communication

Correspondence has been sent to all adjoining property owners and residents advising them of the proposed naming and invited submissions.

The proposal was also advertised in the Independent newspaper on 8 August 2014 and the Geelong Advertiser newspaper on 9 August 2014.

The proposal was published on Council's Geelong Australia website for 30 days as per the Guidelines for Geographic Names 2010.

One submission was received. This submission was from an affected property owner and is in favour of the proposal.

Subject to Council and The Registrar of Geographic Names approval, the relevant authorities and abutting owners will be notified of the official registration of this road naming.

Appendix 1



16. PROPOSED DEVELOPMENT

Portfolio:	Major Projects - Cr Macdonald
Source	Projects, Recreation and Central Geelong
General Manager:	Dean Frost
Index Reference	Project: Geelong Convention & Exhibition Centre

Cr Harwood moved, Cr Heagney seconded -

That in accordance with Section 89 (2) (e) of the Local Government Act 1989, this matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

17. LAND SALES 2014-2015 - QUARTERLY PROGRESS REPORT

Portfolio:	Finance – Cr Lyons (Mayor), Cr S Kontelj & Cr E Kontelj
Source	Corporate Services - Property Management
A/General Manager:	Michael Kelly
Index Reference	Sale of Land

Cr Harwood moved, Cr Heagney seconded -

That in accordance with Section 89 (2) (h) of the Local Government Act 1989, this matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

18. AUDIT ADVISORY COMMITTEE SUMMARY REPORT

Portfolio:	Governance – Cr Lyons (Mayor)
Source:	Corporate Internal Auditor and Ombudsman
Chief Executive Officer:	Gillian Miles
Index Reference:	Audit CG - Internal

Cr Harwood moved, Cr Heagney seconded -

That in accordance with Section 89 (2) (h) of the Local Government Act 1989, this matter be considered at the conclusion of all other business at which time the meeting be closed to members of the public.

Carried.

ASSEMBLY OF COUNCILLORS RECORD

Portfolio: Governance – Cr Lyons (Mayor)
Source: Corporate Services
Act/General Manager: 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 Harwood moved, Cr Ellis seconded -

That the information be received.

Carried.

RECORD OF ASSEMBLIES OF COUNCILLORS
(Council Meeting 14 October 2014)

Assembly Details	Councillor Attendees	Officer Attendees	Matters Discussed	Conflict of Interest Disclosures
Karreenga Aboriginal Action Plan 2014-2017 30 September 2014	Crs Fisher, E Kontelj	J Wager (CO ORD) P Jamieson (MGR) K Krastins (OFF)	Aboriginal Portfolio Discussion.	Nil.
Councillor Briefing 7 October 2014	Crs Lyons, Ansett, Ellis, Fisher, Harwood, Irvine, E Kontelj, S Kontelj, Nelson, Richards	G Miles (CEO) D Frost (GM) J McMahon (GM) P Bettess (GM) M Kelly (A/GM) G Van Driel (GM) R Walker (EXEC DIR) V Shelton (MGR) T McDonald (MGR) A Grant (PROP ADV) R Bourke (CO ORD) A Paterson (EO – MAYOR)	- Proposed Development (Confidential) - Integrated Comprehensive Transport Plan - Mayor's Geelong Fund - Sale of Land – Draper Street, Ocean Grove, New Notice of Intention to Sell Land - Land Sales 2014-2015 – Quarterly Progress Report (Confidential) - Annual Report for Year Ended 30 June 2014 - Onshore Gas Extraction Report - Geelong Train Stations Local Infrastructure Survey - G21 Regional Economic Development Strategy - Flinders Peak Secondary College Education and Community Activity Centre Retention - Barwon Health North – Preferred Land Discussions on the Northern ARC Site - Amendment C298 and Planning Permit 782/2013 – 400 Melbourne Road, North Geelong – Consideration of Panel Report and Adoption - Amendment C259 – Horseshoe Bend Precinct Structure Plan - State Government Climate Change Adaptation Memorandum of Understanding – Exhibition Draft - Geelong Major Events Annual Report to Council 2013-2014 - Variation to Council Meeting Timetable - Road Naming – Unnamed Laneway, Highton to Garrard Lane, Highton	Nil.

CLOSE OF MEETING

Cr Harwood moved, Cr E Kontelj seconded –

That the meeting be closed to the public.

Carried.

The Meeting was closed to the public at 10.48pm

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 11.14pm

As there was no further business the meeting closed at 11.14pm. Tuesday, 14 October 2014.

Signed: _____
Chairperson

Date of Confirmation: _____